



What We Heard

Report

Prepared for: Town of Torbay

Prepared By: Stantec LTD.



April, 2024



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Design with community in mind

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1. Introduction

As part of the Town of Torbay Municipal Plan review process, a “Community Plan in a Week” approach is being utilized for public consultation activities. This will see the Town’s consultant, Stantec, with several project team members in the community for a full week on three separate occasions over the plan making process.

Plan Week 1 was carried out on November 27-December 1, 2023. The schedule of events planned

during the week is shown below. This initial week allowed the project team to test ideas and concepts developed beforehand and employ different formats, venues and media to gain an understanding of the issues that must be addressed through the planning document preparation. These community conversations will inform our team in the preparation of proactively tailored planning tools to assist the Town of Torbay in addressing current challenges and to take advantage of emerging opportunities.

Town of Torbay Presentation

A master presentation was used in every meeting and workshop which included a project introduction, background information on the Torbay Municipal Plan and Development Regulations, along with a brief overview on some preliminary statistical information on population, housing, and the economy. The presentation provided is shown in Appendix 1.

Plan Week 1 Public Events

In advance of Plan Week 1, the following advertisement was heavily promoted on the Town’s website and social media channels, as well as the local newspaper.



Your Plan is Our Plan

Planning & Public Engagement Week

Public Consultation for Municipal Plan Review

Tuesday November 28th, 2023

- 12pm - 2pm** Builders' Luncheon (RSVP)
- 5pm - 6pm** Town Centre – Planning Workshop (RSVP)
- 7pm - 9pm** Community Planning Table (by invitation only)

Thursday November 30th, 2023

- 4pm - 6pm** Camp Carey / Whitty's Ridge Planning Workshop (RSVP)

Wednesday November 29th, 2023

- 5pm - 6pm** South Pond – Planning Workshop (RSVP)
- 7pm - 9pm** Public Open House (Drop-in)

Keep your eyes open for community pop up events!

For capacity purposes, please RSVP by Friday, November 24th to yourplan@torbay.ca

ALL ARE WELCOME!

Location for all events:
St. Nicholas Church Hall,
10 St. Nicholas Lane,
Torbay

beautiful torbay



An invite was sent out, welcoming residents and stakeholders to participate in a number of workshops, detailed below, with discussions specifically focused on the growth and development of Torbay. Events were promoted via the Torbay website, email, social media channels and via direct postal mail out to property owners in development scheme areas. Unfortunately, the events scheduled for Wednesday, November 29 were postponed because of an early winter storm. As a result, the Open House was moved to Thursday, November 30 from 7-9pm and the South Pond Development Scheme planning workshop was moved to a hybrid event on January 10, 2024.

To commence Plan Week 1, the first day (November 27) was set aside for the consult with Stantec, the Planning and Development Department and the Senior Management Team of the Town. This included formal introductions, background information

sharing, development activity discussions and an extensive site visits and tour of the Town and its assets. This helped set the context for the remainder of the week.

In addition to the public events noted in the advertisement above, several other events were organized to obtain feedback from as many Torbay residents as possible, including a pop-up event at the Torbay Common to speak the members of the Seniors Pickleball group, and a session at Holy Trinity High to discuss the Plan Review with high school students. The project team also met with Council on November 30, 2023, economic development and tourism related stakeholders on February 2, 2024, and the Torbay Environment Committee on February 26, 2024. All of these events are captured below, including the major themes that were discussed.



2. Workshop Feedback Structure

To enhance our understanding of the key themes from public sessions held in Torbay, we have implemented a color-coding system. Each color corresponds to a specific theme, providing a visual representation of the insights gathered.

Major Themes

- | | |
|--------------------------|-----------------------------------|
| • Housing | • Municipal Finance |
| • Infrastructure | • Recreation and Tourism |
| • Economic Opportunities | • Agriculture |
| • Transportation | • Culture & Heritage Preservation |
| • Environment | • Other |



3. Workshops - What we heard

Senior Management Workshop Monday November 27, 2023

Approximately 12 people attended the 1:30PM session, which was held at the Council Chambers.

Major Themes

- Lack of public money for new water supplies
- Excited for the tourism and economic development potential
- Continued cost increased without growth in mill rates.
- Agricultural potential
- Excited about Torbay in 10 years for a new Civic Centre with the Town Hall, Library and Fire Station
- Worried Torbay will become the next Goulds or Wedgewood Park
- Lack of senior housing
- Need for airport related businesses
- Low density housing
- Strong sense of community



Builders' Luncheon

Tuesday November 28, 2023

Approximately 18 people attended the 12pm session, which was held at St Nicholas Church Hall.

Major Themes

- A need to bring in businesses to Torbay for commercial and local employment opportunities.
- A need to understand the goals of the Town. Ascertain where growth is concentrated. (infill or expansion).
- Planning Regulations need to be more flexible.
- Torbay benefits from low traffic compared to the St. John's metro area.
- Water capacity is a significant issue. It was noted that less than 40% of the Town is serviced.
- Lack of recreational facilities, parents struggle to get children into programmes.
- Subdivision Design and Open Spaces should be explored to meet market demand.
- Diversification of the housing mix. Opportunities needed for residents to downsize and smaller units for entry level buyers



Town Centre Planning Workshop

Tuesday November 28, 2023

Approximately 10 people attended the 5pm session, which was held at St. Nicholas Church Hall.

Major Themes

- Lots of evening activities for seniors
- Torbay has a rich history
- Residents that own land in the Town Centre are unable to develop it
- The East Coast Trail needs upgrading
- Need to maintain zoning for trail protection
- A lack of access to land in the Town Centre
- More consultation required for the Municipal Plan
- Lack of public transportation
- Need for more multi-generational development and affordable housing
- Lots of green open spaces.



Community Planning Table Meeting

Tuesday November 28, 2023

Approximately 7 people attended the 7pm session, which was held at St. Nicholas Church.

Major Themes

- Strong business and commercial potential in Torbay.
- A lot of tourism potential.
- Need to conserve the scenery, coastline and view of Torbay Bight.
- Promotion of recreational potential.
- Creation of a wildlife and recreation corridor.
- Good quality of living in Torbay.
- A lack of vision for the growth of the Town.



Luncheon with Torbay Council

Thursday November 30, 2023

A luncheon was held with elected Council Members to discuss the Municipal Plan review. Approximately 5 Councilors attended the 12pm meeting, which was held in the Council Chambers.

Major Themes

- Welcoming community to new residents
- Good mix of cultural and recreational uses
- Strong history
- Need to diversify tax revenue
- Water capacity is holding up growth
- A need to transition to retirement dwellings
- Current legislation is holding up growth
- No public transport infrastructure
- Need to improve tourism promotion
- More opportunities for young families to buy homes



Seniors Pickle Ball Pop-Up

Thursday November 30, 2023

A pop-up event was held at the Torbay Common, welcoming the pickle ball seniors to come and discuss the Municipal Plan discussions after practice. Attendance was not tracked at this informal event.

Major Themes

- Water supply issues.
- Local pride in the Commons.
- Housing prices are too high.
- A need for more after school activities.
- Need more sidewalks in Torbay.
- More rental properties are needed.
- Need for more senior housing.
- Climate change is a big issue in Torbay.
- Strong community.
- More police presence.



Camp Carey / Whitty's Ridge Planning Workshop - Thursday November 30, 2023

Approximately 39 people attended the 4pm session, which was held at St. Nicholas Church.

Major Themes

- The town has no public transit, restricting young people's mobility in the town.
- The town has excellent green spaces and benefits from the East Coast Trail. This can be utilized to bring in tourism opportunities.
- The development of the Town Centre needs to bring in more commercial and retail services such as restaurants and cafes.
- The town has a lack of sidewalks, making walking difficult.
- There is a lack of local employment opportunities within the town.
- The town benefits from a strong sense of community.
- The town has great amenities and services for its size.
- Torbay's heritage must be preserved.
- Attracting young families to Torbay is important.
- Access and views of Torbay Bight must be preserved.
- There needs to be more housing options, particularly for seniors and young people.
- Increased residential density is needed, but it must be strategic and fit with the community.
- Climate change must be front and center of any future planning.



Public Open House

Thursday, November 30, 2023

As noted above, the Open House was rescheduled from Wednesday to Thursday due to an early winter storm. Approximately 8 people attended the 7pm session, which was held at St. Nicholas Church.

Major Themes

- The lack of spare water capacity and water servicing in the town is a major barrier to the growth of Torbay.
- The town has a lack of sidewalks, making walking difficult.
- There is a lack of local employment opportunities within the town.
- The town benefits from a strong sense of community.
- The town has great amenities and services for its size.
- Torbay's heritage must be preserved.
- There needs to be more housing options, particularly for seniors and young people.
- Climate change must be front and center of any future planning.

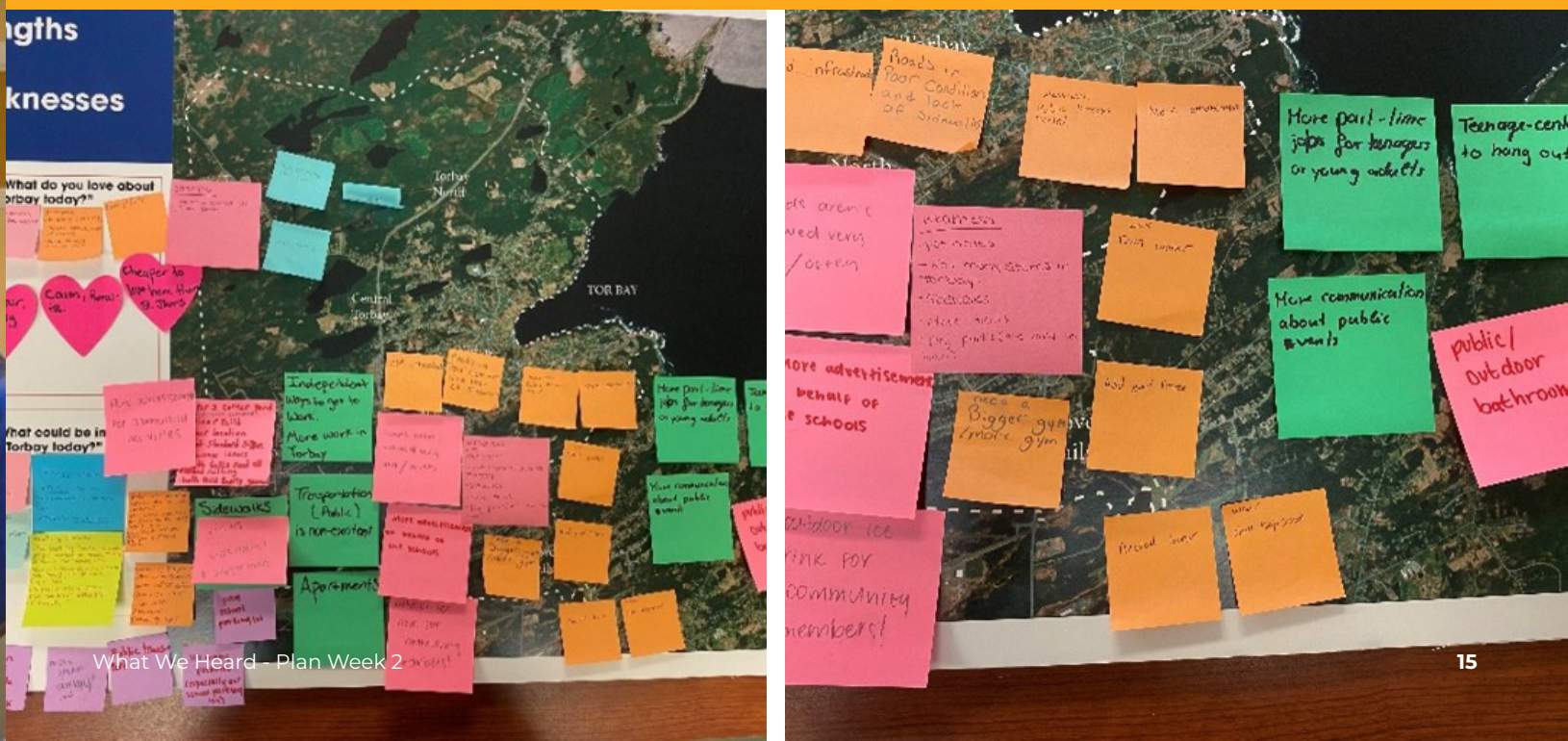


Holy Trinity High Meeting with High School Students - Thursday November 30, 2023

A discussion was held at Trinity High with the high school children to discuss the Municipal Plan review. Attendance was not tracked.

