



December 31, 2025

Dear Resident:

RE: Discretionary Use Notice – 45 Robin’s Pond Hill Road

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 about a property 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

Discretionary Use

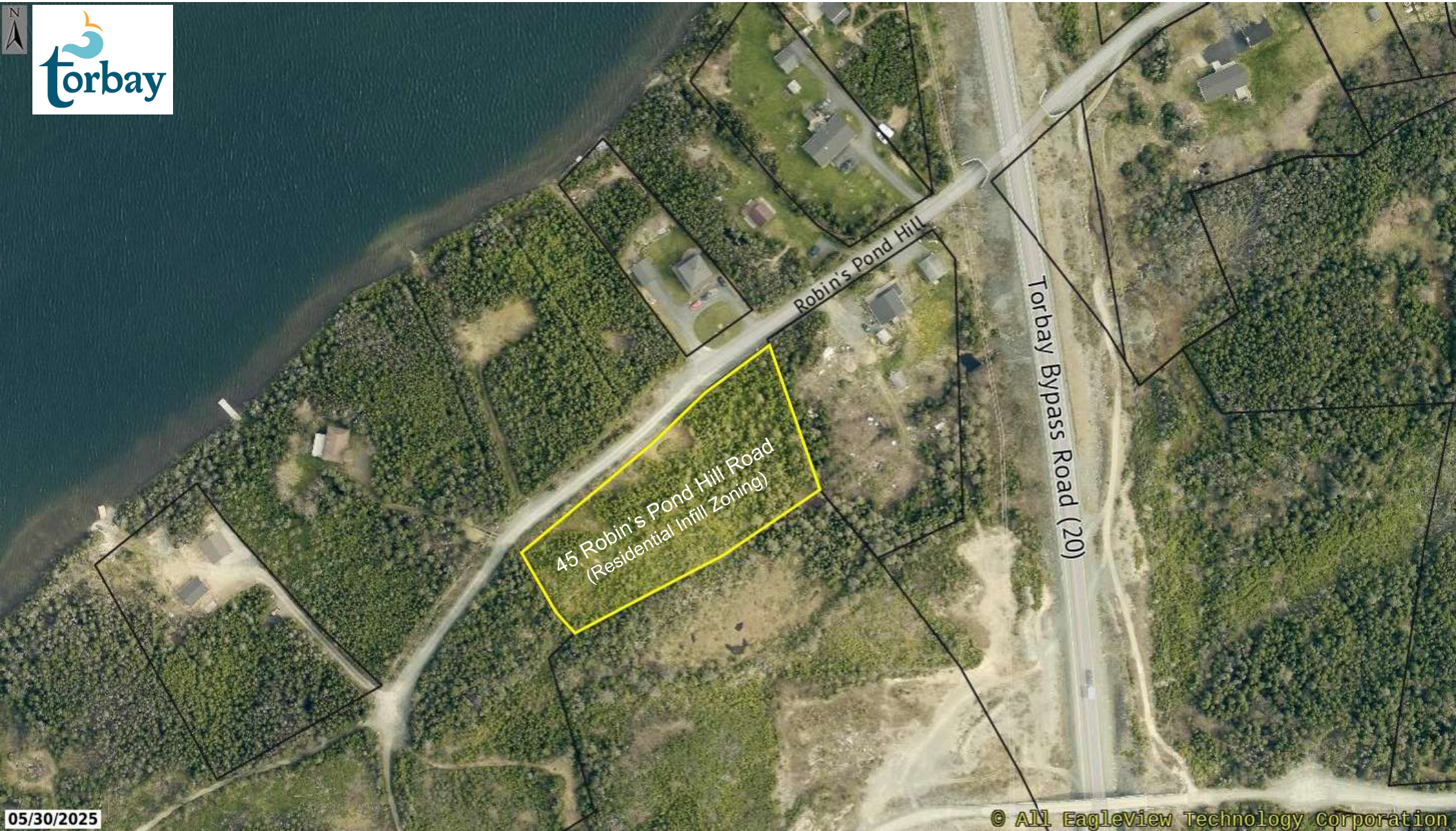
The Town of Torbay is in receipt of an application for **45 Robin's Pond Hill Road**, proposing a multi-unit (12) residential condominium development. It encompasses two (6 unit) row dwelling structures, single storey in height. The development is proposed to be serviced by private on-site services (all units connected to a septic sewer system and well water); sufficient off-street parking for each dwelling unit will be provided.

The property is located within the Residential Infill (RI) Land Use Zone of the Torbay Development Regulations 2015-2025, and the proposed row dwelling / condominium building use is listed as discretionary. This application is processed in accordance with Regulations 33 and 90, requiring public notification.

Anyone wishing to comment on this proposal is asked to contact the Town Office in writing. The ***deadline for written comments*** shall be **Monday, January 12th, 2026, 12:00 pm (noon)**. More detailed information on this proposal is available on the Town's website at www.torbay.ca or 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

45 Robin's Pond Hill Road, Location Map
Residential Infill (RI), Land Use Zone



05/30/2025

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Robins Pond Hill Road

