



Ms. Julia Schwarz, MCIP, CSLA
Director of Planning and Development
Town of Torbay
P.O. Box 1160, 1288 Torbay Road
Torbay, NL A1K 1K4

Dear Ms. Schwarz:

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT NO. 2, 2020
(IN CONJUNCTION WITH TORBAY MUNICIPAL PLAN AMENDMENT NO. 4, 2020
AND DEVELOPMENT REGULATIONS AMENDMENT NO. 8, 2020)**

I am pleased to inform you that the **St. John's Urban Region Regional Plan Amendment No. 2, 2020**, as adopted by the Minister on the **23rd day of September, 2021**, and approved by the Minister, has now been registered. In general terms, the purpose of St. John's Urban Region Regional Plan Amendment No. 2, 2020 is to facilitate the Town of Torbay's Municipal Plan Amendment No. 4, 2020 and Development Regulations Amendment No. 8, 2020, to accommodate a proposal for a seven (7) lot residential subdivision located at the end of Bernice Drive by re-designating the subject lands from "Rural" to "Urban Development".

The Town of Torbay's Municipal Plan Amendment No 4, 2020 and Development Regulations Amendment No.8, 2020 have now been registered. These registered amendments are legal documents and should be saved in a secure location.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The amendments to the Regional Plan and the Town's Municipal Plan and Development Regulations come into effect on the date this notice appears in the Gazette. The notice must also appear in a local newspaper. Council should also share the notice of registration by posting it on its website and social media pages and by posters placed in prominent locations throughout the community.



Please ensure that the notice of registration in the Newfoundland and Labrador Gazette and the local newspaper includes references to St. John's Urban Region Regional Plan Amendment No. 2, 2020.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (kingsprinter@gov.nl.ca), by fax (729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of the Town's Municipal Plan Amendment No. 4, 2020 and Development Regulations Amendment No. 8, 2020. I have also attached a copy of St. John's Regional Plan Amendment No. 2, 2020 as approved by the Minister.

Yours truly,

A handwritten signature in blue ink, appearing to read "Kim Blanchard".

Kim Blanchard, MCIP
Manager of Land Use
Planning

cc: Reginald Garland, MCIP
Plantech - Environment

TOWN OF TORBAY
MUNICIPAL PLAN 2015 - 2025



MUNICIPAL PLAN AMENDMENT No. 4, 2020

RURAL to RESIDENTIAL
Bernice Drive

MAY, 2020

PLAN-TECH

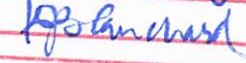


ENVIRONMENT

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NAC

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 4, 2020

Municipal Plan/Amendment	
REGISTERED	
Number	5125-2023-049
Date	30 Aug 2023
Signature	

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay.

- a) Adopted the Torbay Municipal Plan Amendment No. 4, 2020, on the **29th** day of November, 2021.
- b) Gave notice of the adoption of the Town of Torbay Municipal Plan Amendment No. 4, 2020, by advertisement inserted in the May 2022 and June 2022 editions of the *Northeast Avalon Times* newspaper, which was published in the middle of each month.
- c) Set the 20th day of June, 2022 at 7:00 p.m. at the Torbay Common Building, Torbay, for the holding of a public hearing to consider objections and submissions. No objections were received.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay **approved** the Town of Torbay Municipal Plan Amendment No. 4, 2020 as adopted, at the regular public meeting of Council **on November 28, 2022**.

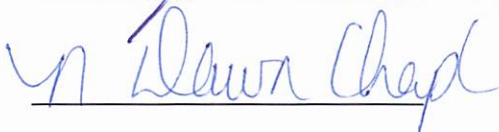
SIGNED AND SEALED this 21st day of December, 2022

Mayor:



(Council Seal)

Clerk:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 4, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay adopts the Town of Torbay Municipal Plan Amendment No. 4, 2020.

Adopted by the Town Council of Torbay on the 29th day of November, 2021.

