



Municipal Plan Review Torbay, NL



Project Update

- *What we've been up to since December 1!*
 - Background Studies
 - More Consultation
 - What We Heard Report
 - Base Mapping for Development Scheme Concepts
 - Plan Week 2 Details

Key Policy Areas

- Housing
- Infrastructure
- Economic Opportunities
- Transportation
- Environment
- Municipal Finance
- Recreation and Tourism
- Agriculture
- Heritage Preservation



East Coast Trail



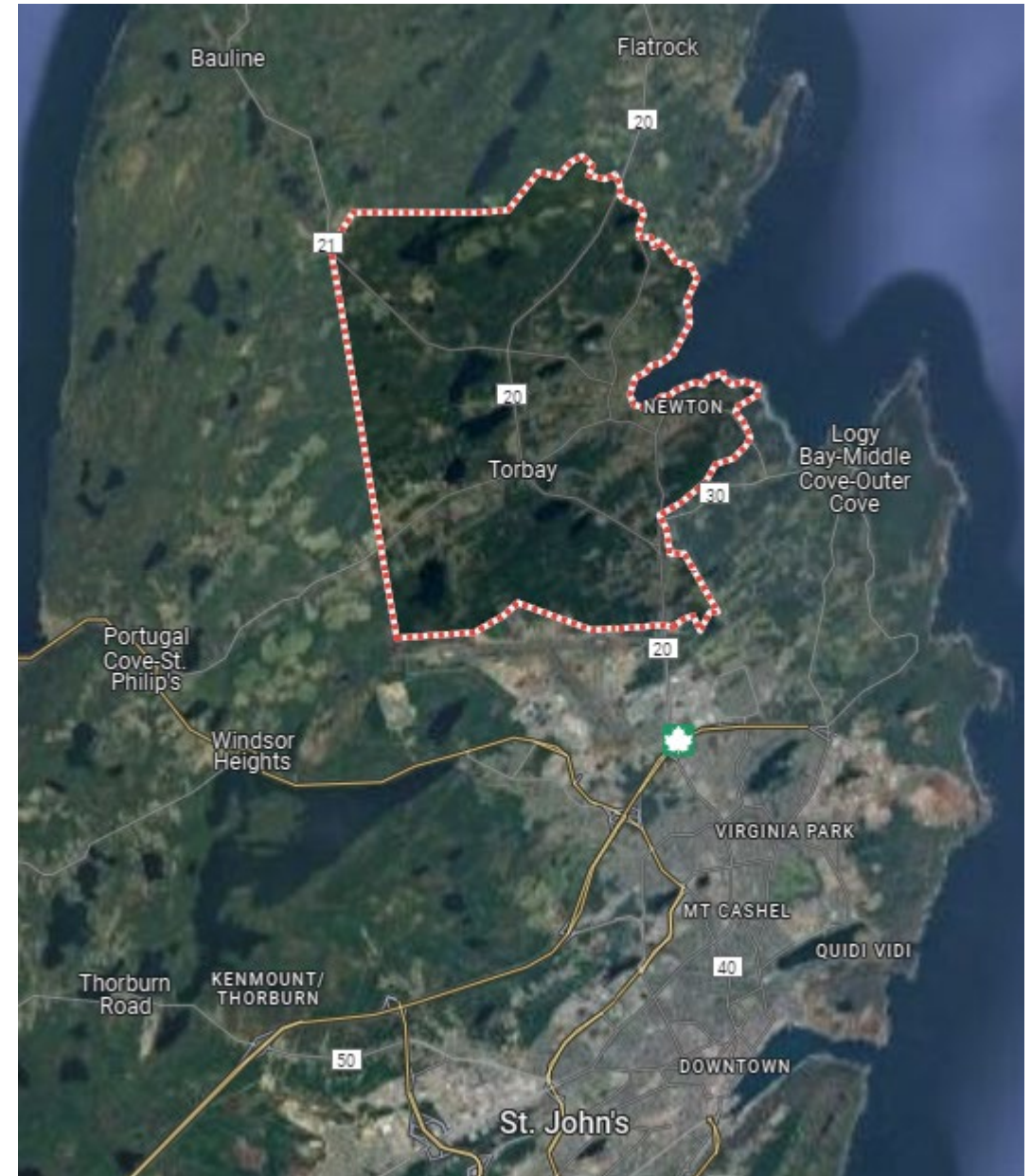
Jack Byrne Arena



History House

What We Heard

- Water issues need to be sorted – this includes both a secondary source and protection of existing wells – multiple solutions need to be pursued
- Housing is expensive and there is not enough, especially affordable housing and seniors housing. Need diversity.
- Rural character needs to be protected – sense of identity
- Tourism is important – East Coast Trail & view of the bight
- Lack of public and active transportation (transit, trails, sidewalks, etc.)
- Quarries need to be reviewed
- More employment lands
- Protection of wetland and avoidance of important natural features (i.e. floodplains)
- Climate change





Plan Week 2!

April 15-19, 2024

WHAT WE HEARD

Scheme Concepts, Themes and Policy Directions



Monday April 15, 2024

Torbay Town Hall, 1288 Torbay Road

9am - 11am Consultant & Project/PDD Team

12pm - 2pm Luncheon Meet Council & Senior Management

Tuesday April 16, 2024

St. Nicholas Church, 10 St. Nicholas Lane

4pm - 5:30pm Town Centre Development Scheme

Wednesday April 17, 2024

St. Nicholas Church, 10 St. Nicholas Lane

4pm - 5:30pm South Pond Development Scheme

7pm - 8:30pm Community Planning Table

Thursday April 18, 2024

St. Nicholas Church, 10 St. Nicholas Lane

4pm - 5:30pm Whitty's Ridge / Camp Carey Development Scheme

7pm - 9pm Open House

Friday April 19, 2024

Torbay Town Hall, 1288 Torbay Road

9am - 1:30pm Debrief – Consultant and Project / Planning and Development Department (PDD)



A photograph of a meeting room. In the foreground, a man in a light grey shirt is seated at a long table, facing away from the camera. To his left, a woman with blonde hair is also seated. In the background, a large screen displays a presentation with colorful slides. Two flags, the Canadian flag and the British Columbia flag, are visible on the left. A coat of arms is mounted on the wall in the center. Several other people are seated at tables in the room, and two men are standing on the right side. The room has large windows on the right wall, providing a view of the outdoors.

