



Government of Newfoundland and Labrador  
**Municipal and Provincial Affairs**  
Local Governance and Land Use Planning Division

NOC  
Oct 13/21

Julia - for review -  
and action  
That  
Save

OCT 07 2021

COR/2021/03239

Mayor Craig Scott  
Town of Torbay  
P.O. Box 1160  
Torbay, NL A1K 1K4

VIA EMAIL: [dchaplin@torbay.ca](mailto:dchaplin@torbay.ca)



Dear Mayor Scott:

**TORBAY**  
**Development Regulations Amendment No. 6, 2018**

I am pleased to inform you that the **Torbay Development Regulations Amendment No. 6, 2018**, as approved by Council on November 20, 2018, have now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. These amendments will come into effect on the date that this notice appears in the **Gazette**. Council must also place a notice of registration in the local newspaper and should post a notice of registration on its website and social media pages (if applicable).

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

Attached is Council's registered copy of the Torbay Development Regulations Amendment No. 6, 2018. As this is a legal document, it should be reserved in a safe place.

Yours truly,

Mary Oley, B.Sc. LL.B.  
Director of Local Governance and Land Use Planning

cc: Julia Schwarz, MCIP, CSLA, Director of Planning and Development  
Reg Garland, MCIP, Plan-Tech Environment

**TOWN OF TORBAY**  
**MUNICIPAL PLAN 2015 - 2025**



**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018**

**RESIDENTIAL SUBDIVISION AREA  
TO  
RESIDENTIAL LARGE LOT**

**SOUTH OFF FOREST RIVER ROAD**

**OCTOBER 2018**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018**

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. 6, 2018.

Adopted by the Town Council of Torbay on the 19<sup>th</sup> day of November, 2018.

Signed and sealed this 20<sup>th</sup> day of November, 2018.

Mayor:



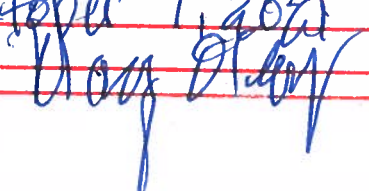
(Council Seal)

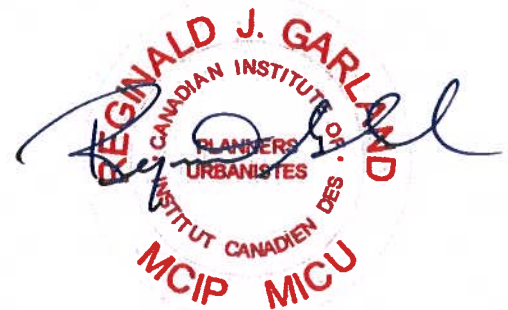
Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Torbay Development Regulations Amendment No. 6, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>SIDS-2021-047</u>
Date	<u>October 7, 2021</u>
Signature	



## **TOWN OF TORBAY**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018**

#### **BACKGROUND**

The Town of Torbay proposes to amend its Development Regulations. Council has received a comprehensive proposal to develop a forty-three (43) large lot residential subdivision to be located south off Forest River Road. The residential subdivision shall meet or exceed the standards of the Residential Large Lot Land Use Zone Table.

The residential subdivision is proposed for two phases, with phase one consisting of nineteen (19) lots. All lots in the proposed subdivision will be serviced by well and septic system. Final engineering will determine the actual number of lots which may be affected by soil and ground water conditions. A new road is to be constructed running south and perpendicular to Forest River Road.

The land is presently zoned Residential Subdivision Area in the Torbay Development Regulations. This amendment proposes to re-zone land containing the proposed residential subdivision from **Residential Subdivision Area (RSA)** to **Residential Large Lot (RLL)**.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The St. John's Urban Region Regional Plan has the area of the proposed subdivision designated as Urban Development. Residential development is a permitted use in this Land Use designation. An Amendment to the St. John's Urban Region Regional Plan is not required to re-zone land for the proposed residential subdivision.

