



TORBAY, NL

WORKSHOP

2023.11.30



01 - INTRODUCTION

OUR TEAM
MANDATE
WHAT IS A MUNICIPAL PLAN?
WHAT ARE DEVELOPMENT REGULATIONS?

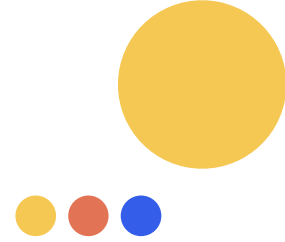
02 - COMMUNITY SCAN

POPULATION
HOUSING
JOBS
CURRENT CONTEXT
PUBLIC ENGAGEMENT ACTIVITIES

03 - WORKSHOP SESSIONS

STRENGTHS / WEAKNESSES
OPPORTUNITIES / CHALLENGES
WHAT TYPE OF COMMUNITY DOES TORBAY WANT TO BE?

01 INTRODUCTION



THE TEAM



Jamie Burke
Project Manager/Atlantic Lead –
Urban Planning



Tom Young
Senior Principal/Urban
Places Geographic Sector
Leader



Jake Atkins
Urban Planner



Stantec – DESIGN WITH COMMUNITY IN MIND

1954

FOUNDATION

400+

OFFICES AROUND
THE WORLD

900+

AWARDS

25,000+

EMPLOYEES

4,7G\$

REVENUE (2020)

22+

COUNTRIES AROUND
THE WORLD



MANDATE

The Municipality of Torbay is undergoing a Municipal Plan and Development Regulations Review. These documents guide the development and growth of your community, and we need your input to make sure they reflect our shared vision and goals.



The project's main objectives are to create:

- A **Municipal Plan** with a long-term vision for the Town of Torbay, which takes into account current trends and the changing nature of development and draws from best practices in urban and community planning.
- A **Development Regulation** (Bylaw) helps achieve the vision in the Municipal Plan and that includes user-friendly and visually expressed regulations that address land use issues.

Urban and Rural Planning Act

The Urban and Rural Planning Act contains the overall framework, authority, powers and processes according to which a municipality provides land use planning services.

Under the Act, and before a municipality takes on responsibility for land use planning, it develops a Municipal Plan and accompanying Development Regulations that must be approved by the provincial government.

Both the Municipal Plan and the Development Regulations must be reviewed on a 5-year basis

WHAT IS A MUNICIPAL PLAN?

A Municipal Plan is a document that outlines a municipality's policies on how land in the community should be used. It is prepared with input from the community and is intended to ensure that future planning and development will meet the specific needs of the community.

WHAT ARE DEVELOPMENT REGULATIONS?

Development regulations are a set of rules that work in conjunction with the Municipal Plan. They provide specific details on how land can be used within the municipality.

