

**TOWN OF TORBAY
DEVELOPMENT REGULATIONS 2015 - 2025**



DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

**RURAL (RUR) to RESIDENTIAL INFILL (RI)
615 Bauline Line**

JANUARY 2022

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay.

- a) Adopted the Torbay Development Regulations Amendment No. 9, 2022 on the **4th** day of **April, 2022**.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 9, 2022 by advertisement inserted in the **April 2022 and May, 2022** editions of the **Northeast Avalon Times** newspaper Which are published in the middle of each month
- c) Set the **27th** day of **May, 2022** at **3:00 p.m.** as a date for submissions of objections or representation to be received by the Town Clerk in association with the **Public Hearing** to consider objections and submission in keeping with the pandemic protocols in effect at that time.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay approved the Town of Torbay Development Regulations Amendment No. 9, 2022 as adopted (or as amended).

SIGNED AND SEALED this **20th** day of **July, 2022**

Mayor:



(Council Seal)

Clerk:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022**

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. 9, 2022.

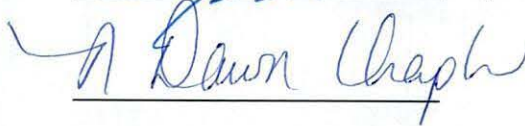
Adopted by the Town Council of Torbay on the 4th day of April 2022.

Signed and sealed this 8th day of April, 2022.

Mayor:

 (Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 9, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>5125-2022-048</u>
Date	<u>22 JULY 2022</u>
Signature	<u></u>



TOWN OF TORBAY

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Town has received a proposal to subdivide a parcel of land located at 615 Bauline Line. The subdivided property will create a second residential lot north of the existing lot. There is an existing dwelling located at 615 Bauline Line. The minimum lot requirement for the Residential Infill (RI) Land Use Zone Table is 1860 m² with a frontage of 30m. The new severed lot meets the minimum lot requirement for area and frontage for the Residential Infill (RI) Land Use Zone Table.

ANALYSIS

The single lot is located within the existing 300m livestock buffer as identified on the Torbay Land Use Zone Map. The Town sent referrals to Water Resources Division, Department of Environment and Climate Change and Land Management Division, Department of Fisheries, Forestry and Agriculture for comment. Both Departments approved the single lot development.

Civic No. 615 Torbay Road is zoned Rural. The purpose of this amendment is to rezone that parcel of land located at 615 Bauline Line from **Rural (RUR)** to **Residential Infill (RI)** to create a second residential lot. The single lot will be developed as an unserviced lot. The Residential Infill Land Use Zone Table requires a minimum frontage of 30 metres and a minimum area of 1860 m². The lot meets or exceeds the minimum requirements of the Residential Infill Land Use Zone Table and conforms to the Torbay Development Regulations.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 9, 2022, as Urban Development on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required in order to bring the proposed Development Regulations Amendment No. 9, 2022, into conformity with the Regional Plan.