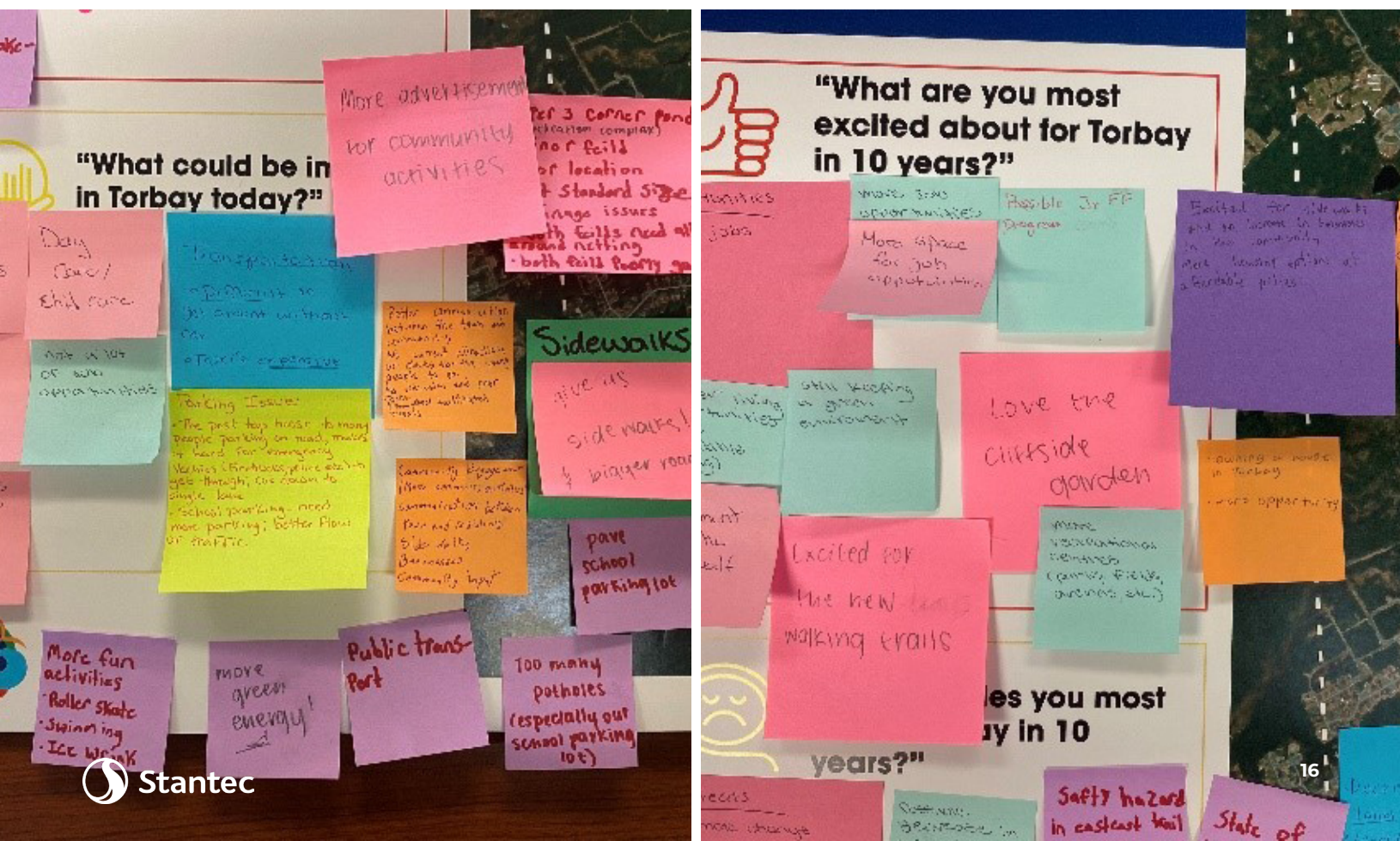
Participants were divided into smaller groups and worked through a series of questions aimed at revisiting the existing Municipal Plan for Torbay, and specifically its vision, identified potential issues and opportunities facing the community, including what residents and visitors love about the town. Participants also looked critically at the type of community that Torbay wants to be in the future, mainly from a residential density perspective, and looked at what locations within the community would be most appropriate to accommodate new growth. Each table was provided with a map and participants were encouraged to capture their comments on the map. After each 20 to 30-minute session, groups appointed a spokesperson, who provided an overview of the table discussion to the entire audience.

The students focused mainly on active transportation and how they reach the school via car, bicycle and on foot and the need for more alternative forms of transportation in the community. They also noted that climate change poses threats to the future of Torbay, along with the need for jobs that will keep them in the community.



Major Themes - Holy Trinity High Meeting with High School Students

- Active transportation throughout the community is needed
- Climate Change
- Jobs
- Lack of housing options and rising costs of housing
- Need more services – food, groceries, pharmacies, fitness
- Needs to be a focus on the centre of town and it should be designed for all ages
- There should be better communication of Town events and activities
- The community needs public washrooms
- The water issue needs to be addressed
- The new plan should be a green focus



South Pond Workshop

Wednesday, January 10, 2024

As noted above, the South Pond Development Scheme Workshop was rescheduled to 2024 because of the weather. Approximately 12 people attended the South Pond Development Scheme Workshop at the Torbay Common. Stantec participated virtually, while members of Torbay's Planning and Development Department were at the venue in-person.

Major Themes

- Need for smaller residential developments
- Weaknesses include watershed and airport contamination.
- Great location with close proximity to Torbay Rd/Bypass.
- A new park may improve value of land per acre
- Need to install roundabouts to slow traffic flow



Economic Development and Tourism Luncheon - Friday, February 2, 2024

Approximately 9 people attended the session, which was held at Torbay Common. Stantec participated virtually, while members of Torbay's Planning and Development Department were at the venue in-person.

Major Themes

- Increased tourism opportunities through potential public transit connections to St John's.
- Too much urban development throughout the region.
- No water treatment facility.
- Loss of agricultural land.
- Industrial park development will lead to increased tax revenue.
- Exploration of alternative housing (coop housing, neighbourhood planning).
- Protection of Torbay culture.



Environment Committee Meeting

February 26, 2024

The Environment Committee was identified early in the process as a key stakeholder in the Plan Review. While the meetings outlined above were all structured very similarly to ensure consistency between stakeholders, this meeting was much more focused on the natural and physical environments in Torbay. It was an informal meeting and a general discussion with the committee. Stantec representatives attended the meeting virtually, while members of the Torbay Planning and Development Department attended the meeting in-person at the Torbay Common.

Major Themes

- Revisit the stormwater management process with respect to new subdivisions/ not developments
- Evaluate grading plans for infill developments
- Open space and natural areas are essential and hazard areas and wetlands/ watercourses need to be protected. Policy framework around slopes should be implemented in the Development Regulations.
- Review Conservation Zone to determine what kind of structures should be permitted
- Review land-use zoning table with respect to wetland and evaluate the overall approach to wetlands in Torbay
- Protection of existing wells in the Town
- Multiple unit buildings should be directed to serviced areas
- Explore tiny home opportunities
- Evaluate new policy for identifying and securing new wastewater infrastructure locations
- A active transportation policy and transit policy is needed
- Evaluate policy opportunities for small-scale wind and solar projects
- Policy language to encourage hobby farms, such as bee keeping and backyard chickens in appropriate areas
- Revisit policy framework and buffers around quarries so their limits are clear

4. Tax Mailout Responses and Feedback Forms

As part of the review process, it was determined that everyone in the Town should have an opportunity to participate. Furthermore, it was recognized that many individuals have busy schedules and are unable to participate in evening meetings. As a result, the town includes an invitation on every property tax invoice for the owner to complete simple feedback form.

In total, 39 responses were received. These included both property specific requests (21 responses) and general comments on the future of Torbay (18 responses). A summary of the major themes emerging from the general feedback forms are provided below and the submissions are detailed in Appendix B, with any personal details or property specific items being removed. Individual requests that pertain to a specific property, including future zoning, have all been carefully logged and will be considered during the drafting period.

Major Themes

- The new sidewalks and crosswalks have made a huge difference
- Less speed bumps overall
- Great amount of activities. Maybe a new facility to house them.
- Support decreasing the minimum lot requirements
- Expand access to water.
- Torbay needs more establishments for tourism such as B&B's, restaurants and shopping.
- More semi-detached housing
- Increased infrastructure for leisure walking
- Groundwater protection

5. Conclusion

The Week 1 community engagement was successful in highlighting the strengths, weaknesses, opportunities and challenges for the future of the Town of Torbay. Residents voiced a sense of pride with the town, through a strong sense of community, access to the East Coast Trail and local recreational activities. It is clear that the towns main weaknesses include the limited water capacity which is the main obstacle for growth. The lack of public transit to the surrounding region is also a hinderance to the wider community, isolating Torbay residents, notably the high school students, from the amenities enjoyed in St John's. Improvements sought include access to a diverse range of housing, accommodating retirees and entry level buyers. Sidewalks throughout the town are required for pedestrian safety and to encourage walkability in Torbay.

From the above, it can be summarized that the overarching themes from Week 1 relate to infrastructure, transportation, housing and recreational. This will need to be carefully reviewed in the Torbay Municipal Plan, looking at the revised goals and objectives, as well as the land use plan policies.

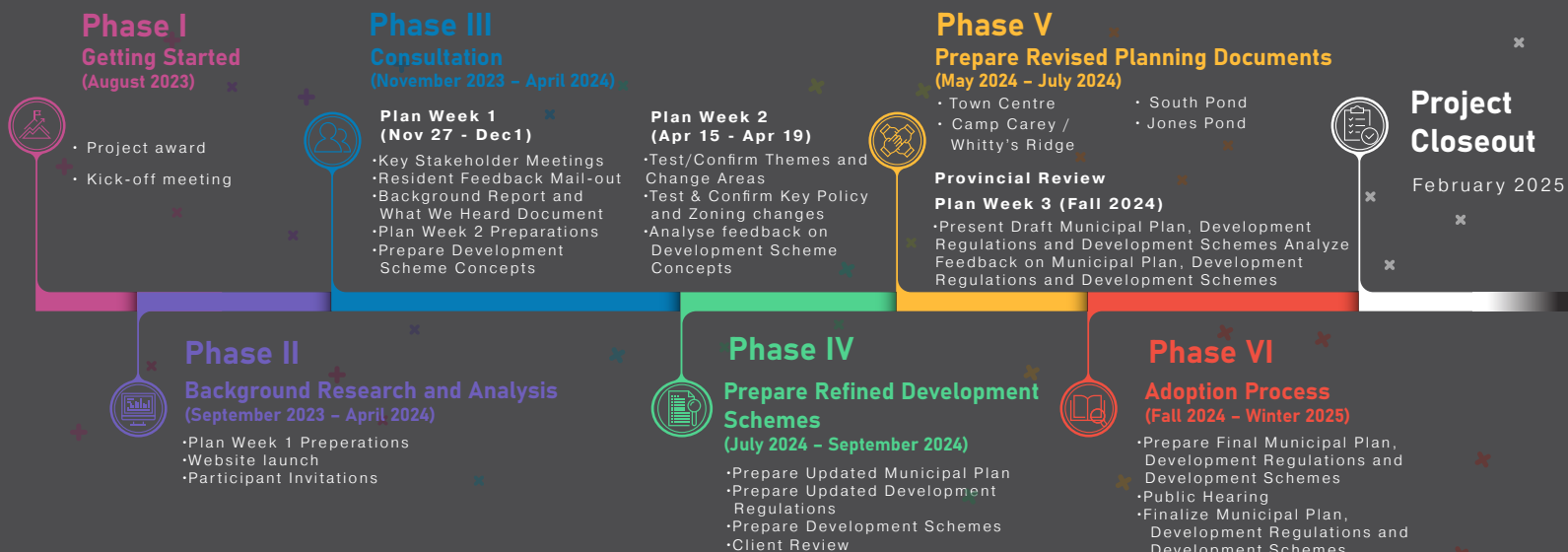
The information shared by participants will help inform the new Municipal Plan and Development Regulations. There was great discission, lots of strategic thinking, and frank conversations about the challenges that come with growing communities, limited water capacity and increased housing prices.