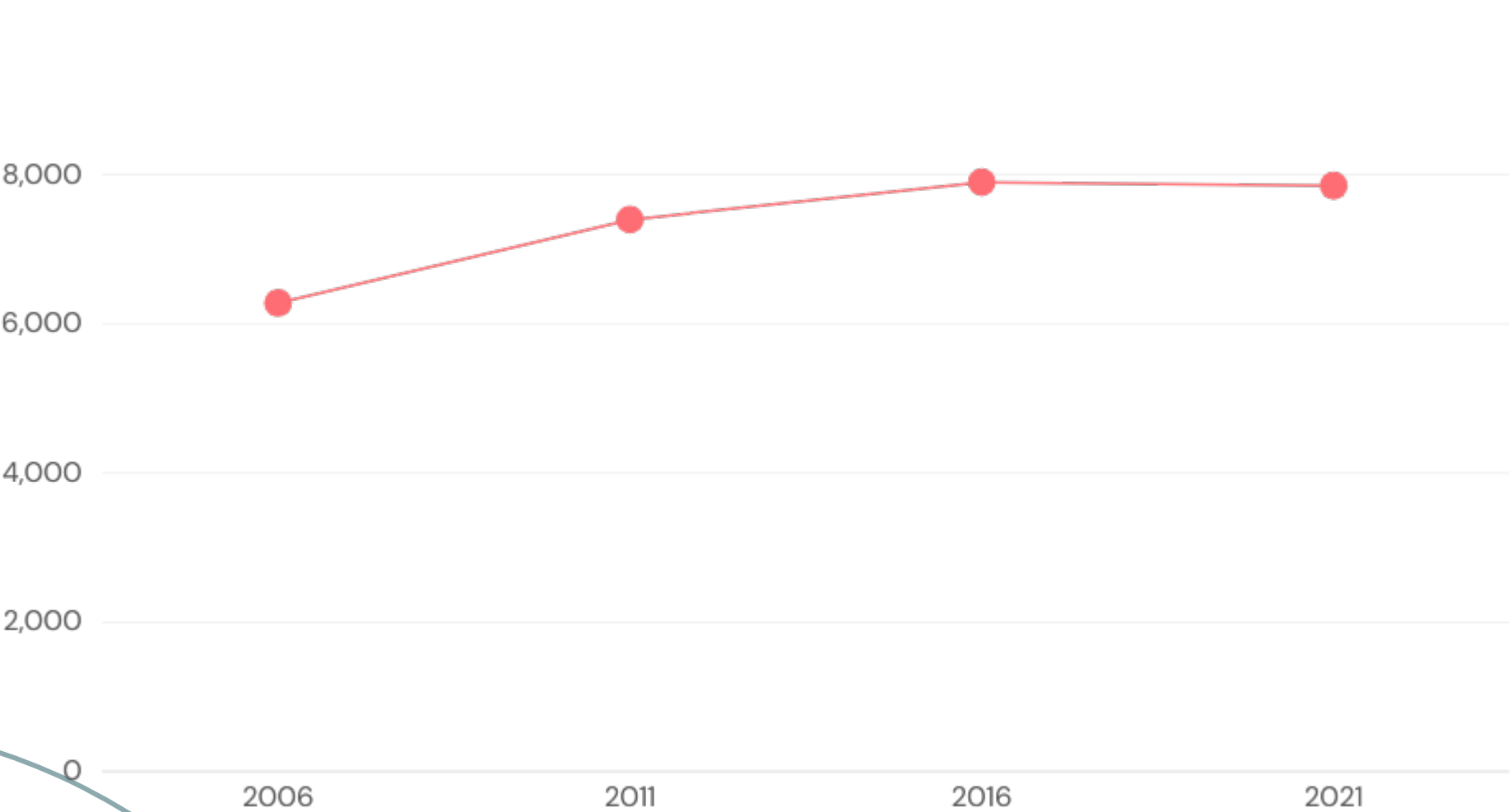
02

COMMUNITY SCAN

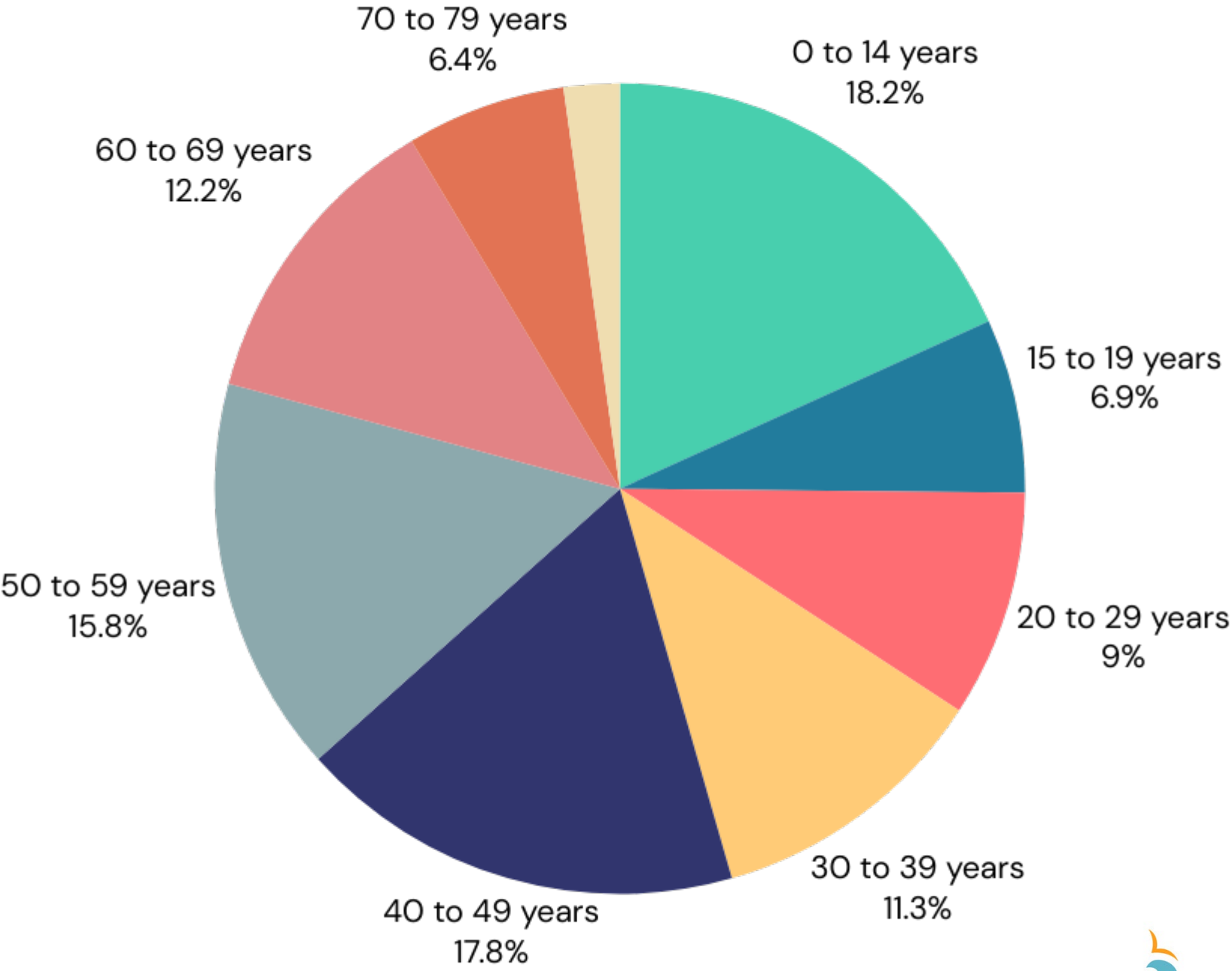