What We Heard



Summary

HOUSING

- Lack of senior housing
- Diversification of the housing mix
- Housing prices are too high
- More rental properties are needed
- Need for more multi-generational development
- Need for smaller residential developments
- More semi-detached housing



01

TRANSPORTATION

- Public transit
- Active transportation
- Parking
- Future roads and connectivity to existing neighbourhoods



03

INFRASTRUCTURE

- Water capacity is a significant issue
- The lack of spare water capacity and water servicing in the town is a major barrier to the growth of Torbay
- No water treatment facility (funding in place for construction)
- Need to install roundabouts to slow traffic flow



05

CULTURE & HERITAGE PRESERVATION

- Preserve rural character
- Preserve coastline
- Balance new development with existing history



07

ENVIRONMENT

- Identification and protection of wetlands
- Protection of existing wells
- Floodplain identification and protection/avoidance
- Slopes and natural areas
- Climate change – including renewable energy
- Climate change must be front and center of any future planning
- Revisit the stormwater management Process with respect to new subdivisions and new lot development



09

ECONOMIC OPPORTUNITIES

- Expand employment lands
- Tourism – East Coast Trail and Views
- Rural character – agricultural opportunities
- A need to bring in businesses to Torbay for commercial and local employment opportunities
- Strong business and commercial potential in Torbay



02

MUNICIPAL FINANCE

- Lack of public money for new water supplies
- Continued cost increases without growth in mill rates
- Need to diversify tax revenue
- Water capacity holding up growth
- Industrial park development leading to increased tax revenue
- Support for decreasing the minimum lot requirements



04

RECREATION & TOURISM

- Protect, build on and promote existing assets
- Tourism Master Plan (Linked to jobs and economic development)
- Parks and open spaces
- Existing and future facilities



06

AGRICULTURE

- Hobby farms
- Backyard chickens
- Bee keeping
- Protection of existing agricultural uses
- Loss of agricultural land