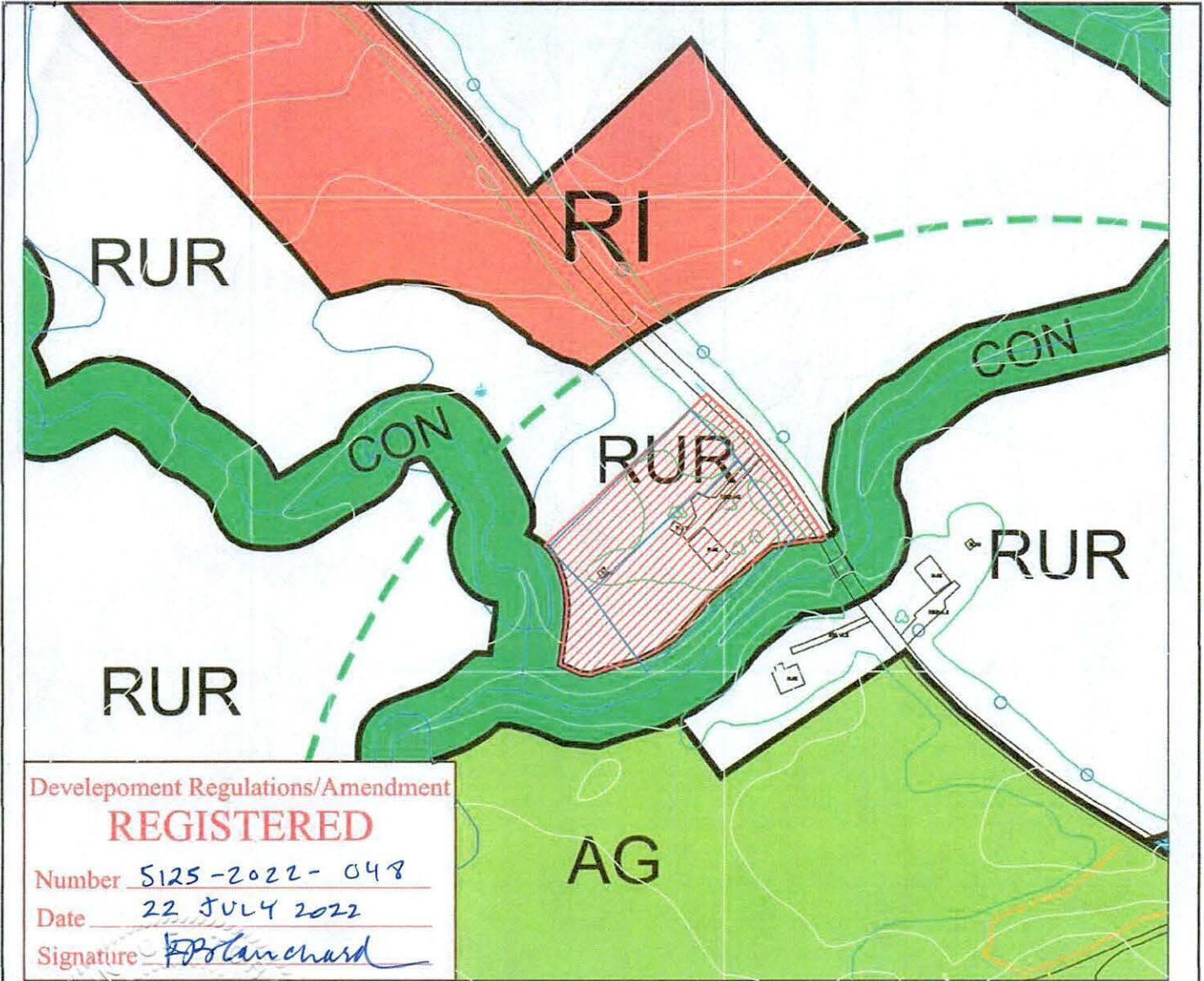
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Torbay published a notice in February edition of the Northeast Avalon Times which is published the middle of the month advertising the proposed amendment seeking comments or representations from the public. In addition, the Town notified the public of proposed amendments in keeping with its public notification policy, via a postal mail out to eight neighbouring property owners within a 150-metre radius of the subject property. The proposed amendments were posted on the Town's website as of February 10, 2022. The deadline for comments was February 28, 2022. No written comments or objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

The Town of Torbay Development Regulations is amended by:

- A) *Changing*** an area of land from "**Rural (RUR)**" to "**Residential Infill (RI)**" as shown on the attached portion of the Torbay Land Use Zone Map.



Development Regulations/Amendment
REGISTERED
 Number 5125-2022-048
 Date 22 JULY 2022
 Signature [Signature]

TOWN OF TORBAY
 MUNICIPAL PLAN 2015-2025

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS
 AMENDMENT No. 9, 2022



Area to be changed from: "Rural" to
 "Residential Infill"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



Dated at Torbay

This 13th Day of June 2022

[Signature] Mayor
[Signature] Clerk

Seal



I certify that the attached Town of Torbay Development Regulations Amendment No. 9, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.