6. Next Steps

With the project launched and the first engagement sessions now completed, Stantec will conduct a demographic analysis of the Town of Torbay to gain a complete understanding of how the community has changed and is expected to change in the coming years. We will also be reviewing any existing reports and provincial data to help inform our understanding of the community and create up to date base maps describing the current situation of the Town.

Our team will be back in Torbay during the week of April 15, 2024, to present an overview of our background research, discuss what we heard from the community, discuss potential policy directions for the new Municipal Plan and Development Regulations, and to present three Development Scheme concepts for the Town Centre, Camp Carey/Whitty's Ridge and South Pond areas. Future updates, including presentations, background information and What we Heard Document, will be shared via the Town's website, social media sits and other means, in the coming weeks. An up-to-date project timeline is provided below.

PROJECT TIMELINE



7. Summary

HOUSING

- Lack of senior housing
- Diversification of the housing mix
- Housing prices are too high
- More rental properties are needed
- Need for more multi-generational development
- Need for smaller residential developments
- More semi-detached housing



01



02

ECONOMIC OPPORTUNITIES

- Expand employment lands
- Tourism – East Coast Trail and Views
- Rural character – agricultural opportunities
- A need to bring in businesses to Torbay for commercial and local employment opportunities
- Strong business and commercial potential in Torbay

TRANSPORTATION

- Public transit
- Active transportation
- Parking
- Future roads and connectivity to existing neighbourhoods



03



04

MUNICIPAL FINANCE

- Lack of Public Money for New Water Supplies
- Continued Cost Increases Without Growth in Mill Rates
- Need to Diversify Tax Revenue
- Water Capacity Holding Up Growth
- Industrial Park Development Leading to Increased Tax Revenue
- Support for Decreasing the Minimum Lot Requirements

INFRASTRUCTURE

- Water capacity is a significant issue
- The lack of spare water capacity and water servicing in the town is a major barrier to the growth of Torbay
- No water treatment facility
- Need to install roundabouts to slow traffic flow



05



06

RECREATION & TOURISM

- Protect, build on and promote existing assets
- Tourism Master Plan (Linked to jobs and economic development)
- Parks and open spaces
- Existing and future facilities

CULTURE & HERITAGE PRESERVATION

- Preserve rural character
- Preserve coastline
- Balance new development with existing history



07



08

AGRICULTURE

- Hobby farms
- Backyard chickens
- Bee keeping
- Protection of existing agricultural uses
- Loss of agricultural land

ENVIRONMENT

- Identification and protection of wetlands
- Floodplain identification and protection/avoidance
- Slopes and natural areas
- Climate change – including renewable energy
- Climate change must be front and center of any future planning
- Revisit the stormwater management process with respect to new subdivisions/not developments



09



10

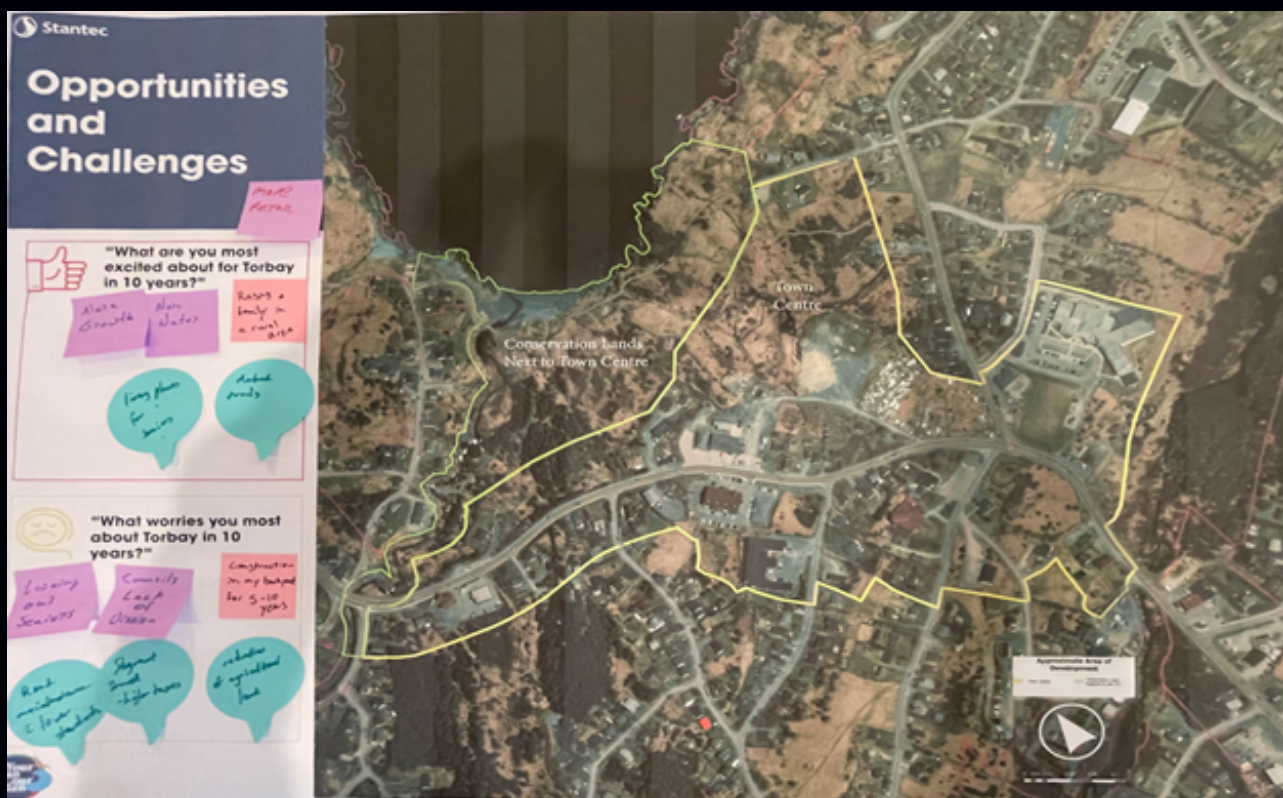
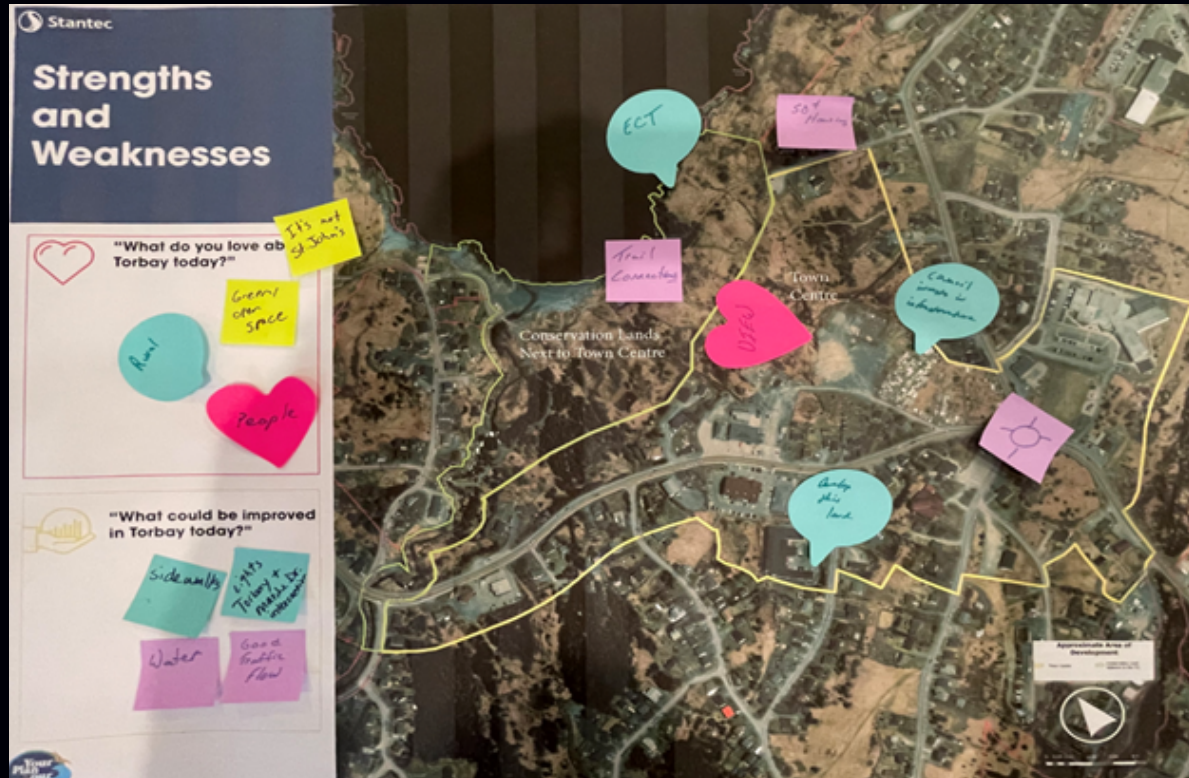
OTHER

- Community Identity
- Growth Direction
- Regulatory Flexibility
- Inclusivity
- Family-Friendly Initiatives

Appendix A – Workshop Photos

Builder's Luncheon





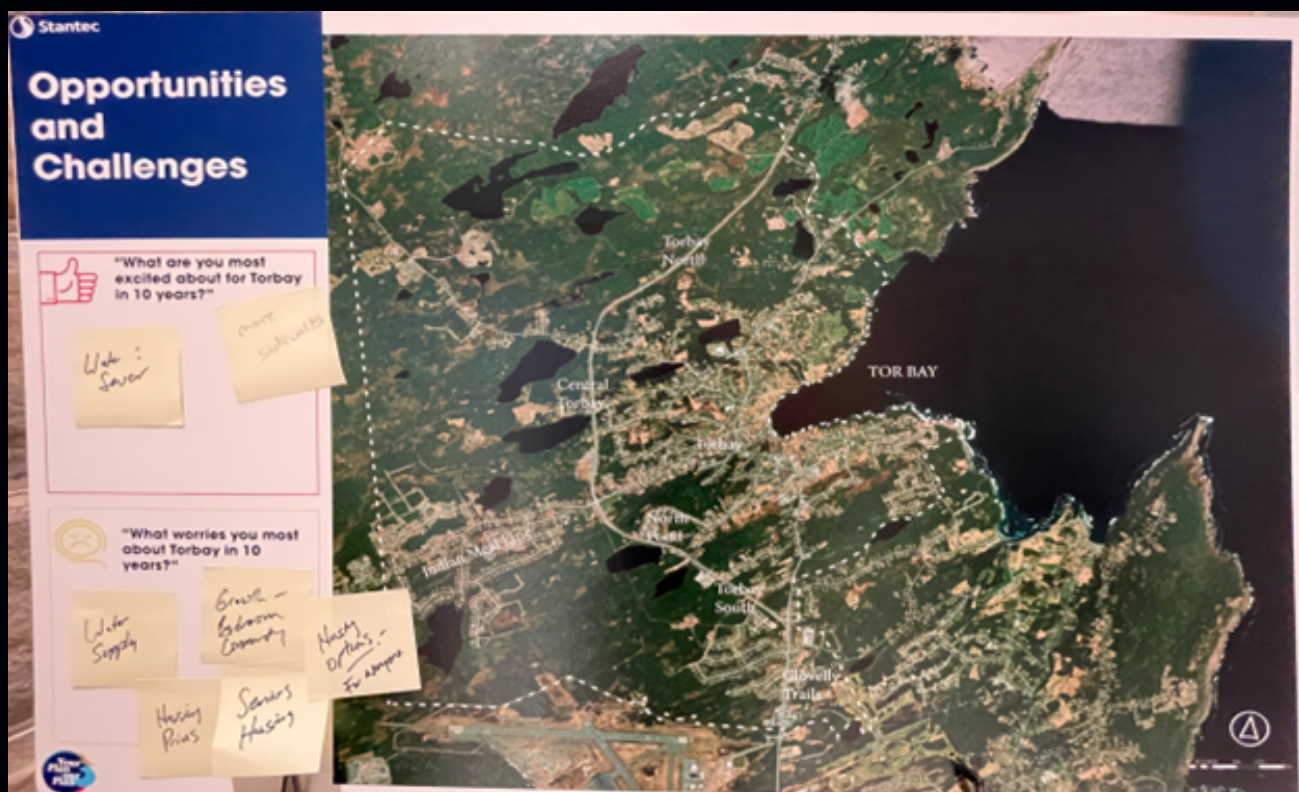
Community Planning Table Meeting



Luncheon with Torbay Council



Senior Pickle Ball Pop-Up



Camp Carey / Whitty's Ridge Planning Workshop

Strengths and Weaknesses

"What do you love about Torbay today?"