COMMUNITY OVER THE YEARS



Population Change

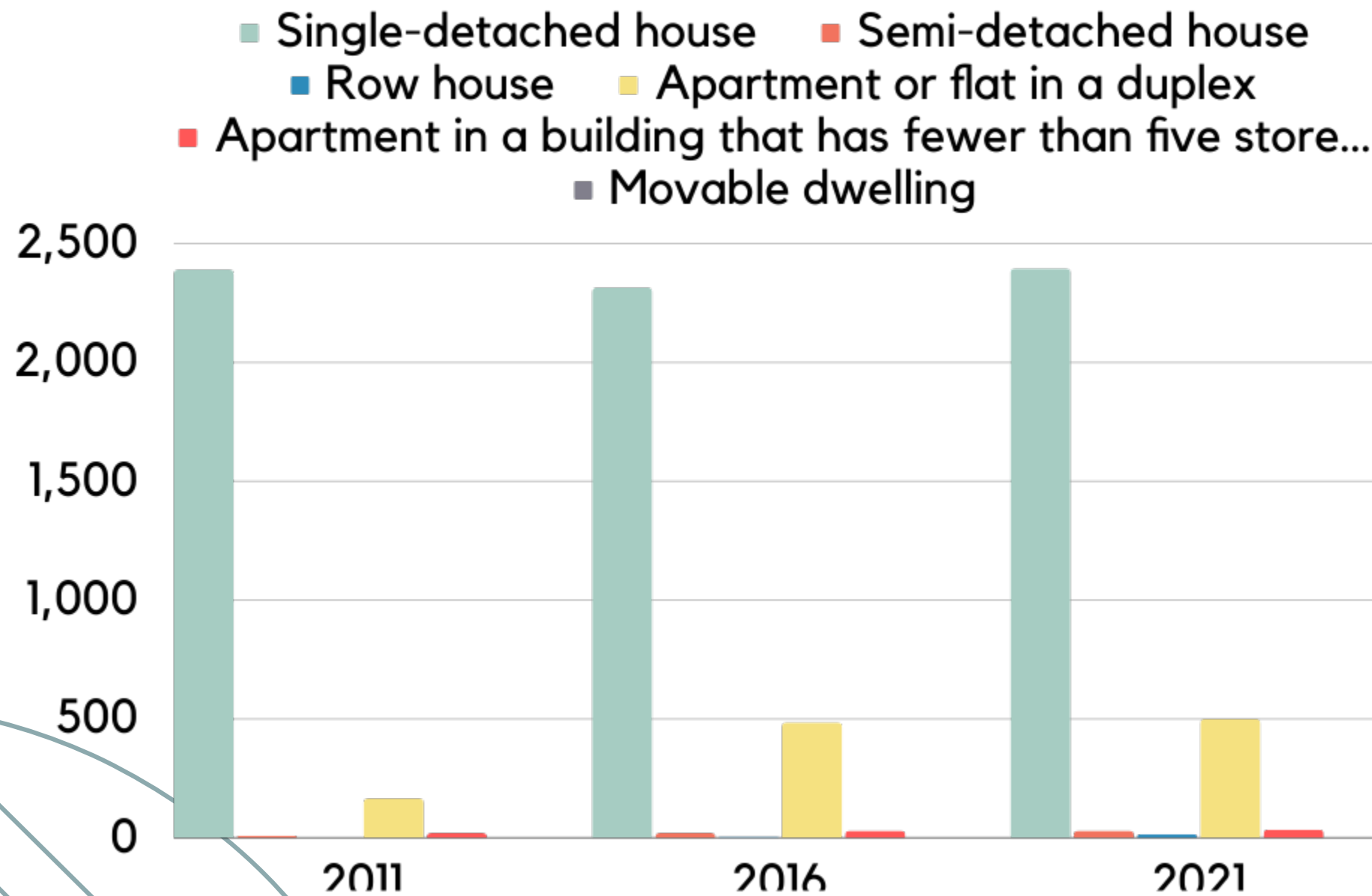


Population by Age