Signed and sealed this 29th day of November, 2021.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Municipal Plan Amendment No. 4, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



THE CHAIRMAN, JAMES EARL RAY
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

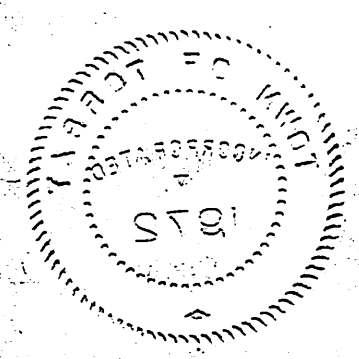
Dear Mr. Chairman:

I am writing to you in response to your letter of the 11th of this month regarding the matter of the assassination of Dr. Martin Luther King, Jr.

I am sorry that I cannot provide you with a more definitive answer at this time.

I am sure that you will understand my position.

Sincerely,
JAMES EARL RAY



Very truly yours,
JAMES EARL RAY

Enclosed for you are two copies of a letterhead memorandum dated and captioned as above.

Very truly yours,
JAMES EARL RAY

TOWN OF TORBAY

MUNICIPAL PLAN AMENDMENT No. 4, 2020

BACKGROUND

The Town of Torbay proposes to amend its Municipal Plan. The Town has received a proposal for a seven (7) lot residential subdivision to be located at the end of Bernice Drive. Most of Bernice Drive is designated as Residential. A portion of the land falls outside the Residential designation and is located in the Rural designation.

The purpose of this amendment is to redesignate that portion of the seven (7) lot residential subdivision that falls outside the Residential designation. This Amendment proposes to redesignate that land from **Rural** to **Residential**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Municipal Plan Amendment No. 4, 2020, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to redesignate that portion of land to Urban Development to bring the proposed Municipal Plan Amendment No. 4, 2020, into conformity with the Regional Plan.

PUBLIC CONSULTATION

A copy of the detailed public consultation document is attached for reference.