- Peaceful
- Rural Community with access to city amenities
- The neighbours
- Lots of green space
- Lots of trails
- Sense of community
- ATU & hiking trails

"What could be improved in Torbay today?"

- Groundwater levels not reaching water table
- More development in rural surrounding
- Conserve the Park
- Water & Sewer

Opportunities and Challenges

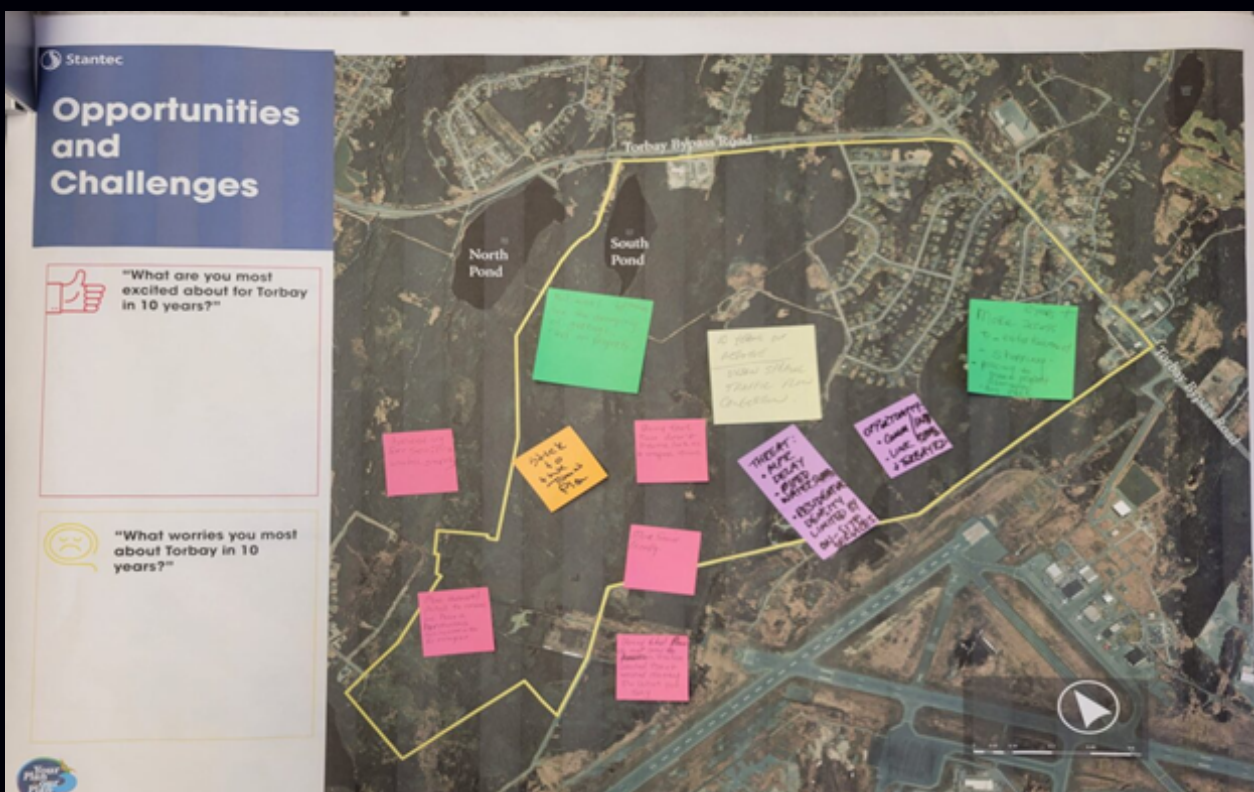
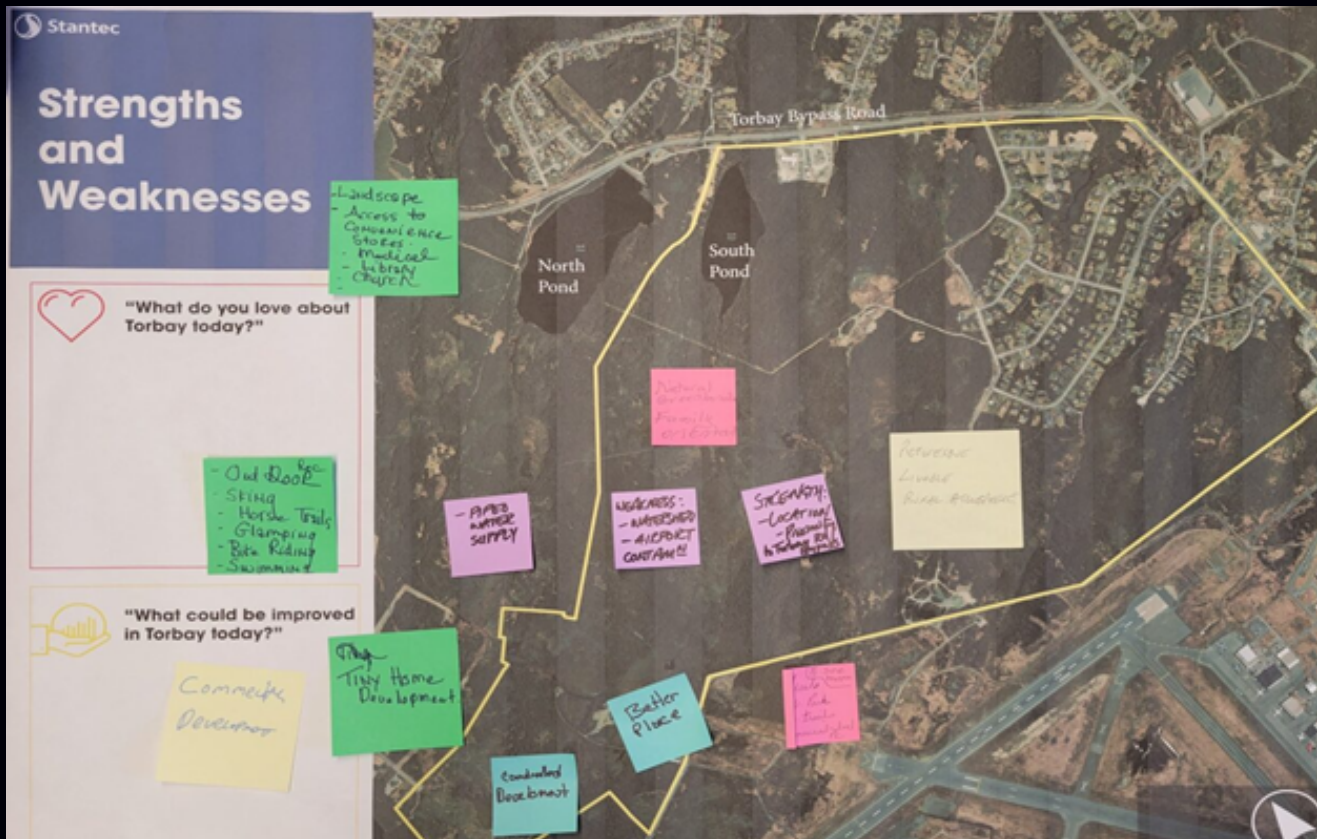
"What are you most excited about for Torbay in 10 years?"

- Designated & Developed ATU Trails
- Water Treatment Plant
- More centralized commercial area
- More walking trails
- Forest landing style
- Better town center plan
- Better recreational plan

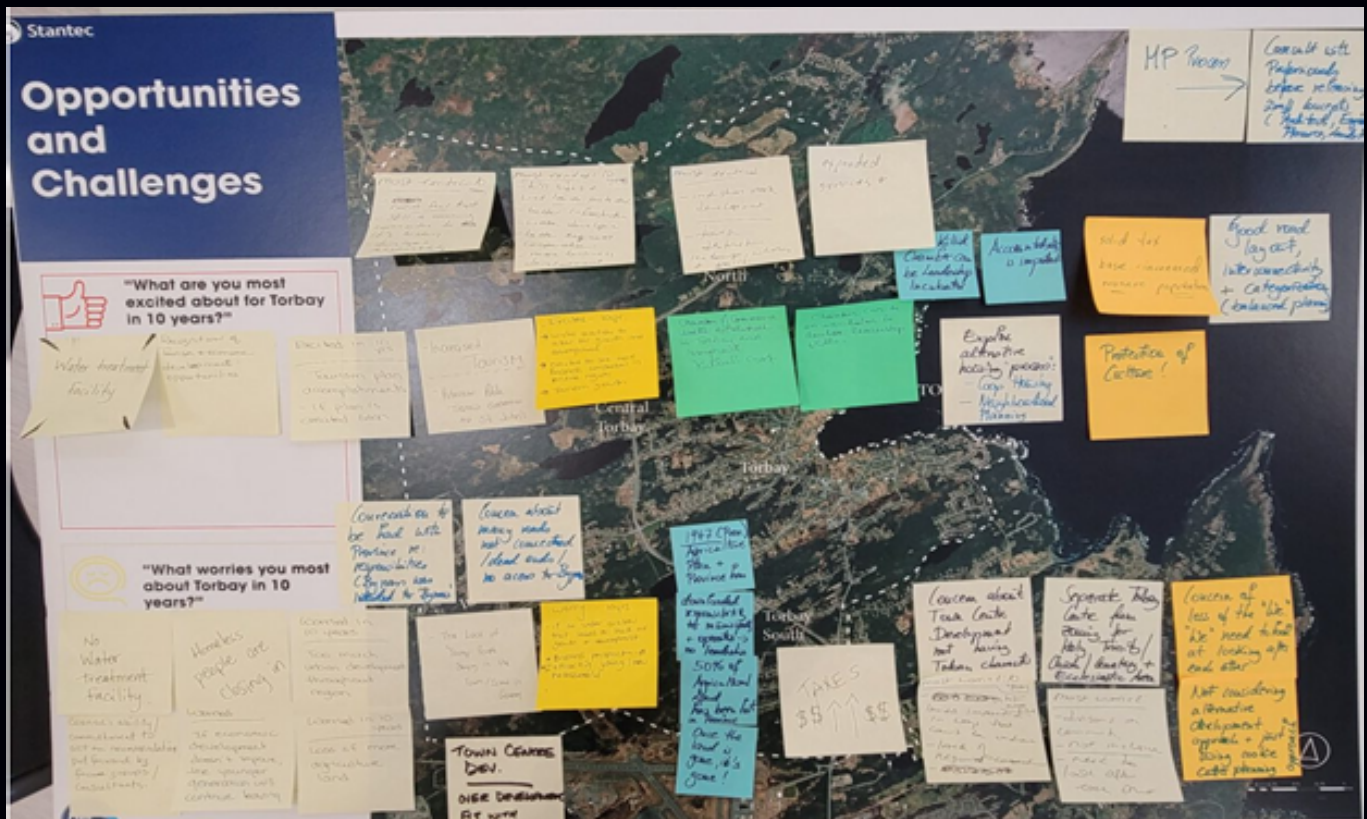
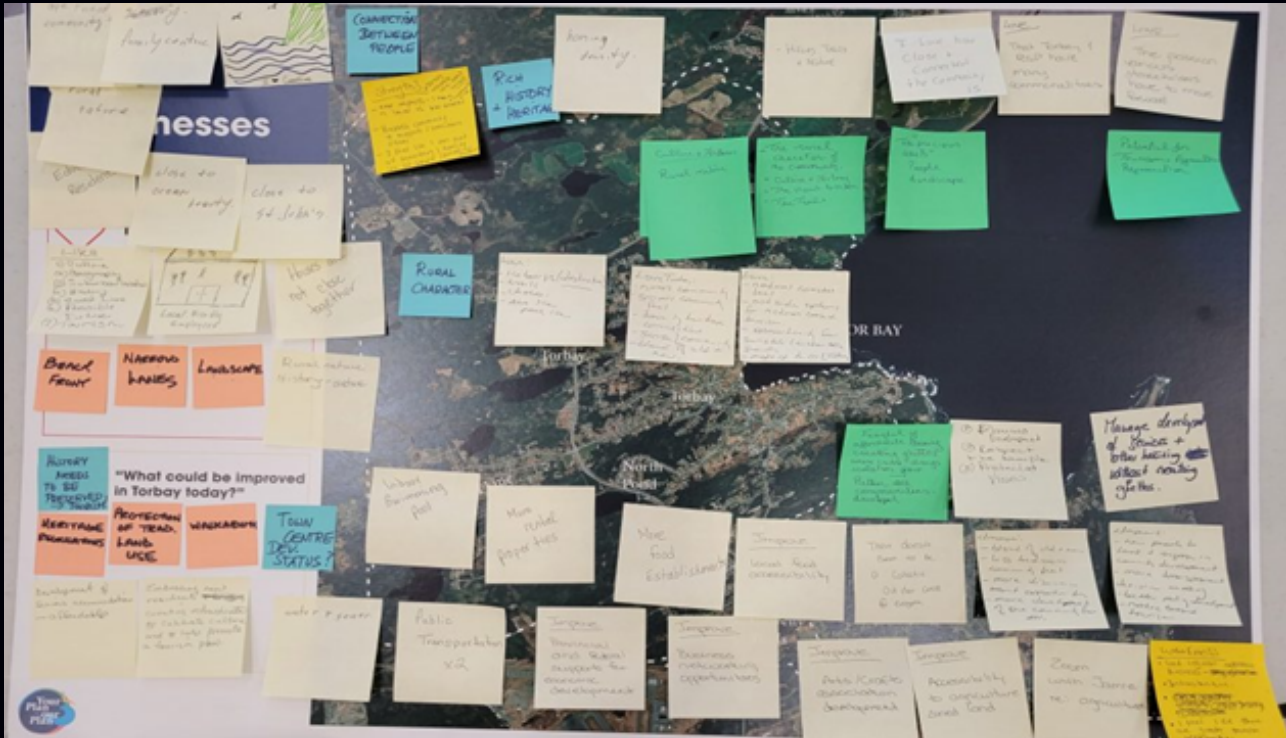
"What worries you most about Torbay in 10 years?"