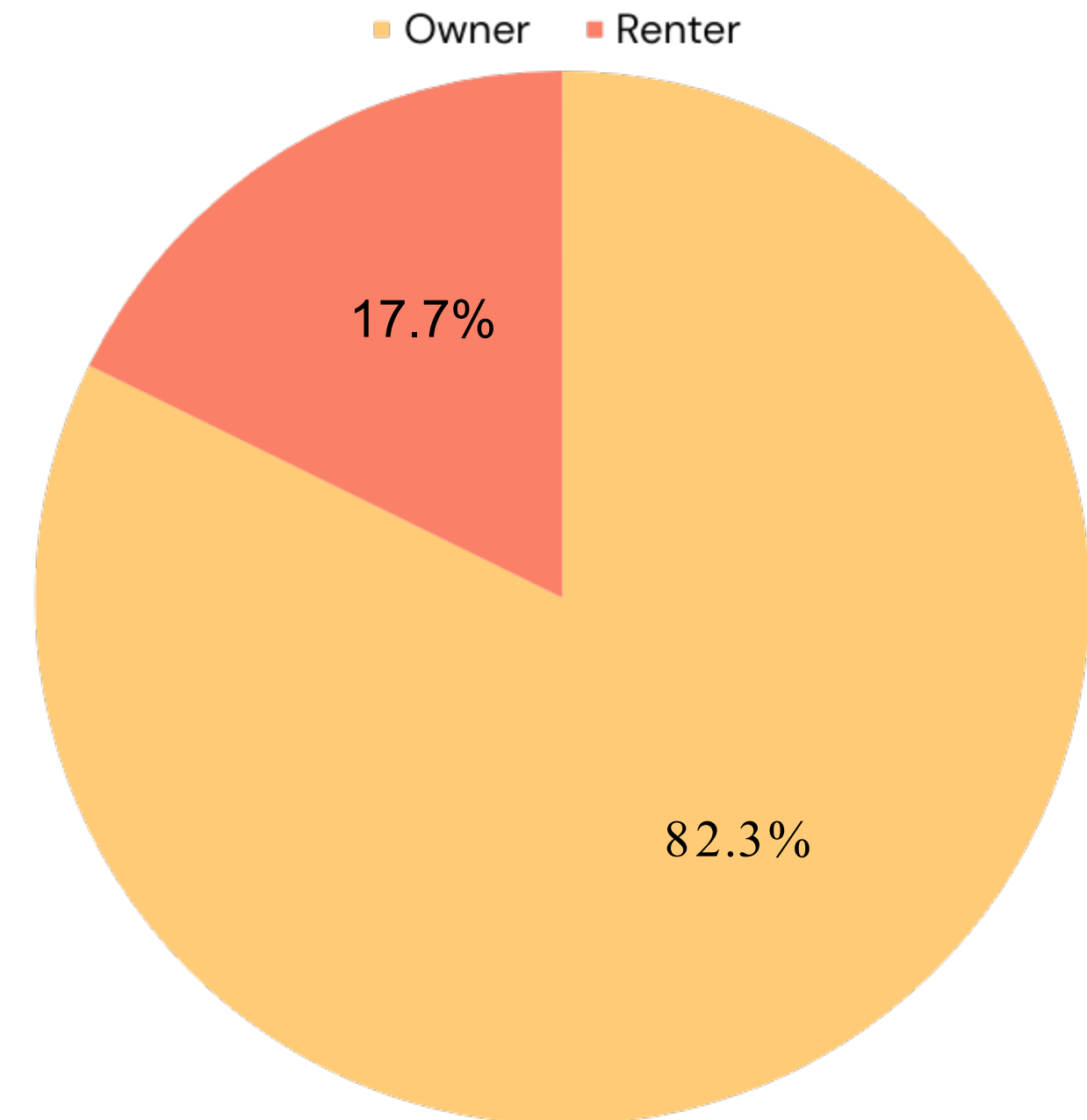


HOUSING

Housing Unit Growth



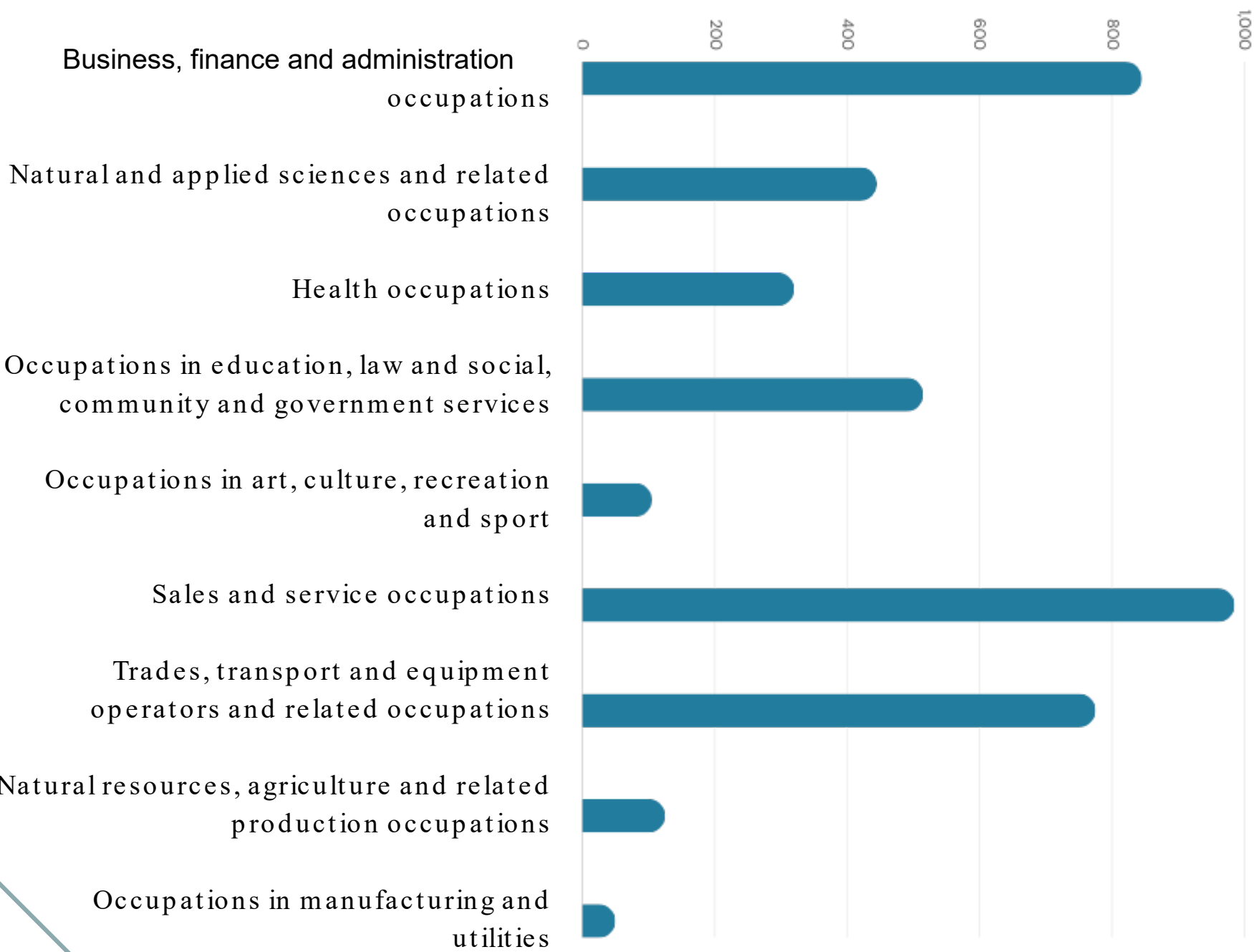