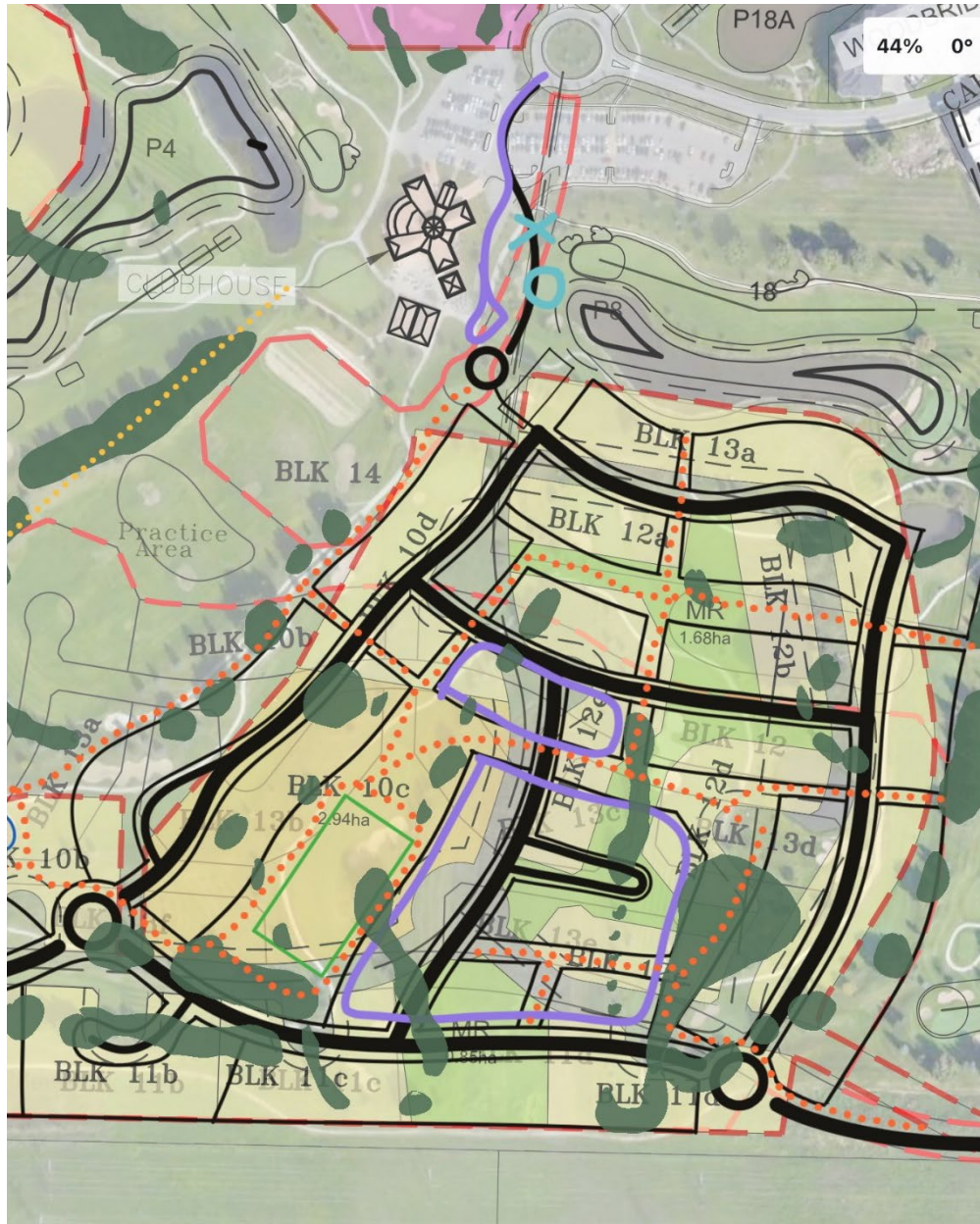
08

OTHER

- Community identity
- Growth direction
- Regulatory flexibility
- Inclusivity
- Family-friendly initiatives