- Rats
- Control Rodents
- Lack of water
- Sewer being pumped into harbor
- Sidewalks for pedestrian hazards
- Wheat play is decided strike as plan is short cuts
- Traffic issues for camp care
- Water's lake

South Pond Workshop



Economic Development and Tourism Luncheon



Appendix B – Mailout Responses*

*Please note that, for privacy reasons, responses have been slightly edited to remove any personal information or other material that may identify a particular individual or property.

Submission	Issue Raised
1	Consider doggy daycares for residential areas in next Municipal plan update
2	Reference numbers: 166063 and 167378. Properties were inherited. Family lives out of province and have no plans for them. Both are available for sale.
3	Property options: 1) Sell to developer, private individual or Town at fair market value. 2) Develop for residential properties – mixed, single, family, duplex, 2 apartments 50+ units. 3) Develop for combination of commercial and residential
4	Strongly oppose permitting multi-use residential developments, row dwellings/apartments, or reducing lot sizes in already established neighborhoods. High density housing is great for larger centres with a downtown core and easy access to public transit and other amenities. It is not suitable for rural communities with developments that were planned for low density housing. Allowing row housing or multi-unit apartments in areas such as Forest Landing does not fit with the aesthetics or the original design of the area. In addition, concerns with allowing high density housing in any area that is not on town water/sewer services. Feels strongly about the amount of construction in my area that requires wells to be drilled is already straining the water table. Wondering why the town of Torbay has not better utilized Western Island Pond as a recreational destination. Tremendous amount of effort & money has been put into developing a trail network in the Forest Landing area that goes nowhere. Considers it a missed opportunity that we don't have a walking trail around Western Island Pond.
5	Camp Carey/Bernice Dr/Weather Station Road should remain undisturbed. Connecting roads thru to Whitty's Ridge should not be allowed as this will lead to increased speeding, dangerous traffic, make criminal activity easier, and will severely diminish the quality of life for residents of these areas. Camp Carey Rd is nearly impassable with two vehicles traveling in opposite directions, there are no traffic calming measures, and it is a winding, dark road. With a lack of sidewalks, this will create a very hazardous situation for all the people living in that area who participate in foot traffic opportunities. Increased traffic will also lead to significant noise and obliterate any peacefulness that these neighborhoods currently possess. People moved to these areas under the impression they were developed and would remain as is. They did not come here to constantly have to deal with development issues that negatively impact their lifestyle. Future plans for development, particularly in this area will be a key factor in determining if I keep my family here to raise or move on to another community
6	Middle Three Island Pond Road – single lane gravel road to access the area. Electricity was installed and paid for at home owner's expense. There are 21 lots and 14 owners put a deposit down hoping to upgrade the road zone the area for them or their children to build homes. Those owning lots with no home have expressed interest in cost sharing for a road upgrade.
7	Interest in wildlife, wilderness preservation of the areas of ponds and the green belt encompassed by the Bauline Line and the bypass highway. Protection of all wildlife, moose, rabbits, grouse, trout. The e-coli levels of mid 3-T's pond is already too high for human consumption. There are other issues of boating, dust, jet ski, boat damage. Would support this moving forward and being engaged.
8	Pleased to hear that Torbay is making an effort to focus on development and would love to be a part of the solution as an owner of land in Torbay, In order for me to do this, my lot requires a sewage and septic system. Certain there are others who require the same in order to properly develop their land. Believes the Town of Torbay could

Submission	Issue Raised
	benefit greatly by investing in working water systems which is why they strongly support the potential plan to use Great Pond as an additional water supply. Aside from air, water is the next most important thing to us. If Torbay can make it so that nobody has to worry about their water supply, they are certain that an instant increase in individual demand to develop both residentially and commercially will surmount.
9	Suggests that Torbay give serious consideration to creating a user friendly boat slip and vehicle/trailer parking area to facilitate the establishment of Torbay as a destination for recreational fishers from the Greater St John's area and, indeed, from all over the world. Such a facility (eg), established over 50 years ago east of downtown Toronto has developed into a world class marina, restaurants and tourist attraction. The same could happen for Torbay.
10	<p>The writer has been and is still involved with a private development on the Bauline line. Currently, the land is mostly zoned as Public Buildings with a small portion is Rural. With the upcoming changes to the new Town plan, they would like to have the PB zone of the property changed to RUR or AGR. Plan to utilize the land in the future for agricultural purposes. Now this portion of the land has no value to us in any manner under the current zoning.</p> <p>Another topic of interest is the maximum setback for residential dwellings. They believe currently the maximum setback is 120'. Completely understand this for residential property under the residential zone. They have a much larger plot of land and believe there should be some discretion on this number when it comes to building a dwelling on RUR land for Agriculture. If we could position our home within sight or our land use ce can keep a much better eye on it and potentially reduce the impact of large animals such as moose who will without a doubt be drawn to the site.</p>
11	Would like to request a rezoning of land located between Morris Avenue and Tapper's Cove. In the current zoning map, the management unit zone goes beyond the conservation zone at a location near the end of Morris Avenue (in a roughly triangular shape). Can the management unit zone in this location be reduced to follow the same line as the conservation zone? It appears that only my land is restricted in this way; elsewhere in Torbay the management unit zone is the same as or less restrictive than the conservation zone.
12	Please advise if Property PID 166865 is zoned the same as the parcel of property on Property PID 168504 ?
13	<p>Vision for the property was to sell to a developer as part of retirement plan. The problem is that they lost two water allocations because they did not have the necessary paperwork in on time. They initially lost four of the water allocations but going before Council two were given back even though the water runs in front of my property They cannot hook up to the water even though I'm allowed to hook on to the water and sewer for those two lots. Can sell larger lots but owner would have to drill a well instead of hooking into municipal services.</p> <p>Would like to see multi-unit buildings with a garage for each unit at an affordable cost for seniors, with a portion left to have a common room and garden area.</p>
14	Given the housing crisis, they think it makes sense to allow basement apartments in our area to be rented out. We have big stands and big houses mostly, so think it can help owners with taxes, pension income etc.

Submission	Issue Raised
15	<p>1. Property on Marine Drive is subject to several different land use zoning criteria including, RMD for lots fronting along Marine Drive, RLL for the back lots and a very small area of Conservation Zoning and a stream buffer zone for North Pond Brook. They would like to have the existing zoning boundary lines between RMD and RLL land use zones realigned to correspond with actual future planned building lots and a small section of the Conservation Area boundary realigned with our western property boundary. We have no concerns with the North Pond Brook 15 m buffer zone.</p> <p>2. RMD infill lots from Property PID 167026 to Property PID 167027 are not permitted to connect to the Town water supply at this time. The current Town regulations require 1400 m2 area for these lots even though they will be connected to the Town sewer and therefore not require space for on site septic systems. They request that the Town consider reducing the total area requirement for lots with a connection to town sewer services and on site water supply. The same would not apply to infill lots with Town water services and on site septic system.</p> <p>3. Totally unrelated to items 1 and 2 above, St John's International Airport recently decommissioned runway 02-20. The building restrictions related to the obstacle limitation surfaces extending over Torbay area should no longer apply.</p>
16	<p>They are interested in having a berm or raised barrier at the end of their property to cut down on some of the noise we get from traffic on the Torbay By-Pass Road. We contacted politician in 2019 and gave him a list of our neighbours names to show their support. Didn't get any reason as to why this can't be done. It would be greatly appreciated if this could be one of the Municipal Plans you might consider.</p>
17	<p>Regarding Item #2 on the notice "Putting the necessary plans in place for confirming Great Pond as Torbay's second municipal water supply (in addition to existing North Pond supply)."</p> <p>Have been a resident of Great Pond Road for almost 21 years. Over these years they are aware & in possession of multiple environmental impact & feasibility studies that the Town of Torbay has contracted pertaining to Great Pond. Although not aware of the outcome of the latest of these studies (conducted in the past year ~ 2023), all of the previous studies indicated that the proposal of Great Pond as a Town Water Supply is neither environmentally, nor fiscally viable, nor the quality of the resulting potable water be suitable for human consumption, due to, in part and not exclusively, the high organic content in Great Pond and its surrounding forest & land, and the chemical treatment interventions that would introduce carcinogens to the water.</p> <p>Question how the Town of Torbay justifies continuously contracting these numerous and very expensive studies at the cost of the taxpayers, when each time, thus far, the resulting study conclusions arrive at Great Pond not being suitable for development as a Town Water Supply.</p> <p>Many other owners of property in the Great Pond zone, who are tired of having this non-feasible plan hanging over their heads and thus preventing many from utilizing their land, that they legally own, as they may wish.</p> <p>Suggestions specifically pertaining to the Great Pond area.</p> <p>1.) Abandon the futile and taxpayer money wasting endeavor to develop Great Pond as a Water Supply for Torbay – it has been proven sufficiently via the many previous studies that it is not feasible.</p>