Owner vs. Renter



JOBS

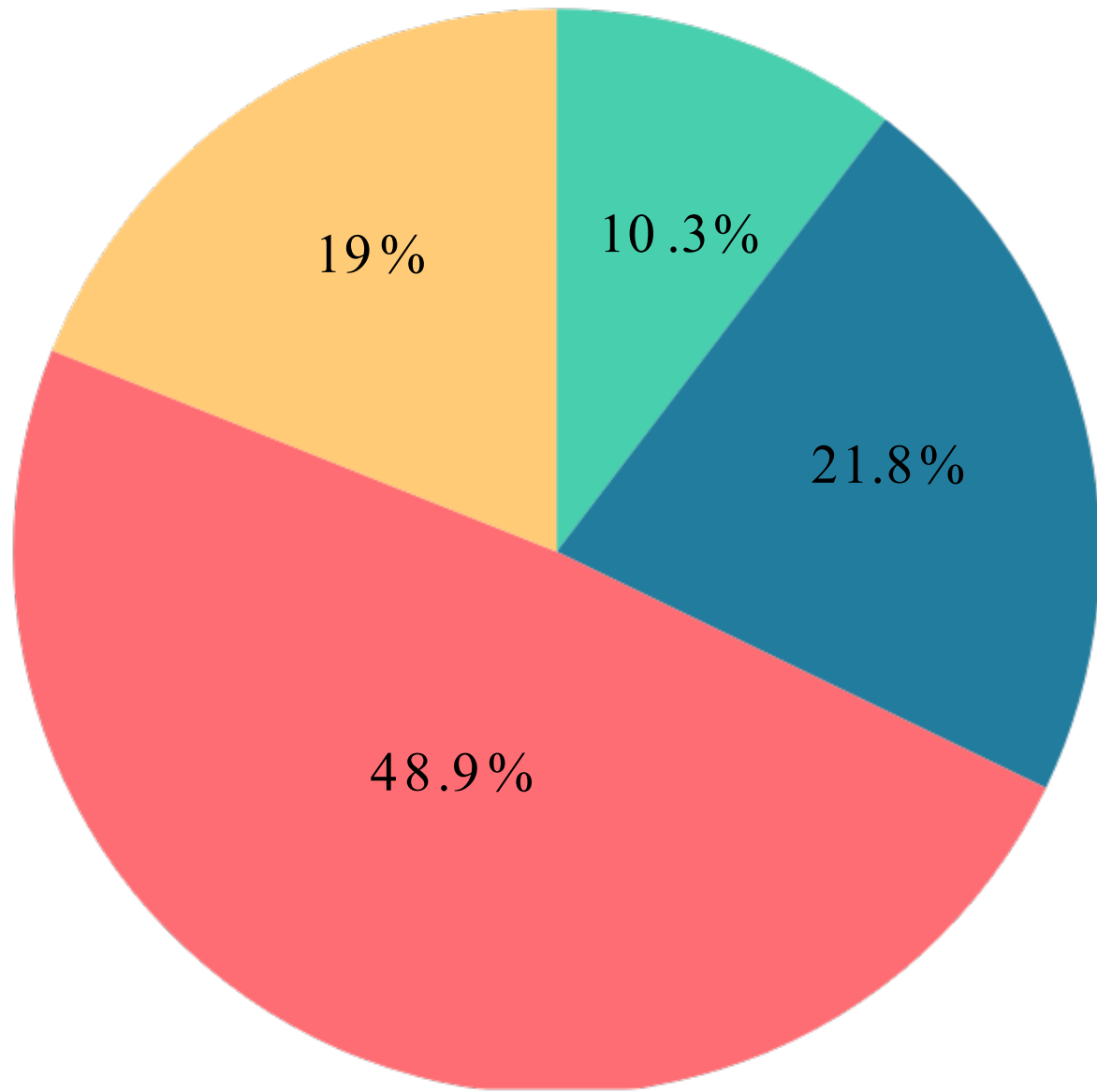


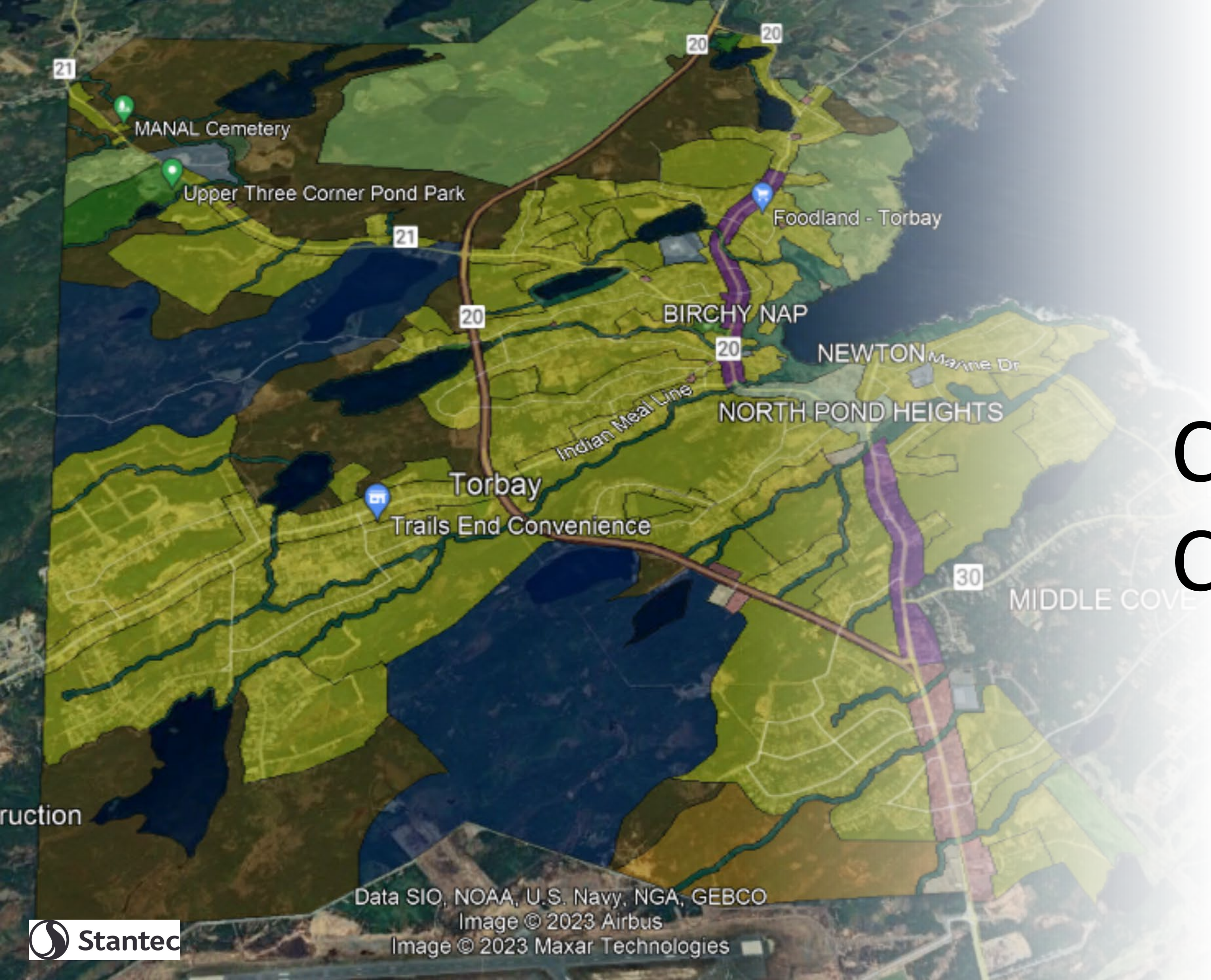
Job Industry



Education

- No certificate, diploma or degree
- High (secondary) school diploma or equivalency ce...
- Postsecondary certificate, diploma or degree
- Bachelor's degree or higher