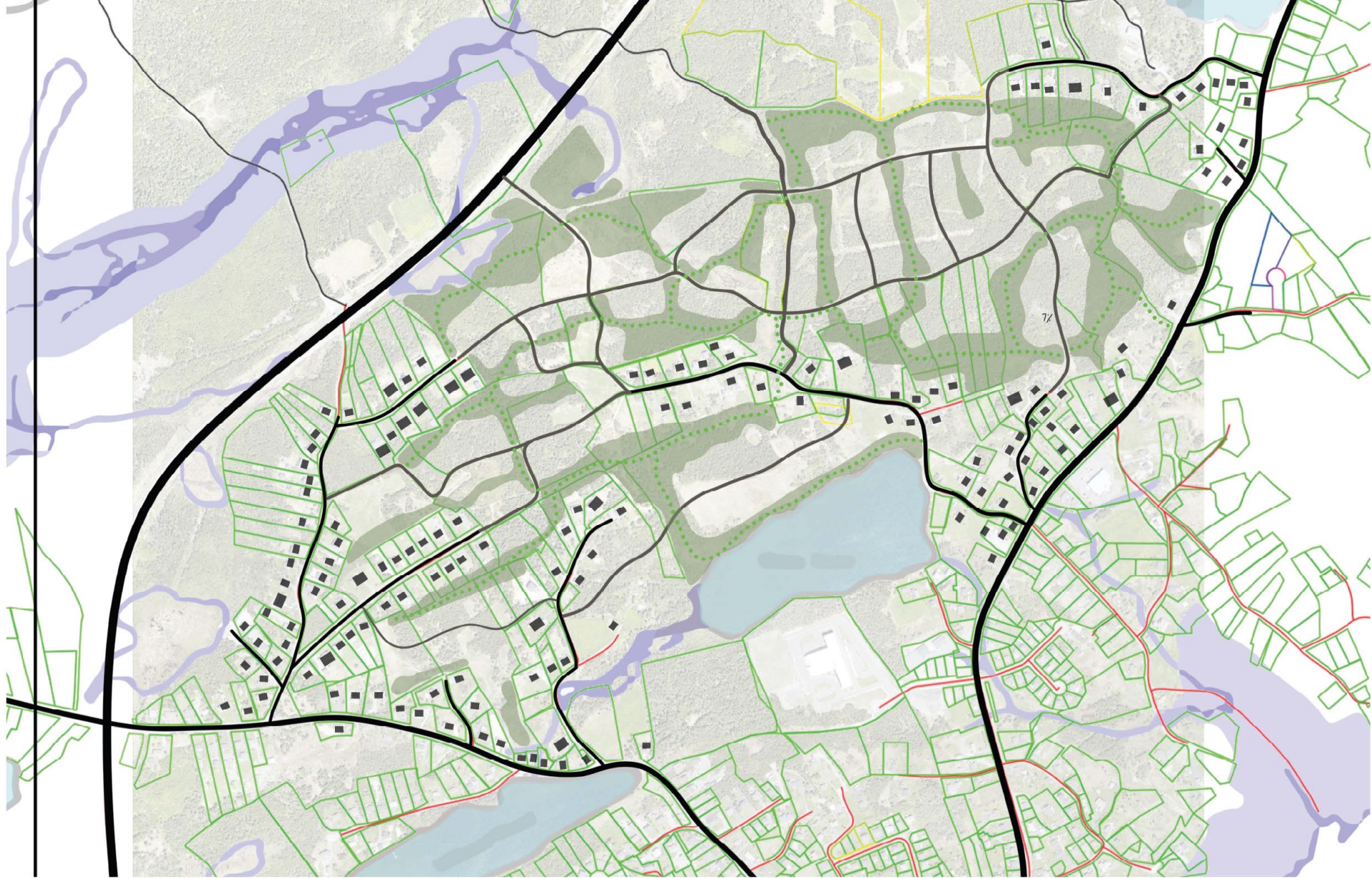


10



Development Scheme Concepts

- Underway!
- Transportation is key. How will connections be made within and outside the scheme.
- Potential road layouts and general blocks of developable land.
- Interactive feedback to inform draft designs.