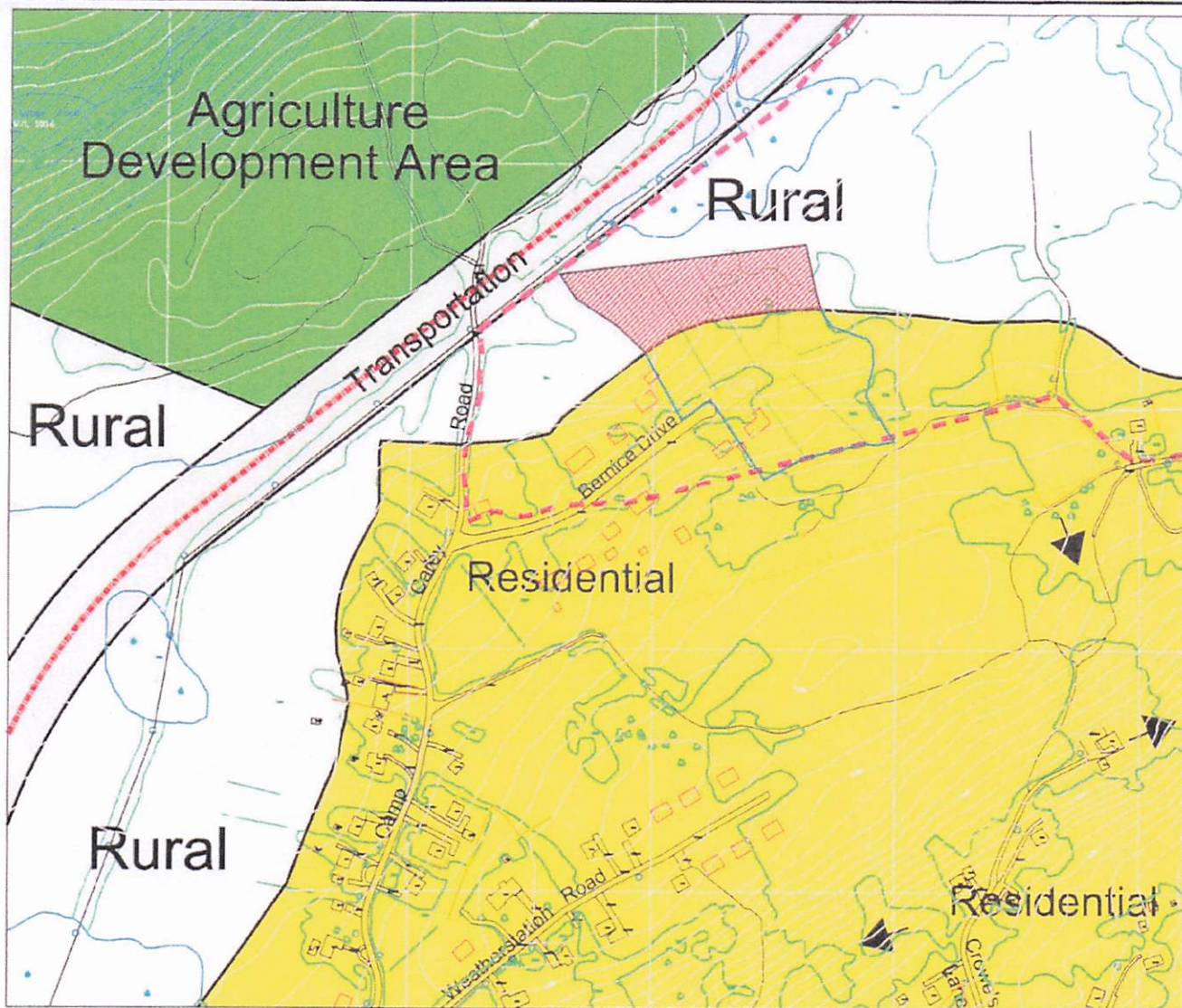
MUNICIPAL PLAN AMENDMENT No. 4, 2020

The Town of Torbay Municipal Plan is amended by:

- A) **Changing** an area of land from "**Rural**" to "**Residential**" as shown on the attached portion of the Torbay Future Land Use Map:

CS

NDC



TOWN OF TORBAY
MUNICIPAL PLAN 2015-2025

Dated at Torbay

FUTURE LAND USE MAP

This 9 Day of Jan 2020

MUNICIPAL PLAN
AMENDMENT No. 4, 2020

Mayor

Clerk



Area to be changed from: "Rural" to
"Residential"

Seal

PLAN-TECH



ENVIRONMENT

Municipal Plan/Amendment
REGISTERED
Number 5125-2023-049
Date 30 AUG 2023
Signature [Signature]

I certify that the attached Town of Torbay Municipal Plan Amendment No. 4, 2020, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

CS

TOWN OF TORBAY
DEVELOPMENT REGULATIONS 2015 - 2025



DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

RURAL (RUR) to RESIDENTIAL LARGE LOT (RLL)
Bernice Drive

MAY 2020

PLAN-TECH



ENVIRONMENT

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URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

Development Regulations/Amendment	
REGISTERED	
Number	<u>5125-2023-050</u>
Date	<u>30 AUG 2023</u>
Signature	<u>[Signature]</u>

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay.

- a) Adopted the Torbay Development Regulations Amendment No. 8, 2020 on the 29th day of November, 2021.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 8, 2020 by advertisement inserted in the May 2022 and June 2022 editions of the *Northeast Avalon Times* newspaper, which was published in the middle of each month.
- c) Set the 20th day of June, 2022 at 7:00 p.m. at the Torbay Common Building, Torbay, for the holding of a public hearing to consider objections and submissions. No objections were received.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay **approved** the Town of Torbay Development Regulations Amendment No. 8, 2020 as adopted, at the regular public meeting of Council **on November 28, 2022**.

SIGNED AND SEALED this 21st day of December, 2022

Mayor: [Signature] (Council Seal)

Clerk:

[Signature: Dawn Chap]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay adopts the Town of Torbay Development Regulations Amendment No. 8, 2020.

Adopted by the Town Council of Torbay on the 29th day of November, 2021.