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	<p>2.) Suggestion to consider removing the “protected” water shed zone restrictions (as this designation is only held by the Town of Torbay Municipal government – Not by the NL Provincial government).</p> <p>3.) Also, suggest that alternatively the Town consider zoning Great Pond area as a mixture of Protected Wetlands, Park & Recreation and allow limited Large Lot residential development.</p> <p>a. The Large Lot Residential zoning would allow for Homes to be built on Lots large enough to sustain their own well & septic systems.</p> <p>4.) Another consideration is, if the Town of Torbay were to develop Great Pond as a Water Supply, this would certainly be an act to facilitate further Housing development in Torbay attach to the Town’s Water and already over capacity Sewer system. To add more demand to the already over capacity Sewer system (it is my understanding that Torbay is still releasing raw sewage into the Torbay bay) is environmentally irresponsible.</p>
18	We welcome your proposals and would very much like to be kept up to date on any development proposals for the Jones Pond area, specifically expanding road networks providing access to our acreage.
19	Wondering if there are any plans to expand the water and sewer to Pineridge area. They are having trouble with raw sewage in the ditch in front of my house
20	Request to align the front and back property on Gallows Cove Road to Residential Large Lot in the New Municipal Plan Review.
21	<p>Please review the Conservation Land Use Zone/Shoreline Area Management Unit bordering on east side of property on Motion Drive.</p> <p>Please consider the following points:</p> <ol style="list-style-type: none"> 1. The site is relatively level along the cliff’s edge and is 75 feet above the ocean. So there will be no chance of water coming onto the site. 2. There is a Municipal water line running along the site, which they assume can be hooked to the future dwelling when the water supply is upgraded. 3. The site is zoned residential medium density which requires a minimum of 75 feet of road frontage and an areas of 15,070 sf for a semi serviced site. This parcel has 338.73 feet of road frontage along Motion Drive, is 80,150 sf in size and a depth of 483 feet. 4. The dwelling could be constructed on the western side of the site adjacent. 5. Some years ago, we had a meeting with the East Coast Trail representatives to discuss putting a trail along the ocean line on Motion Lane. It was a voluntary implication of the trail and no homeowners along the street were in favour, so the initiative was abandoned. <p>Please consider reducing the Conservation Land Use Zone/Shoreline Area Management Unit area on the eastern side of the site, which should allow for the development of one detached residential dwelling. They feel if this residential property was constructed it would be a good development and would not interfere with the future plans along the shoreline</p>
22	<p>We love the improvements that we've seen! The new sidewalks and crosswalks have made a huge difference for us. We feel much safer walking downtown. We hope more sidewalks will continue to be installed.</p> <p>Reading through the municipal plans and noticed that you are looking at future water sources. Wondering if any consideration is being given to the actual water pressure</p>

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	<p>here in Torbay? They've had a couple of plumbers in to check our water pressure and they told us it is actually a city-wide issue. There's nothing we can do to improve the water pressure in our home. Asked around, and my neighbours have all confirmed that very low water pressure is an issue. Will the improvements in infrastructure and the new water sources help with this issue?</p>
23	<p>Like to see a big walking trail going from the end of Riverdale to the current walking trails on Indian Meal Line.</p> <p>Like to see less speed bumps overall. They don't live up around Reddy Drive but the amount of speed bumps on that route is concerning.</p> <p>Love the amount of activities going on at the Torbay Common and would like to see even more and even maybe another facility to house them. They love playing pickleball but it's hard to get a court time since there aren't many available. This sport is getting very popular and it would be great to get ahead of the game.</p> <p>They really don't like hearing the amount of money that's spent on certain things like the Torbay museum and other things when that doesn't affect the large majority of people overall. We all pay a premium in property tax and would like to know more about the options for what we can spend the town's money on rather than find out after the fact that a huge amount of money is spend on very minor things.</p>
24	<p>Wouldn't want lot areas and/or property frontages in existing neighborhoods reduced. This has the potential to change the neighborhood negatively with the possibility of over crowding and decreased property values. Would support decreasing minimum lot requirements in new subdivisions or neighborhoods then anyone purchasing there would know the layout and future development of their neighborhood.</p>
25	<p>Would like to see the town expand their access to water to feed the town. Was told two years ago that the town was maxed out with respect to town water on new builds but that the town was looking at adding another water source to expand the water availability. As far as they know, this has not yet been done. The town should be hoping to expand and grow, this is how wealth is built. Would like to see the water availability increase and become available for new builds.</p> <p>Would also like to see a community compost option.</p>
26	<p>Interested in participating in meetings/workshops/planning sessions for Torbay in general and Jones Pond in particular</p>
27	<p>Open to thoughts</p>
28	<ol style="list-style-type: none"> 1. A water filtering system will stop the mud, silt and brown water from entering my home. 2. A Council who will fully listen to the electorate. 3. Council or rented equipment to stop damaging my property fence, where repairs or replacement is Council's responsibility
29	<p>Two things that they would like to see in the neighborhood:</p> <ol style="list-style-type: none"> 1. Being an avid walker/runner having a sidewalk installed on Marine Drive starting at Torbay Road (next to New Fun Land) and ending at Torquay Place would be a win for the community. They walk/run this route frequently and many more people do so. There is plenty of room for a sidewalk along this route. This would also be great for kids who walk to and from home. 2. More walking trails throughout the community.

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30	<p>Think the most important part of the plan is to focus on providing water/sewer to all residents. It would allow for many developments to proceed which are currently crippled with the lack of those services. To require individuals to install drilled wells when water is right at the doorstep is nothing short of criminal and ridiculous. Look at the revenue the Town would get in tax dollars not to mention the improvement in the landscape. Every nook has water/sewer and here we are just minutes from St. John's and still have a large portion of the Town without them. Been talked about for years and it's time for action. They would also liked to have seen a pool at the Common Facility. All the other points of interest in the new plan are also of the utmost importance</p>
31	<p>Thoughts on a development plan for Torbay is to improve the community but maintain is true character.</p> <p>Torbay is a rural area which is a geographic area that is located outside towns and cities. Torbay is quiet area for the most part. Less constant traffic, lower commercial trucking. Thus lower pollution. We have green space between our homes, providing privacy but still being friends with our neighbours. A lot of our folks are now turning to a little farming, with growing our own vegetables, having chickens for eggs, etc. We can do this in Torbay! We have beautiful scenery all around us. They hear people say "I can't wait to go to the cabin". In Torbay we are at the cabin but an upgraded cabin. We have the luxury of not being rushed by hustle and bustle of commercialism.</p> <p>This is why majority of people to come to live here. The want to be outside or away from St. John's, Mount Pearl & or Paradise. Torbay has the luxury of being on the boarder of St. John's. We can live in the rural area with its green meadows, beautiful scenery and just drive 10 minutes to take advantage of amenities next door whether it be St. John's, Mt. Pearl or Paradise. We have the best of both worlds. What I mean by 'upgraded cabin' is bring in some of these amenities people travel outside Torbay for. Such as a swimming pool for enjoyment of the community and communities around us, where it would bring in much needed revenue similar to one in Wedgewood Park. I have heard from a lot of people from Pouch Cove, Flatrock, Bauline, that they wished we Torbay had included a pool in the Commons.</p> <p>Housing is a current issue all over. Our folks are getting older and need a place where they can downsize and leave behind the hassle of maintenance, without having to leave their community they have lived in all of their lives. We need more housing for seniors without breaking the bank. Thus the seniors can put their homes on the market for younger folks wanting to move into Torbay.</p> <p>Learning from some lessons of the past, development can be acquired but including new homes on mid-to larger lots. Not cookie cutters homes, when you drive down the street you wonder which one is mine, as they all look a like. Keep as many trees and vegetation as possible. We don't want to live in a concrete jungle. Keep in mind of course water sources and sewage.</p> <p>In regard to an industrial area, I believe we are on the right path to keeping such an area off the Torbay By Pass where the depot currently resides. It is outside the majority of home owners in Torbay and can be an easy access for businesses who want to set up and do business there.</p>

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	<p>Would also like to see more walking paths in around or near our many ponds. This past summer someone put two old plastic chairs at the bottom of Watts Pond just for watching the ducks or taking in the view. It was a great idea! Can we enhance this area on Whittys Lane to have seating for folks and a walking trail around the pond or even connect up to Withrod pond. Plus have Gully Road widen for a combination of walking trails and for ATV riders. If you could create a trail for walkers from the Gully Rd towards Byrne's place and maybe continue to Gallows Cove Pond.</p> <p>Perhaps make trails for ATV drivers away from walking folks going into area on north side of Torbay By Pass in wooded area. This would hopefully eliminate ATVs away from homes in the Whitty Ridge and Bernice Drive areas.</p> <p>Lastly Torbay needs more establishments for tourists. Whether it be B&Bs, restaurants, and shopping. The few we have in the area are thriving and I'm sure more would also benefit if given a chance to develop. Not sure of the plans for property by Jack Byrne Arena, but more shopping, gift shops, etc. would be a perfect place to set up. Folks coming in from St. John's or coming home from work, that use the Torbay By Pass can take advantage of this area if the businesses were at this location. Again, and not situated in the middle of Torbay near majority of homes.</p>
32	<p>Bauline Line becomes serviced land (has water and sewage services). Currently, there is a highway which runs from St. John's directly to Bauline Line which facilitates the movement of people and business in St. John's to Torbay and beyond. Would like to see row housing or semi-detached houses built on my piece of land if Bauline Line becomes a serviced area.</p>
33	<p>Like to make the suggestion of increased infrastructure for leisure walking. Either more sidewalk development, addition of more community trails or the better grooming of existing trails in the community.</p>
34	<p>Some of the issues they touched upon in the sessions include: quarrying, wetland conservation, conservation lands, rights-of-ways, water quality, waste water treatment, open space, and the importance of ensuring that development does not negatively impact existing properties, etc.</p>
35	<p>1- Where we are Now and Musings about the Next 10 Years: When is enough, enough? How much bigger do we want to grow? These are questions they feel it is time to address as a community and the Municipal Plan Review is the time to do it. It's a question that has been raised before, notably by the Torbay Environment and Trails Committee. We've never really had a serious discussion of this as a community. It has been assumed that more development is better and we must continue to grow. As a resident who values our town's rural character, our diminishing green spaces and the protection of our natural environment, they think we need to take a step back and decide if it wise for us to continue to grow in any significant way until we have resolved the looming challenges we are facing, and until we have a new town water supply. The big question is: how much more unserviced growth can we sustain in the meantime?</p> <p>Responding to the federal call to build more affordable housing when you don't have town water is going to be very challenging for Torbay and it could lead down the road to much more expensive service delivery in the future. In the past twenty years, Torbay has become an affluent community known for having one of the highest average house prices in the province. We have been very successful at building large,</p>

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	<p>expensive single-family homes in high-end subdivisions. Subsidiary apartments and home-based businesses are not even allowed in some of our subdivisions. We have not planned spaces for affordable and more modest housing and any time there has been an attempt to build this type of housing in existing affluent neighbourhood, there has understandably been pushback. The latest example of this was in Forest Landing and I recall another example on Quigley's Lane a few years back.</p> <p>Generally, large-lot, unserviced single-family residential developments are not considered 'affordable' housing developments. Unlike small-lot, serviced infill lots which we do not have many of left. I wonder how feasible it is to build large apartment complexes and condo buildings in unserviced areas that are not close to existing services. Several are being considered by Council at the moment. Do we have information about similar projects in other parts of the province and how they impact the environment and the groundwater? Does our unique geology permit this type of development?</p> <p>Sadly, it seems to me that Torbay will not be well-positioned to help fulfill the need for affordable housing in our region until we have a new source of town water, which is probably at least 5 years away. They would not like to see our town rushing to approve the development of large apartment/condo complexes on unserviced land without much due diligence and without the assurance that our town, i.e. the taxpayers, will not be liable in the event of future water shortages. In my opinion, other communities like St. John's, Paradise, Mount Pearl, PCSP, and CBS, who have access to town water, are better positioned to meet the immediate need for affordable housing and growth in general.</p> <p>Their suggestion would be to look at the 10-year planning period before us in two parts: before a new water supply and after. We need to be extra careful with our land use planning decisions in the first part of the planning period.</p> <p>2- Unserved Development:</p> <p>Unserved residential subdivision development in general is one of my big concerns as a taxpayer. Since 2000, we have had a proliferation of these developments that are quite remote from existing services and more are being planned and/or approved. How well have we considered the long-term potential costs of servicing these developments if groundwater shortages or septic field problems should occur? Should we continue to support widespread unserved development in areas not close to existing services or is it time to slow down?</p> <p>We currently have no access to town water to deal with potential future issues that might arise in existing unserved subdivisions like Pineridge and Forest Landing. Without a long-term plan and timeline of when new water will be available, the town will be in trouble if water shortages were to occur in these areas, or if serious negative impacts on nearby properties were to occur? And it's not just about water – if Forest Landing were to require sewer services in the future due to septic field saturation, what will it cost to get these services in there?</p> <p>These are just two examples. My point is that we need to be very diligent before continuing to consider more unserved development without a 'Plan B' to safeguard the unserved developments we already have.</p>