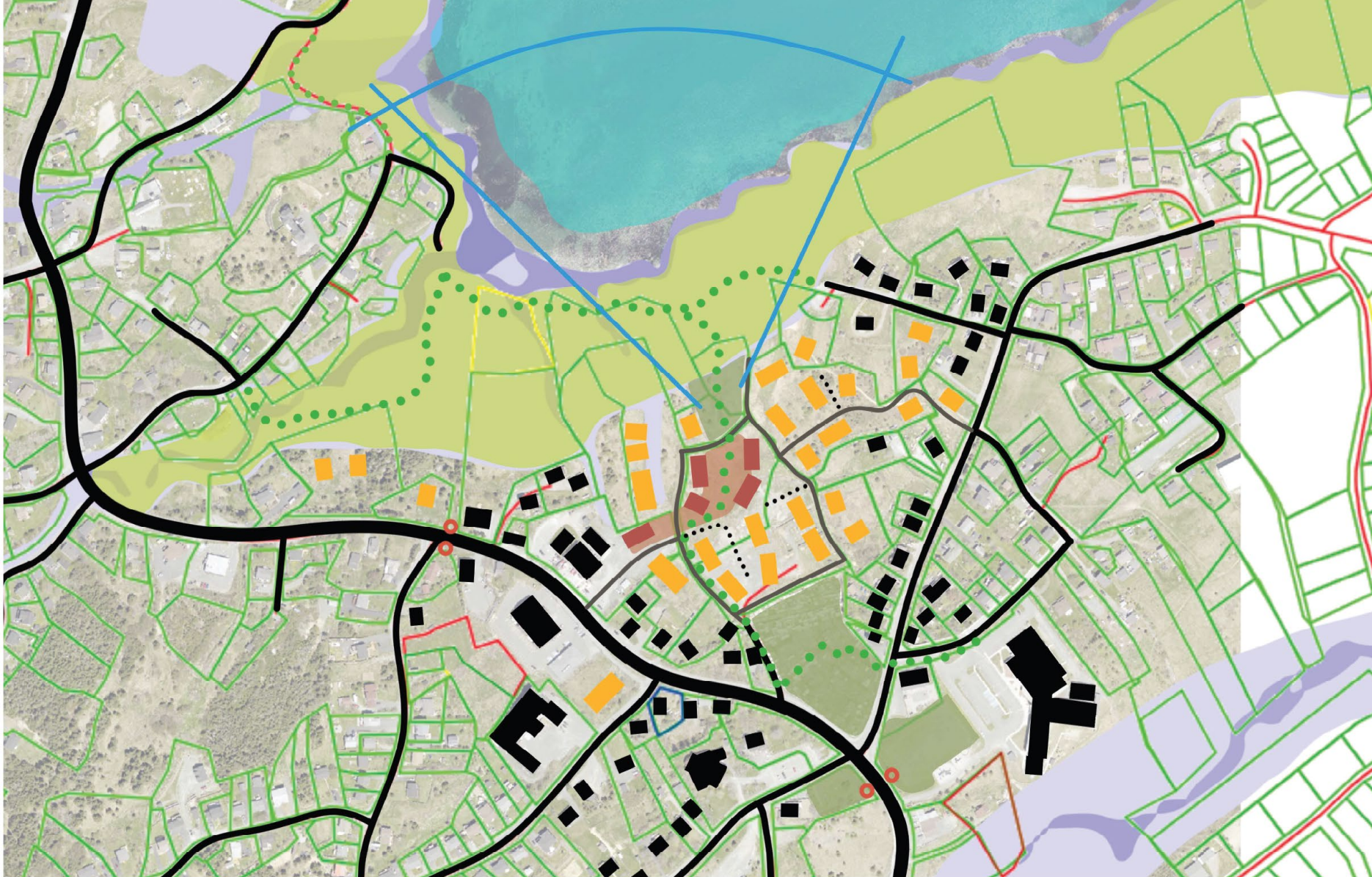


Whitty's Ridge

PLAN 1
WHITTY'S RIDGE - PROPOSED ROADS AND PATHWAYS

- Existing roads
- Existing buildings
- Existing Lot Lines
- Proposed roads
- Potential Pathways
- Potential Green Buffers