Signed and sealed this 29th day of November, 2021.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 8, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



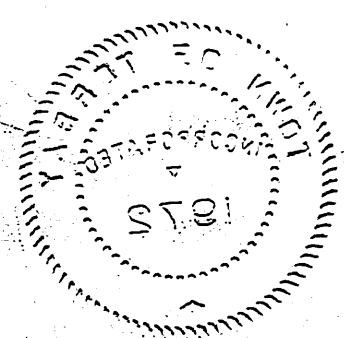
THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible text]

TO: [Illegible text]

FROM: [Illegible text]



DATE: [Illegible text]

1. [Illegible text]

2. [Illegible text]

TOWN OF TORBAY

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Town has received a proposal for a seven (7) lot residential subdivision to be located at the end of Bernice Drive. Most of Bernice Drive is zoned as Residential Large Lot. A portion of the land falls outside the Residential Large Lot Zone and is located in the Rural Land Use Zone. There are no municipal services near Bernice Drive. A Ground Water Assessment is required to determine whether lots are capable of supporting onsite well and septic systems.

The purpose of this amendment is to rezone that portion of the seven (7) lot residential subdivision that falls outside the Residential Large Lot Land Use Zone. This Amendment proposes to rezone that land from **Rural (RUR)** to **Residential Large Lot (RLL)**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 8, 2020, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to redesignate that portion of land to Urban Development to bring the proposed Development Regulations Amendment No. 8, 2020, into conformity with the Regional Plan.

PUBLIC CONSULTATION

A copy of the detailed public consultation document is attached for reference.

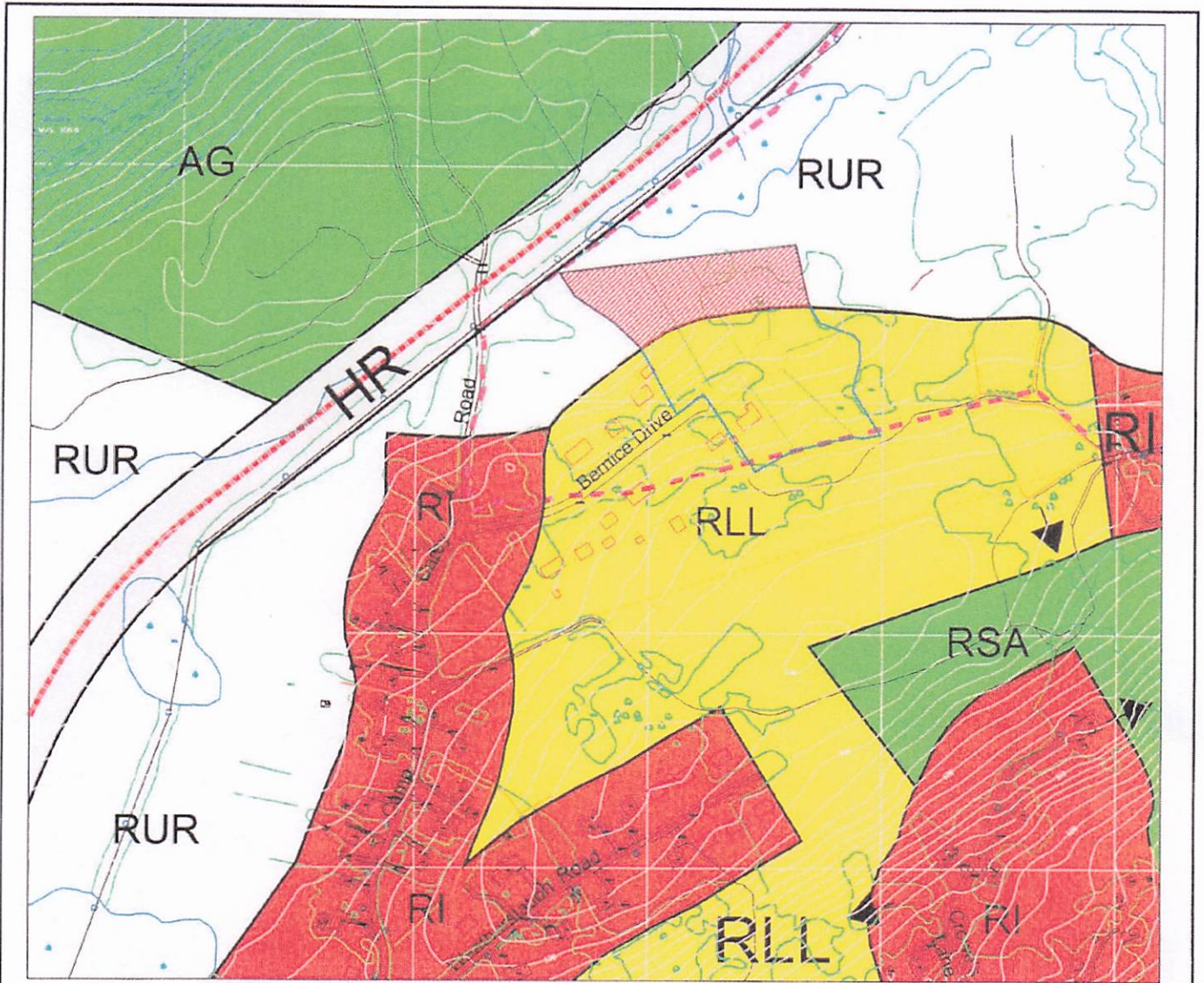
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