#### **PUBLIC CONSULTATION**

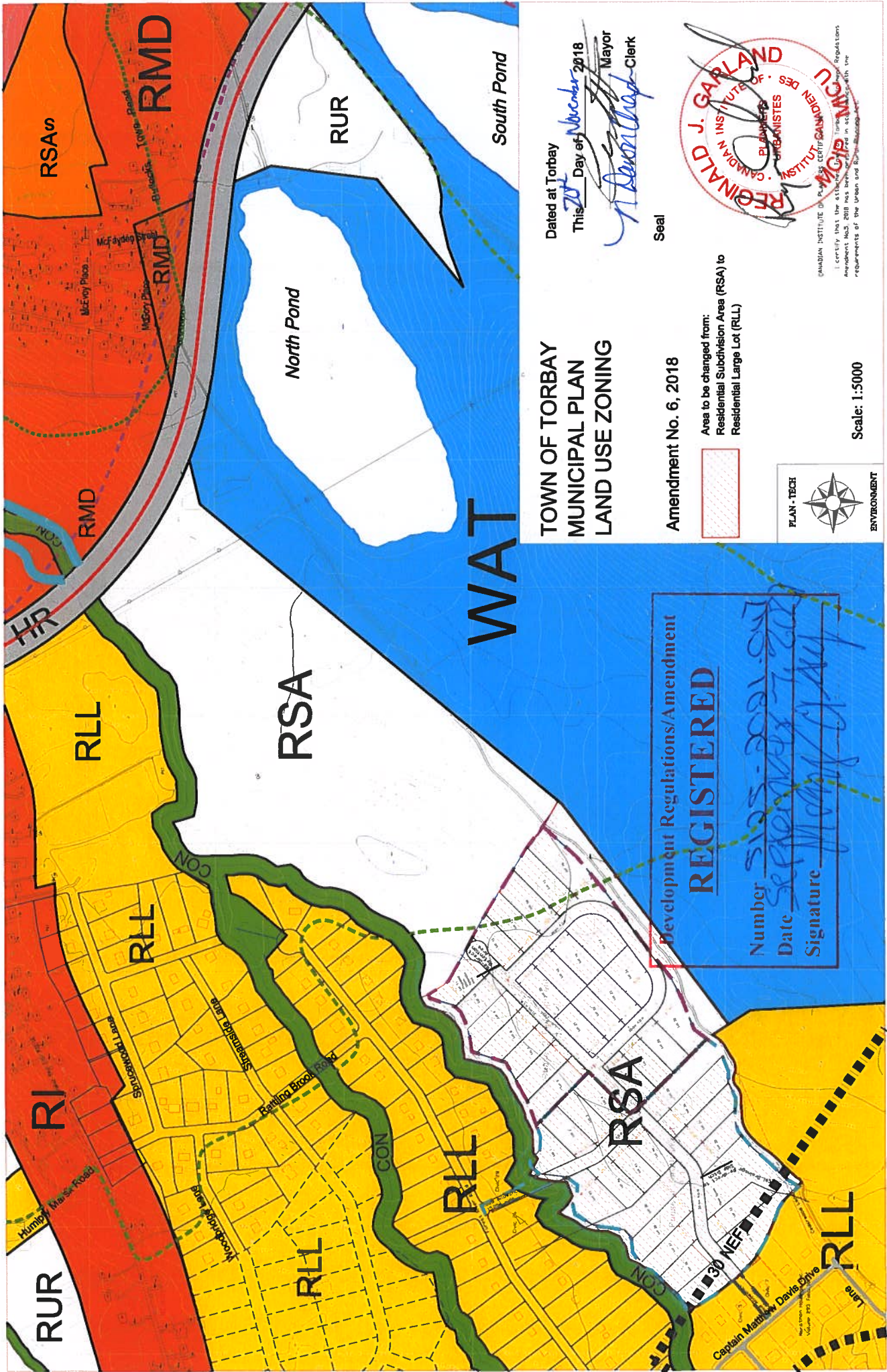
#### **DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018**

The Town of Torbay Development Regulations is amended by:

- A) **Changing** an area of land from "Residential Subdivision Area (RSA)" to "Residential Large Lot (RLL)" as shown on the attached portion of the Torbay Land Use Zoning Map.

*es NASC*





**TOWN OF TORBAY  
MUNICIPAL PLAN  
LAND USE ZONING**

Dated at Torbay

This 20<sup>th</sup> Day of November 2018

*[Signature]* Mayor  
*[Signature]* Clerk

Seal

Amendment No. 6, 2018



Area to be changed from:  
Residential Subdivision Area (RSA) to  
Residential Large Lot (RLL)

PLAN - TECH



ENVIRONMENT

Scale: 1:5000

Development Regulations/Amendment

**REGISTERED**

Number 2125-2018-017

Date September 7, 2018

Signature *[Signature]*



CANADIAN INSTITUTE OF PLANNING  
I certify that the attached Development Regulations  
Amendment No. 6, 2018 has been prepared in accordance with the  
requirements of the Urban and Rural Planning Act.