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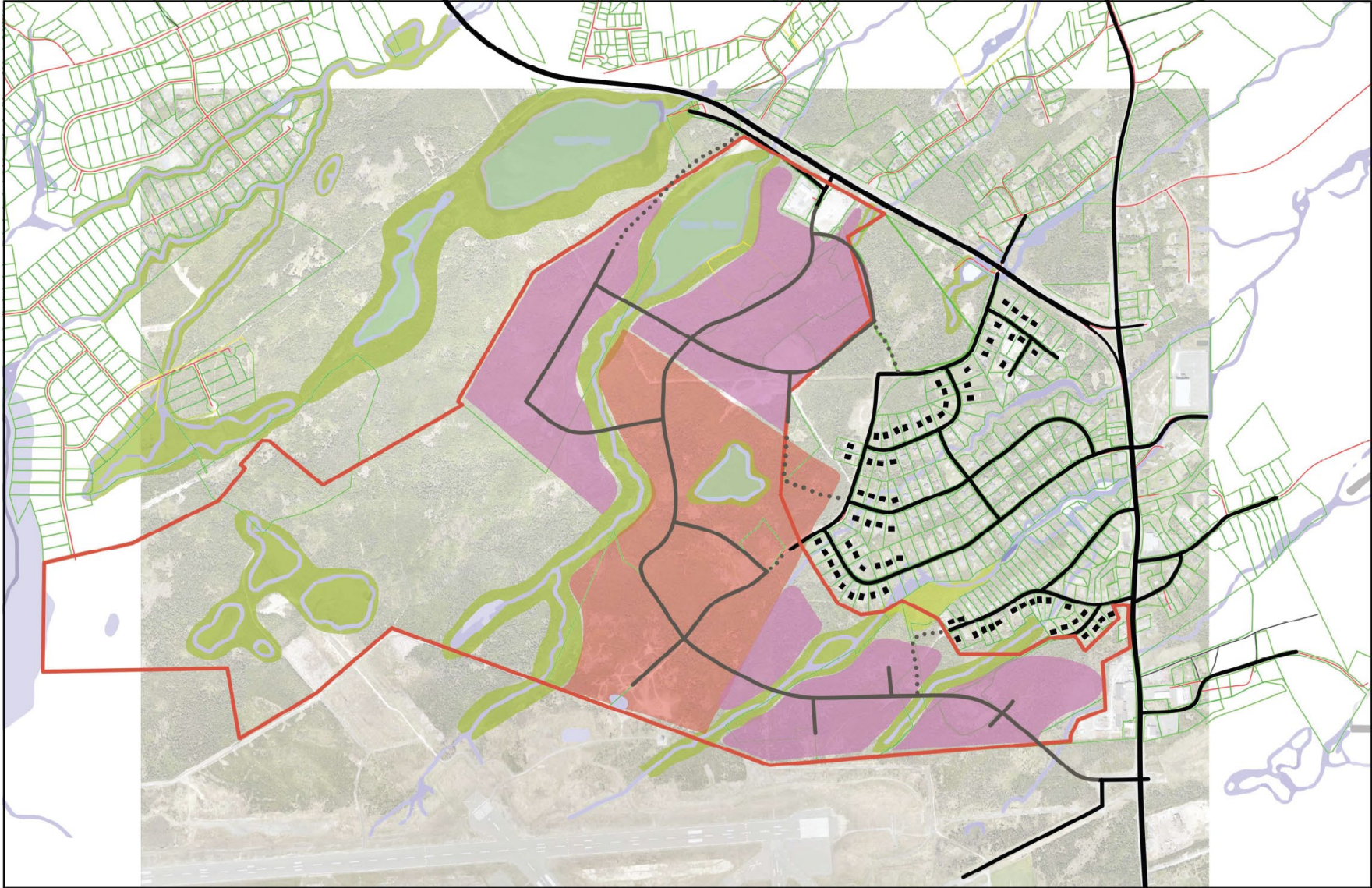
Town Centre