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	<p>This approach is supported by our current policies as outlined in our Municipal Plan a legal document binding upon Council and any person proposing to use land any where within the Planning Area. I believe more attention needs to be paid in the future to the following section of the Plan, for the purpose of ensuring that municipal services are provided in “the most economical fashion” over the planning period:</p> <p>Under Municipal Services, one objective states:</p> <p>“To permit new subdivision development in areas which are or can easily be connected to municipal services.”</p> <p>It seems to me that the town has gone against this policy too many times already. If we continue unserviced development, we will not have land left for small-lot serviced development when we do get a new supply of water.</p> <p>3- Camp Carey/Whitty’s Ridge:</p> <p>These concerns apply to potential development on Whitty’s Ridge. I attended the public information session for this area and it seems that I am not alone in my concerns. Discussions about development in this area go back quite a way. Until around 2010, the area was zoned RSA(s) signifying that the area was intended for serviced development only but Council used its discretion to change it to ‘unserviced’. To my knowledge, no land use assessment was carried out before this change in spite of Plan policy at the time to protect steep slopes and hills. In addition, the St. John’s Region Regional Plan states that: “No development shall take place on high points or hilltops”.</p> <p>Development of this high hill, one of the highest in Torbay, presents several concerns, including the potential impact on existing homes situated below it, the possible impact on the water quality and quantity of existing and new wells, the loss of very visible viewpoints in our town, the risk of destroying a small wetland, the loss of traditional trails, the challenges of building road access to such a steep hill and the past opposition of existing residents. There is even mention of a possible unserviced apartment building on the ridge. We should not allow unserviced development on this ridge without a clear understanding of the impact of that these large developments will have on the water table and the effect of new septic systems on a ridge on water quality everywhere around. We only have to look at the residential development on the Indian Meal Line ridge to see what problems can arise when we build on high, steep ridges. But even with the best planning and engineering work, there are no certainties. In her presentation at the June 2010 Whitty’s Ridge public meeting, the provincial groundwater expert stated ‘there are no guarantees that both existing residents and new homeowners will not experience problems as a direct result of all the new wells and septic fields planned for the area.’</p> <p>We cannot keep adding more wells in Torbay indefinitely. In my opinion, we should not allow new unserviced development until we have secured a new municipal water supply. And we need to fully discuss the risks involved as a community of adding more of these developments.</p> <p>4- Flooding and the impact of Development on Adjacent Lands & the Environment:</p> <p>There is a section of our Municipal Plan Environmental Policies that states:</p>

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	<p>Alterations which will adversely affect adjacent properties or watercourses shall not be permitted.</p> <p>They think this section of the Municipal Plan needs to be strictly adhered to, possibly strengthened, and stronger regulations are needed to ensure that developers are held responsible for funding corrective actions and remediation.</p> <p>In recent years, our town has strengthened its ability to assess the potential impacts of developments on the environment, such as the stormwater run-off policy, land use assessments and more in-house planning expertise. We are definitely heading in the right direction. Unfortunately, many past Council decisions have resulted in serious negative impacts on adjacent property and on the environment, and the costs of very expensive solutions to these problems are now being borne by taxpayers.</p> <p>Some past development decisions have resulted in major flooding issues, for example, Bridge Road, Skipper's Landing, the Gully, Anstey's Cove. Our town must get better at assessing the long-term impacts of development decisions on the environment, neighboring properties and on the public purse.</p> <p>The following is an excerpt from the Municipal Plan that deserves special attention and adequate regulations to implement it:</p> <p>Section 3.1.3(13) of the Environmental Policies:</p> <p>Development in the designated floodway shall be limited to non-building uses that will not be damaged by flooding" and "the infilling of land and water for the purposes of development, flood protection, water redirection or to redirect or reduce flood waters shall be prohibited".</p> <p>When development is approved in known flood plains (eg. the Gully), or when flood plains are created due to development upstream or downhill (eg. Skipper's Landing and Bridge Road), it is the taxpayers that end up paying for repairs such a berms if proper precautions have not been put in place or if due diligence is not taken. The Gully is an excellent example of throwing caution to the wind, with which they are very familiar with due to my years of work on the Gully project – in spite of being a known flood plain and conservation area, and despite the advice of the provincial expert of flooding, unserviced residential development was approved for the area which required a lot of infilling. The town now has to put in place flood control measures to prevent future flooding.</p> <p>5- Conservation Lands</p> <p>During the Plan Review, I'd like to see discussion about what we currently have zoned as 'open space' and 'conservation land' and where we might want to be in 10 years time. Preserving green spaces, shorelines, hills and natural areas helps maintain the rural character of the town and the quality of life for residents. They would like to see a breakdown of the land use zoning by percentage now and what it might look like if all the proposed developments that are currently on the table come about. This was not available at the public open house. The last breakdown I saw was probably ten years ago. The figures at that time showed that only 6.7% of land in Torbay was protected, i.e. Open Space 1% and Conservation 5.7%. This seems a very low percentage for our town and hopefully the current figures look better.</p>

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	<p>During the last Plan Review, the planning consultant recommended that our town follow through on the proposal that was put forward in the approved Torbay Open Space Management Strategy:</p> <p>Areas that should be maintained and protected as open space include:</p> <ul style="list-style-type: none"> - Conservation Lands (CON zone) - Currently, CON zones are administered as buffer zones around sensitive environmental areas such as riparian zones, wetlands, and coast lines. - Recommendations are to increase the CON zone to all areas that are not currently designated for residential developments. - This will provide the Town with the greatest leverage to control development and protect open spaces. This would include all remaining rural lands, lands with slopes over 15% where no development can occur as per development regulations and all lands prone to erosion. Currently the Municipal Plan states that lands with slopes over 15% are to be treated as 'conservation land' regardless of what zone they are in (section 3.1.3(5)). This has meant some confusion notably relating to the proposed new quarry off Bauline Line. Protecting our remaining rural lands and increasing the percentage of conservation land in our town is crucial to making us a sustainable community. Protecting lands that are sensitive or prone to erosion would help us avoid mistakes of the past, such as putting developments where they should not be (eg. Motion Close). Finally, increasing our percentage of conservation land would bring us closer to provincial and federal goals of protecting more wilderness lands. <p>6- Traditional Trails, Old Paths/Lanes and Right-of-Ways</p> <p>Since the beginning of the development boom in Torbay around 2000, there has been a lot of discussion about the loss of historic trails in our community due to residential subdivision developments. In spite of the Town's stated policy that any trail destroyed by residential development must be replaced by the developer, this policy has not been consistently enforced. Many old trails have been lost and blocked by private landowners. One example is the well-documented blockage of access to Marine Drive from the Jones Pond Trail which has been ongoing since 2006 and is not yet resolved. Another more recent example is the loss, several years ago, of public access to Western Island Pond via the old Bullocks Town Road due to ongoing development at Forest Landing. This trail provided the only vehicular access to the pond for fishermen and other recreational users of the pond. To my knowledge, this access point has not yet been replaced even though assurances were given in the past and the matter was raised with Council more than once. Delays in resolving problems with trails and traditional right-of-ways could put these rights at risk. The loss of traditional trails has occurred in virtually every corner of our town, both the built-up areas and the back-country. TETC volunteers spent years in the early 2000s working with the MUN Geography Department to survey and document all of our old walking trails. The result was a large data bank and a draft map. However, since this work was done, more trails have been lost. The small walking trails that pass within residential areas and the heritage paths peppering our town make our community more interesting, encourage residents to walk, and provide a network of trails for hikers, hunters and other outdoor enthusiasts.</p> <p>The loss of historic right-of-ways is lamentable, especially in our coastal areas. For centuries, Torbay was defined by its coastline and small paths ran all around the hills down to the Father Troy Trail and to the beach. Some of these small access trails were actually listed in previous Municipal Plans. Our town has already done a lot to recognize the importance of our coastline through the protection of the Father Troy</p>

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	<p>Trail and the adoption of a shoreline conservation zone. They would like to see all of the small access trails and right-of-ways in the coastal area documented and formally re-activated and recognized so we can give residents from all parts of town walking access to our beach and look-out, a sort “all paths lead to the beach” kind of trail network. This idea was discussed at meetings of the Torbay Beach Committee a few years back. They think right-of-ways have perhaps been a somewhat overlooked part of our community in the rush for development. I'd like to see a more concerted effort now to identify, document and protect these special heritage paths and right-of-ways before more are lost to development or to memory and also to prevent issues like the Jones Pond trail blockage from happening again. The old right-of-ways are important not only for their heritage and tourism value but also so they can be integrated in the town's trail system. One way to protect them would be to entrench them in our Municipal Plan. Another suggestion would be to include a policy in the residential development section that: “New development will incorporate existing trails and access trails, which can be part of the green space.” Public education on right-of-ways and other public areas such as buffer zones and Crown Land Reserves along rivers is an important part of this so we can avoid some of the challenges we are encountering when constructing trails in built areas, like Forest River Road for example.</p> <p>Overall, they would like to see the next 5-10 years of our planning period focus more than at present on outdoor recreational infrastructure (eg. trails, wetlands protection, the Gully trails, Upper Three Corner Pond improvements, etc) and programming (especially wetland education). We already have invested enough in building recreational infrastructure for indoor programs, notably, the area, the Commons, and the museum.</p> <p>7- Mineral Workings and Quarrying</p> <p>Would like to see the issue of new quarries in Torbay put to bed once and for all. The proposed quarry off Bauline Line has been by far the most controversial, divisive and expensive issue to preoccupy our community, it has taken up an inordinate amount of Council and staff time in the last 24 years, and has the potential to cost the town even more in future. They have followed the issue since the original application for a quarry at that location in 2000 and have attended/participated in all the appeal hearings since then. Without repeating all of the well-documented arguments presented over the years, they believe it is high time for Council to accept what two 'generations' of Bauline Line residents (and others) have been saying since 2000 and to do what is in the best interest of its residents, namely to say no to any new quarries in Torbay and to entrench that in the new Plan. The decision not to have any new quarries in Torbay goes back to before 2000 and was a well-known promise made by Council of the day to residents. During the last Municipal Plan Review, the planning consultant recommended that quarrying be removed as a discretionary use from the Plan and from all zoning designations. Unfortunately, a majority of the Council of the day chose to go against this recommendation and this decision has already cost our town well over \$150,000 and counting.</p> <p>Given how built up Bauline Line has become in the last 20 years, given the residents' objections, and given the closeness of the town's recreational hub at Upper Three Corner Pond Park, it is my hope that the new Plan will remove quarrying as a discretionary use in all land use zones, thereby fulfilling a promise made to residents long ago and ensuring that the interests of existing residents are protected.</p>

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	<p>In addition, they would like to see all derelict and abandoned quarries rehabilitated by the developers/landowners, as they should have been years ago as per our Municipal Plan and provincial regulations. The same with existing quarries operating on Middle Three Island Pond Road; ideally they should be rehabilitated in stages prior to abandonment. They would like to see information on the status of the provincial quarry and the private quarry operating on Middle Three Island Pond Road such as their remaining what lifespan and what plans there are for rehabilitation. They would also like to see more information about the town's plans for its own quarry. If only a section of the quarry is being used (for fire training purposes), will the rest be rehabilitated?</p> <p>8- Wetland Stewardship:</p> <p>The town has made a strong commitment to wetland conservation, made even stronger since the signing of the 2015 expanded wetland conservation agreement. As a long-time volunteer in wetland conservation, I fully support the town's work to protect its wetlands. I look forward to seeing the new wetland inventory when it is available and would like to see it incorporated into the new Plan and perhaps added as an overlay to the zoning map.</p> <p>To ensure long-term success, however, they feel strongly that implementation of our wetland agreement and policies needs to be strengthened through more community awareness/education and by better monitoring, enforcement and regulations. There needs to be a more pro-active and sustained community awareness and education campaign to make sure residents are aware of our beautiful protected areas and what their responsibilities are vis-à-vis them, especially those living adjacent to the wetlands. Brochures and information need to be distributed to all residents regularly. Only through persistent messaging can we hope to prevent infractions in the wetlands and their buffer zones. The town has failed miserably in the monitoring and enforcement of its wetland buffers and there are dozens of documented infractions in the protected buffer zones, some quite serious. Western Island Pond is the most glaring and sad example. When the town takes no action on infractions, it gives other landowners permission to do the same and more buffer is be lost.</p> <p>If our town is going to commit to long-term wetland conservation, then monitoring and enforcement must be entrenched in the Plan and in the regulations so property owners know they are responsible for the rehabilitation of the buffer zones they damage.</p> <p>In considering future development proposals in the vicinity of protected wetlands (like the one below the proposed new Bauline Line quarry site), there are two points that are important to keep in mind. First, the stewardship agreement not only covers protection and management of the wetlands in the Management Units but also "their associated upland habitat and the associated wildlife using those habitats". Secondly, the stewardship agreement stipulates that municipalities not only need to "protect" but also should "enhance" their wetlands and this is something they are assessed on by the province. These two factors must be considered when assessing development proposals.</p> <p>In general, the future of wetlands in Torbay is looking bright but they think it requires the dedication of more resources by the town to ensure its success. Looking back on my years with the Gully Project (2001-2008), we were able to accomplish a lot because we had a full-time staff person (sometimes two) and we had Green Teams every summer.</p>