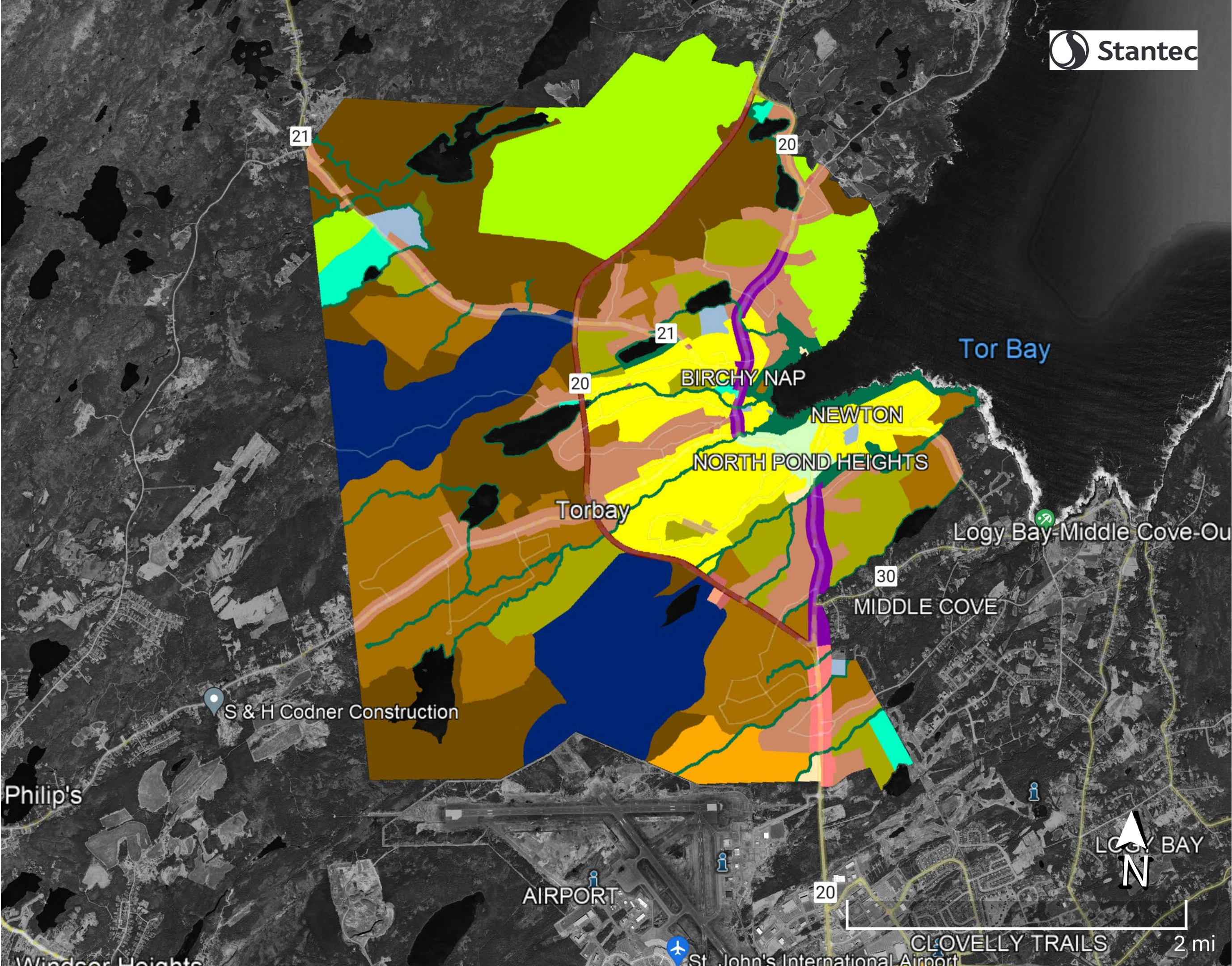
CURRENT CONTEXT

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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LAND USE ZONING MAP (SIMPLIFIED)

Land Use Zoning Maps
(Last updated September 6, 2023)
Source:
Government of Newfoundland and Labrador
(<https://www.gov.nl.ca/mpa/registry/community/torbay/>)

- Legend
- Agriculture
 - Commercial General
 - Commercial Main Street
 - Comprehensive Development Area -
 - Industrial Conservation
 - Highway Reserve
 - Industrial General
 - Industrial Hazardous
 - Industrial Light
 - Mixed Development
 - Public Buildings
 - Recreational Open Space
 - Residential Infill
 - Residential Large Lot
 - Residential Medium Density
 - Residential Small Lot
 - Residential Subdivision Area
 - Rural
 - Town Centre
 - Watershed



PUBLIC ENGAGEMENT ACTIVITIES



PLANNING EVENTS



Public Consultation for Municipal Plan Review

Tuesday November 28th, 2023

12pm - 2pm Builders' Luncheon (RSVP)

5pm - 6pm Town Centre – Planning Workshop (RSVP)

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!

ALL ARE WELCOME!

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

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

Can't join us? No worries! Share your ideas at www.torbay.ca/yourplan
or email us at yourplan@torbay.ca

PUBLIC ENGAGEMENT ACTIVITIES



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03

WORKSHOP

PUBLIC ENGAGEMENT ACTIVITIES



WORKSHOP GOALS

- Providing the community with an opportunity to learn more about the project
- Raising awareness about planning efforts in the Town among the community
- Understanding Community's main priorities
- Collecting input that will inform the Municipal Plan and Development Regulations Review

GROUND RULES

- Participation with intention
- Everyone's input is equally valued
- Everyone's input is respected

Town of Torbay



OVERVIEW OF ACTIVITIES



Two Activities

1. Strengths and Weaknesses (20 mins)

What do you love about Torbay today?

What could be improved in Torbay today?

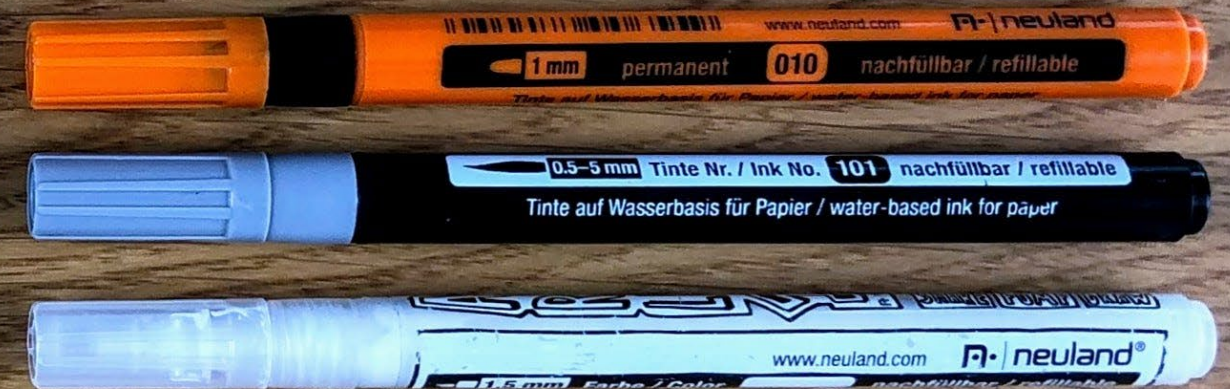
- A group exercise.
- Participants in every group discuss what they love and what they would change.
- Report back

2. Opportunities and Threats (20 mins)

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

What worries you most about Torbay in 10 years?

- A group exercise.
- Participants in every group discuss what they are excited about and what worried them over the next 10 years.
- Report back



THANK YOU



Stantec