

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



MUNICIPAL PLAN AMENDMENT No. 5, 2022

**RURAL to RESIDENTIAL
615 Bauline Line**

JANUARY 2022

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 5, 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 Municipal Plan Amendment No. 5, 2022, on the **4th** day of **April**, 2022.

- b) **Gave notice of the adoption** of the Town of Torbay Municipal Plan Amendment No. 5, 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 representations to be received by the Town Clerk in association with the **Public Hearing** to consider objections and submissions in keeping with 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 Municipal Plan Amendment No. 5, 2022 as adopted.

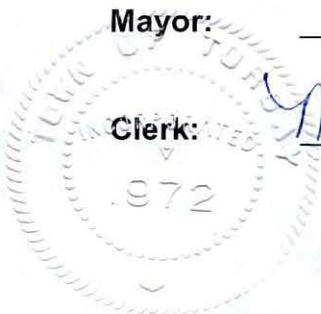
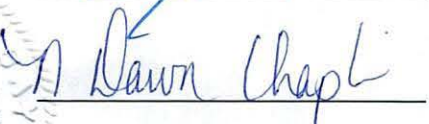
SIGNED AND SEALED this **13th** day of **June**, 2022

Mayor:



(Council Seal)

Clerk:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 5, 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 Municipal Plan Amendment No. 5, 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 Municipal Plan Amendment No. 5, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>5125-2022-022</u>
Date	<u>22 JULY 2022</u>
Signature	<u>[Signature]</u>



TOWN OF TORBAY

MUNICIPAL PLAN AMENDMENT No. 5, 2022

BACKGROUND

The Town of Torbay proposes to amend its Municipal Plan. 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.

ANALYSIS:

Civic No. 615 Bauline Line is presently designated as Rural. The purpose of this amendment is to redesignate a single parcel of land located at 615 Bauline Line from **Rural** to **Residential** to create a second residential lot. Municipal Plan Residential policies 3.2.1 state in part: *"Single dwellings shall be permitted within areas designated Residential and as further set out in the Torbay Development Regulations"*. This Amendment conforms to the Torbay Municipal Plan.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Municipal Plan Amendment No. 5, 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 Municipal Plan Amendment No. 5, 2022, into conformity with the Regional Plan.

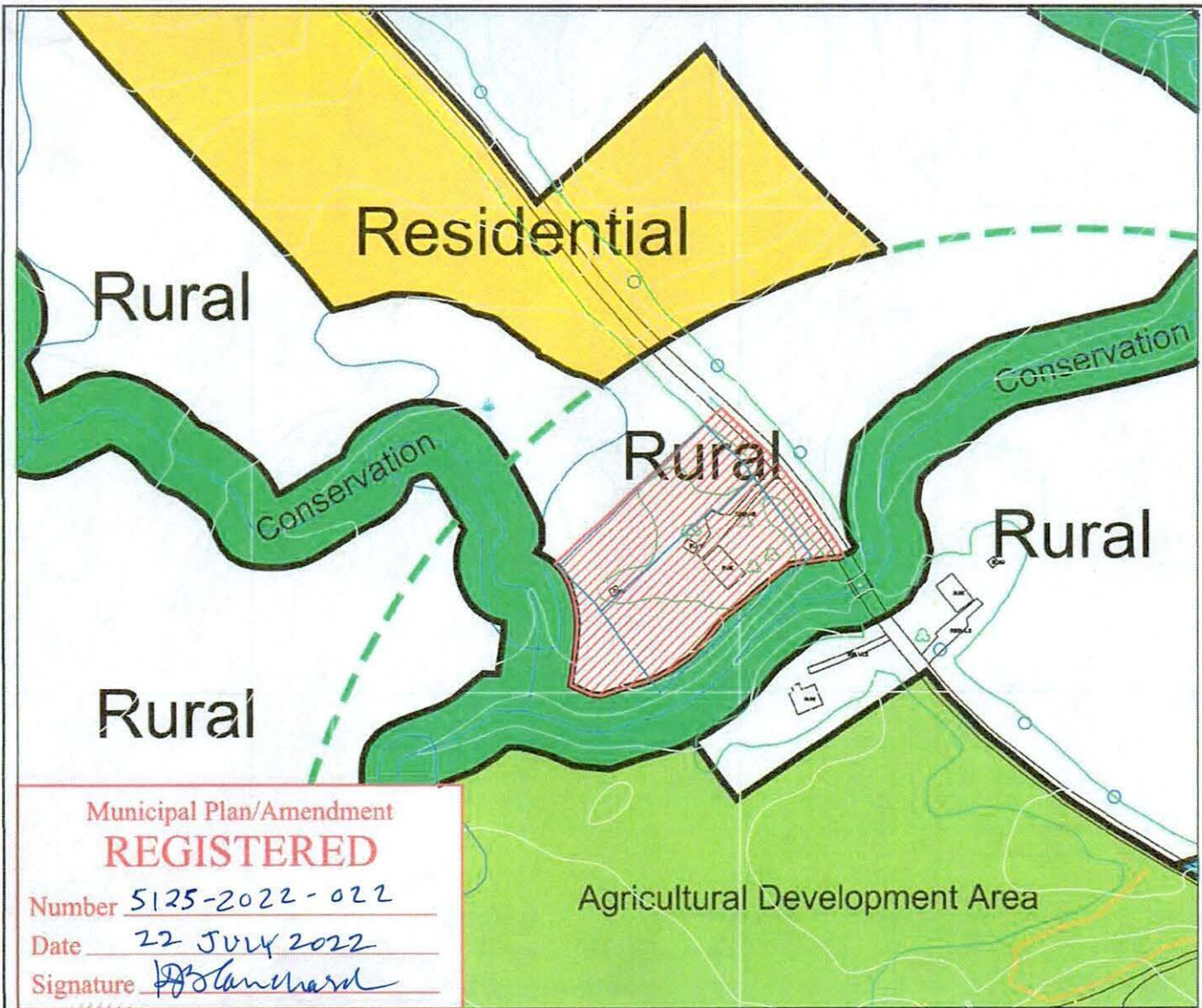
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan 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.

AMENDMENT No. 5, 2022

The Town of Torbay Municipal Plan is amended by:

- A) ***Changing*** an area of land from "**Rural**" to "**Residential**" as shown on the attached portion of the Torbay Future Land Use Map:



Municipal Plan/Amendment
REGISTERED
 Number 5125-2022-022
 Date 22 July 2022
 Signature [Handwritten Signature]

TOWN OF TORBAY
 MUNICIPAL PLAN 2015-2025

FUTURE LAND USE MAP

MUNICIPAL PLAN
 AMENDMENT No. 5, 2022



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

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



Dated at Torbay

This 13th Day of June 2022

[Handwritten Signature] Mayor
A. Dawn Chap Clerk

Seal



I certify that the attached Town of Torbay Municipal Plan Amendment No. 5, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*