The Town of Torbay Development Regulations is amended by:

- A) *Changing*** an area of land from "**Rural (RUR)**" to "**Residential Large Lot (RLL)**" as shown on the attached portion of the Torbay Land Use Zone Map:

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NAC



TOWN OF TORBAY
MUNICIPAL PLAN 2015-2025

Dated at Torbay

LAND USE ZONE MAP

This 9 Day of Jan 2020 2

DEVELOPMENT REGULATIONS
AMENDMENT No. 8, 2020

[Signature] Mayor

A. Dawn Chap Clerk



Area to be changed from: "Rural" to
"Residential Large Lot"

Seal

PLAN-TECH



ENVIRONMENT

Development Regulations/Amendment

REGISTERED

Number 5125-2023-050

Date 30 AUG 2023

Signature [Signature]

Scale: 1: 5000



I certify that the attached Town of Torbay Development Regulations Amendment No. 8, 2020, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

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ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT #2, 2020

**Bernice Drive Subdivision,
Torbay**

September 2020

URBAN AND RURAL PLANNING ACT, 2000


RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2020

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:


- a) adopted the St. John's Urban Region Regional Plan Amendment No. 2, 2020 on the 23rd day of September, 2021;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 2, 2020 by advertisement inserted in the in the May and June, 2022 editions of *The North East Avalon Times Newspaper*; and
- c) set the 20th day of June, 2022 for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 2, 2020, as adopted on the 29th day of November, 2021.


Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 29 day of August, 2023.


Witness

St. John's Urban Region Regional Plan Amendment

REGISTERED


Number SJUR-2023-058

Date 30 AUGUST 2023

Signature 

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 2, 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 2, 2020.



Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 23 day of September, 2021

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 2, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

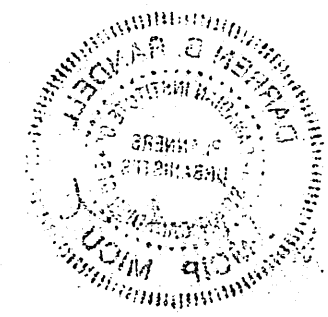
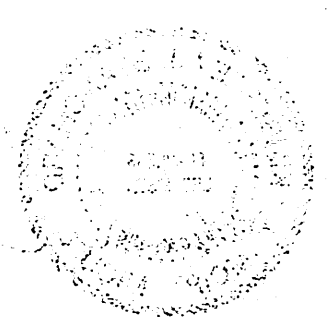
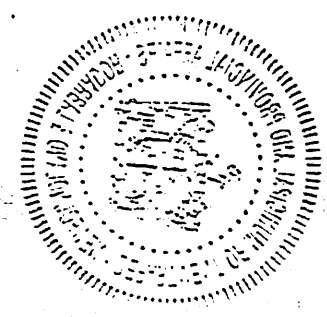


THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 1, 1917

TO THE SECRETARY OF THE ARMY
FROM THE SECRETARY OF THE ARMY

[Handwritten signature]

RECEIVED
JAN 1 1917



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT 2, 2020

BACKGROUND

The Town Council of Torbay ("the Town") is proposing an amendment to its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

Council is considering this amendment to accommodate a proposal it received for a seven (7) lot residential subdivision located at the end of Bernice Drive in Torbay. To accommodate the Town Council's proposal to amend the future land use designation and zoning of its municipal plan and development regulations, it became apparent that an amendment is also required to alter the land use designation on the Regional Plan Map for the specific parcel of land only. There are no proposed text changes to the Town's planning documents, nor are there apparent policy implications to the Regional Plan.

The proposed changes to the Regional Plan map would re-designate the subject lands from "Rural" to "Urban Development", to accommodate the Town's proposed amendments to its Municipal Plan and Development Regulations. The Town's proposed corresponding amendments would change the future land use map of the Municipal Plan to re-designate the subject property from "Rural" to "Residential"; and would change the land use zoning map of the Development Regulations to re-zone the subject property from "Rural (RUR)" to "Residential Large Lot (RLL)".

In terms of the site context, the parcel of land is located within the municipal planning area of Torbay, at the end of Bernice Drive, where the land is primarily zoned and designated for residential urban development; however, a portion of the lots extend beyond the boundaries and, in order to achieve the desired depth for four of the lots, an amendment is required.

As there are no piped municipal services in the area, the lots are proposed to be developed using on-site servicing for well and septic. Prior to development approvals, a groundwater assessment must be conducted to determine whether the proposed lots on the subject property are capable of supporting onsite well and septic systems.

The Minister was agreeable to the Town undertaking the amendment process, including public consultations, in consideration of the proposed change to the land use designation in the Regional Plan. The Regional Plan amendment is to be processed simultaneously with the Town's amendments to the future land use designation map of its Municipal Plan and the land use zoning map of its Development Regulations.

PUBLIC CONSULTATION

The Town of Torbay arranged publication of notices soliciting comments on the proposed SJURRP Amendment No. 2, 2020 in the Northeast Avalon Time on February 16, 2021. The Town also circulated a notice to adjacent residents and posted information on its website regarding the proposed amendments inviting comments or objections. The Town received several inquiries and a written objections which asked that their property remain in the Rural zone, that Bernice Drive extend to Whitty's Lane and identifying boundary discrepancies.

The Town also wrote to the other municipalities that are subject to the St. John's Urban Region Regional Plan regarding its proposed amendment. Five municipalities responded: Portugal Cove-St. Philips, Flatrock, Logy Bay-Middle Cove-Outer Cove, Paradise and Mount Pearl. None of these municipalities identified an objection to the St. John's Urban Region Regional Plan Amendment No. 2, 2020.

St. John's Region Regional Plan, 1976 Amendment No. 2, 2020

The proposed St. John's Urban Region Regional Plan Amendment No, 2, 2020 would re-designate a parcel of land located at the end of Bernice Drive, in the Town of Torbay, from "Rural" to "Urban Development", as shown on the attached map.



**St. John's Urban Region
Regional Plan Amendment No. 02, 2020
Torbay MPA 4 & DRA 8, 2020**

- From 'Rural' to 'Urban Development'
- Urban Development
- Agriculture
- Arterial Road
- Rural
- Road Network

DARREN B. RANDELL
CANADIAN INSTITUTE OF PLANNERS
URBANISTES
MCIIP MICU



Signed this 29 day of August, 20 23

Minister of Municipal and Provincial Affairs

**St. John's Urban Region Regional Plan Amendment
REGISTERED**

Number SJUR-2023-058
Date 30 AUGUST 2023
Signature [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 02, 2020 has been prepared in accordance with requirements of the Urban and Rural Planning Act, 2000.

MCIP: [Signature]

DARREN B. RANDELL
CANADIAN INSTITUTE OF PLANNERS
URBANISTES
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