



December 29, 2025

Dear Resident:

RE: Discretionary Use Notice – 104 North Pond Drive

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

Should you have any questions, or require further information, please do not hesitate to contact the undersigned at 437-6532, extension 254 or by email at jslade@torbay.ca.

Sincerely,

A handwritten signature in blue ink that reads "Jason L. Slade".

Jason L. Slade, CPT
Project Manager | Housing Accelerator Program



DEVELOPMENT NOTICE

Variance Request

The Town of Torbay is in receipt of an application from 104 North Pond Road proposing to construct a single dwelling with subsidiary apartment. The property is located within the Residential Medium Density (RMD) Land Use Zone. The minimum required frontage is 18.2 metres. Due to the lot layout, the proposed frontage is 17.25 metres and the applicant is requesting a minor variance for Council to be able to consider this application. Council has the authority to consider a decrease of up to 10% (up to a 1.82 metre reduction). This application is processed in accordance with Regulations 11, 12, and 33 of the Torbay Development Regulations 2015-2025.

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

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

104 North Pond Road - Location Map

Residential Medium Denisty (RMD), Land Use Zone