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	<p>When the first wetland conservation plan was signed, it was envisaged that the town would eventually allocate a staff resource to be responsible for implementation. This has not yet happened. It seems to me that the time has come for the town to have an employee dedicated at least part-time to its wetland conservation programs.</p> <p>9- 10% Open Space: During the last Plan Review, the Open Space provision for subdivisions was changed to read: "Not more than 10% of the gross area of land developed for subdivision purposes shall be dedicated to the Town as public open space." In previous Plans, however, this section read: "A minimum of 10% of the gross area of land developed for subdivisions purposes shall be dedicated to the Town as public open space." Considers this to be a regressive change if we ever hope to preserve some green spaces in developments, to increase our neighbourhood connectivity, build trail and overall to increase conservation land. They lobbied against this change at the last Review and they again ask that this change be reversed. It is important for Council to have some discretion in developments that are placed in especially environmentally-sensitive areas, areas that are far from the town centre, or areas where extra green space would make sense based on the topography. In addition, the current Open Space provision results in less monies being paid to the town by land developers when cash in lieu option is chosen, and overall, is contrary to the interests of the taxpayers of Torbay.</p> <p>10- Preservation of Trees and Reforestation: The protection of natural resources such as forested land is a stated objective in the current Plan, indeed in previous plans as well. Environmental policies require that "mature trees shall be preserved and replaced where necessary" and "be removed only if they will unduly inhibit construction". In reality, large-scale clearing and excavation of land for residential construction, commonly known as 'gravel pit housing', has taken place around town, even in protected areas and buffer zones (Forest Landing), in spite of conditions put in place in building permits and subdivision agreements. This has resulted in some instances in negative impacts on properties downstream and in serious damage to management unit buffers. The Municipal Plan environmental policies regarding the preservation of trees should be monitored and enforced. When natural vegetation is destroyed, there should be an equivalent number of young trees (native species) planted. Remediation of altered and destroyed public buffer zones in management units must be given serious attention and property owners be required to execute remedial action.</p> <p>11- Little Gallows Cove Pond Recreational Area: Want to highlight this particular piece of land because it seems to be somewhat forgotten or at least little known by the community. They have raised it with council members at various times in the past and suggested that this would be a good area for the town to focus on. In old Municipal Plans, this piece of Crown Land was specifically "reserved by Council for future development as a municipal recreational area" and it is still zoned ROS. Little Gallows Cove Pond is in the stewardship zone and a small, natural wilderness park next to it would be a valuable addition to the town's outdoor recreation amenities.</p>

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	<p>This is one area that could be zoned 'conservation' and incorporated into recreational plans and wetland awareness activities.</p> <p>12- List of Residential Developments:</p> <p>To help with discussions about the Plan over the review period, they think it would be helpful to have a list of all the residential subdivisions in Torbay, serviced and unserviced, the number of houses built in each, the number of vacant lots left, and the status, i.e. approved, approved in principle, planned and proposed. That would give us a good sense of what we have particularly the number of unserviced houses we currently have or are planned. This type of listing used to be tabled at Council on a regular basis.</p> <p>Conclusion:</p> <p>They think we have to get our house in order before we grow much more. We need a different kind of vision for the next 5 and 10 year period (i.e. before new water and after) that prioritizes sustainable development, quality of life and the attractiveness of our community. One that recognizes the importance of open spaces, natural resources, critical environmental areas, and that supports a more positive cooperative approaches with the region instead of urban sprawl in every corner of our town. These are the things that residents said was important to them during past public consultations and this is reflected in all our various approved plans (ICSP, Recreation Plan, OSMP, Tourism Plan, Economic Development Plan, etc). We need to find a better balance so we can hope to make Torbay a more accessible and diverse community in the future.</p>
36	<p>Writer attended the Planning Workshop for the Whitty's Ridge/Camp Carey Road Area held on 30 November 2023 and submit the following comments regarding future development in this location.</p> <p>The Town of Torbay should be very cautious of any development on higher elevation areas within the town. There is ample evidence of the detrimental (and expensive) effects of improper development on high ground. As an example, the development of Nathaniel Drive, Eagle Ridge Drive, Flora Drive, Scenic View Drive and Peter's Place was accompanied by the usual complete removal of all vegetation across a large expanse of high ground. It is my opinion, as a geologist, that this has resulted in increased run-off down-slope, causing a rise in groundwater level in the Skippers Landing area. Residents in that neighbourhood have been plagued by flooding and the Town of Torbay has had to expend significant tax dollars to remedy the situation. To date, the Eagle Ridge area has not been adequately re-vegetated.</p> <p>They have been a resident of Whitty's Lane for over 23 years. They believe development on Whitty's Ridge poses a similar risk, particularly to the residents of Anstey's Cove Lane and Davalan Place. Houses on these streets were built on a filled-in wetland and there have been flooding issues there as well. If development on Whitty's Ridge proceeds according to common practice it may cause more flooding here and may similarly impact residents on Whitten's Lane.</p> <p>These concerns point to a couple of serious considerations for the Town of Torbay.</p> <ol style="list-style-type: none"> 1. Developers should not be permitted to practice whole-scale removal of trees and other vegetation, particularly on higher ground. They would like to see the Town take a leading role in promoting more sustainable development practices, such as leaving vegetated buffers between and around houses. To developers' arguments that that

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	<p>isn't possible, they offer my own property as an example where it has been done, successfully. The person who first built on the property had to flag individual trees to ensure that wholesale vegetation removal didn't take place. Developers may argue that this will increase costs. Costs that they will likely pass on to property buyers; costs that may be offset by property owners not having to spend as much on landscaping.</p> <p>2. Groundwater protection: Whitty's Ridge has always been slated for connection to the municipal water supply. This is not possible at present but may be possible if/when Great Pond augments the current municipal water capacity. In the meantime, any development in the area must ensure no negative consequences for the water quality and quantity for existing residents. Groundwater testing must prove that new wells and septic systems will not damage existing systems. Another factor for development in this area is the current road access. Newfoundland Design Associated Limited submitted a report to the Planning and Development Officer, dated 28 July 2010, enumerating issues with current road infrastructure on Whitty's Ridge. On Whitty's Lane alone, these include:</p> <ol style="list-style-type: none"> 1. Required widening of the lane along a portion of its length. 2. Two turns do not meet the minimum required radius of 50m and can be considered blind turns. Any remedy of these defects would require the acquisition of property and removal of buildings (the report stated that this was likely not an option). 3. The intersection of Whitty's Lane and Torbay Road should line up with the intersection of Dunphy's Lane and Torbay Road. This would require re-establishment of driveways and relocation of utility poles. 4. The hill upward of Crowley Place is steeper than the maximum allowable grade of 10%. Portions of the lane would need to be cut down and driveways re-established to meet this requirement. 5. If Byrne's Lane is part of any proposed development, the deficiencies of that lane are even more numerous. Residents of Whitty's Lane will tell you there is more than enough vehicular traffic on the lane as it is. Considering that the lane is a dead end, the amount of traffic (seemingly often not local traffic) is astonishing, as is the speed with which some drivers proceed. Development beyond the current properties will increase this traffic, especially if the lane is connected to Camp Carey Road to provide a drive-through. <p>Finally, the Town of Torbay is actively looking to support affordable housing, which is an important initiative. Any development on Whitty's Ridge will not accomplish this as only very large lot unserviced developments, with sustainable trees and other vegetation buffers will be possible on the ridge. Realistically, any development here, no matter how careful or sustainable, should wait until Torbay has a better supply of municipal water to connect to.</p> <p>They would like to reiterate that any development on elevated ridges within the Town of Torbay must be approached with great caution and avoided where possible. Climate change may very well cause increased precipitation with resulting rapid run-off and trigger unaccustomed dry periods. Both have the power to seriously impact residents through flooding and decreased well water supplies. Both may be exacerbated by development on ridges.</p>
37	<p>The writer attended the Community Planning Table for the Town of Torbay held on 28 November 2023 and wish to submit the following comments regarding future development.</p> <p>Torbay, despite being essentially a bedroom community for the city of St. John's, has a unique character that is important to residents and worth the effort to preserve as</p>

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	<p>much as possible. They applaud the Town's efforts to do so and encourage it to keep this firmly in mind as it plans for the next phase in Torbay's history.</p> <p>The Town currently has three quarry operators with permits to quarry off Bauline Line, upslope from Big Three Corner Pond. These existing quarries pose a risk to the pond and wetland down a steep slope from operations. Plans have been submitted to expand the area to include another operator. Residents have fought hard against this new proposal. The Torbay Environment Advisory Committee (TEAC) has made submissions outlining the potential damage caused by further quarrying up a steep slope from a protected pond and wetland and has advised against approving this proposal. TEAC has also documented potential damage resulting from clearing vegetation from buffers. In the strongest possible words, I urge the Town of Torbay to prohibit any further quarrying within our municipal boundaries.</p> <p>Once the current operations come to a close (which may not be far in the future) no more permits or licences should be approved. Torbay has no need of these quarries, a fact evident to a previous Council who proposed to prevent any future quarrying in Torbay. They strongly believe this prohibition should be included in the Revised Municipal Plan.</p> <p>They encourage the Town to resume the Climate Change Adaptation/Action Plan sessions that were interrupted by Covid. These need to be supplemented by keeping up to date with information and data on storms and resulting effects. Given how much elevation relief exists in our town, we need to keep as well informed as possible.</p> <p>The Town recently engaged a Green Team to document the wetlands within municipal boundaries. They would like to see this followed up with strong protection for these areas, including engaging individual residents who may have infringed upon and altered protected areas. More areas may be suitable for management or stewardship zones. It is becoming increasingly evident that wetlands are critical to the health of communities. We owe it to future residents of Torbay, as well as the resident flora and fauna, to keep these areas as pristine as possible. In particular, The Gully must be protected from any future development as it plays a critical role in regulating water flow through Torbay to the coast. The coast is a focal area for residents and visitors alike and needs to be protected from development that will alter the viewscapes and beauty of the area. As well, the beach area and the East Coast Trail and community paths are under risk from motorized vehicles causing damage. Any surveillance and protection the Town can provide will be important.</p>
38	<p>From the planning side I see these as the strengths:</p> <ul style="list-style-type: none"> - Expansion of the trail network to connect Torbay is going well - The multi-use park additions are great - The commons facility is great - upgraded crosswalks and traffic signage are great <p>Areas of improvement:</p> <p>Can the town rezone the land near the Robins location that is for sale as Commerical and allow a developer to create a retail area there?</p> <p>More parking around Whiteway pond would be nice- though the reactional area there is fine as it is.</p> <p>They would like to see new-park projects closer to housing in the town- the Bauline Line park is great but too far, maybe use the land near the rink next?</p>

Submission	Issue Raised
	<p>Also they don't agree with the continued expansion and upgrading of the softball facilities- to me they provide very little seasonable utility for a very small group of people</p> <p>Trail expansion is good however all trails should be part of a network and should not dead-end like the one on Clara's Place, teenager are down there and it's no inviting.</p> <p>The multi-use courts are too small for tennis with the basketball net posts!</p> <p>They are firmly against the expansion of sidewalks in the town (ESPECIALLY on BOTH sides of the road)- they are expensive and need constant upkeep/repair and possible snow clearing. Assigning money to routinely upgrade the shoulders with gravel that they think is better. For all expansion ideas we need to assess the cost of the project AND the cost of maintenance/operating costs. We don't need all the facilities that larger towns/cities have and we need to be mindful that no overall plan that may increase our mill rate should be considered.</p>



Design with community in mind