PLAN 2
TOWN CENTRE - DEVELOPMENT CONCEPT

- Existing roads
- Existing buildings
- Existing Lot Lines
- Parks and Open Space
- Watercourse or Ocean
- Natural Area and/or Steep Slopes

- Proposed Path Network
- Proposed roads
- Potential Residential Buildings
- Potential Mixed Use Buildings
- Proposed Plaza Space
- Proposed 30km/h Zone

View cone



South Pond

PLAN 3
SOUTH POND - DEVELOPMENT CONCEPT

- Existing roads
- Existing buildings
- Existing Lot Lines
- Area of Concern 1
- Area of Concern 2
- Watercourse or pond

- Riparian Buffer
- Residential Buffer
- Study Area Boundary
- Proposed roads
- Proposed Emergency Access

N
1 : 10 000

Strengths and Weaknesses

Feedback for Policy Direction

What do you love about
Torbay today?

Clean air,
not a big
city

Coast, Rural
life

What could be in
Torbay today?

Independent
shops to get to
work.
More work in
Torbay

Transportation
(Public)
is non-existent

Sidewalks

More public space
for teenagers
or young adults

Teenagers need
to hang out

More communication
about public
space

public /
out door
but broken?

Housing

The community wants more **options**.

- How much is too much? How high is too high?
- Subsidiary apartments? Can they be permitted as of right – everywhere?
- Can double dwellings, tri-plexes and some row houses be permitted as of right?
- Where should higher density be located?



Rural Character

The community said this was **important**.

- What does protecting the rural character of Torbay mean to you?
- Is it agricultural landscapes or old paths/trails?
- Is it forests and wetlands?



Quarries

The community identified this as **an issue**.

- Do they belong in Torbay?
- Existing quarries are permitted, so, no new quarries or expansions to existing quarries?



Employment Lands

The community said that it needed **more**.

- Focus these in and around South Pond and the Town Centre? What about other parts of Torbay Road?
- Is there community acceptance to permit home-based business as-of-right?




Watercourses and Wetlands

The community recognized these as **assets**.

- Most communities protect these assets with conservation zoning and then apply a buffer so that they remain protected.
- Is this a desirable direction for Torbay?



A photograph of a community meeting. Several people are seated at long tables in a room with a high ceiling. In the background, a large screen displays a map titled "LAND USE ZONING MAP (Simplified)". The map shows various colored zones (green, yellow, blue, purple) over a geographical area. A small Christmas tree is visible in the background near the screen. A white text box is overlaid on the center of the image.

Project Timeline



PROJECT TIMELINE

Phase I Getting Started (August 2023)

- Project award
- Kick-off meeting

Phase III Consultation (November 2023 – April 2024)

Plan Week 1 (Nov 27 - Dec 1)

- Key Stakeholder Meetings
- Resident Feedback Mail-out
- Background Report and What We Heard Document
- Plan Week 2 Preparations
- Prepare Development Scheme Concepts

Plan Week 2 (Apr 15 - Apr 19)

- Test/Confirm Themes and Change Areas
- Test & Confirm Key Policy and Zoning changes
- Analyse feedback on Development Scheme Concepts

Phase V Prepare Revised Planning Documents (May 2024 – July 2024)

- Town Centre
- Camp Carey / Whitty's Ridge
- South Pond
- Jones Pond

Provincial Review

Plan Week 3 (Fall 2024)

- Present Draft Municipal Plan, Development Regulations and Development Schemes
- Analyze Feedback on Municipal Plan, Development Regulations and Development Schemes

Project Closeout

February 2025

Phase II Background Research and Analysis (September 2023 – April 2024)

- Plan Week 1 Preparations
- Website launch
- Participant Invitations

Phase IV Prepare Refined Development Schemes (July 2024 – September 2024)

- Prepare Updated Municipal Plan
- Prepare Updated Development Regulations
- Prepare Development Schemes
- Client Review
- Advice on Regional Plan Impacts

Phase VI Adoption Process (Fall 2024 – Winter 2025)

- Prepare Final Municipal Plan, Development Regulations and Development Schemes
- Public Hearing
- Finalize Municipal Plan, Development Regulations and Development Schemes

*The timeline above is subject to change and will be updated regularly during the Plan Review process



Thank you