

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



DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2022

**RESIDENTIAL MEDIUM DENSITY (RMD)
To
RECREATIONAL OPEN SPACE (ROS)
(Torbay Common)
6 Kinsmen Place and 9 Tapper Place**

FEBRUARY 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2022 on the 2nd day of May, 2022.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 10, 2022 by advertisement inserted in the May and June, 2022 editions, in The Northeast Avalon Times newspaper, which is published in the middle of each month.
- c) Set the 29th day of June, 2022 at 7:00 p.m. at the Torbay Common, Torbay, for the holding of a public hearing to consider objections and submissions.

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. 10, 2022 as adopted (or as amended).

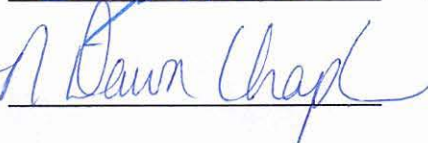
SIGNED AND SEALED this 22nd day of August, 2022

Mayor:



(Council Seal)

Clerk:



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2022.

Adopted by the Town Council of Torbay on the 2nd day of May, 2022.

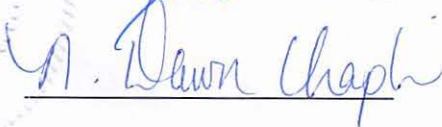
Signed and sealed this 2nd day of May, 2022.

Mayor:



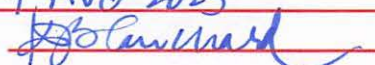
(Council Seal)

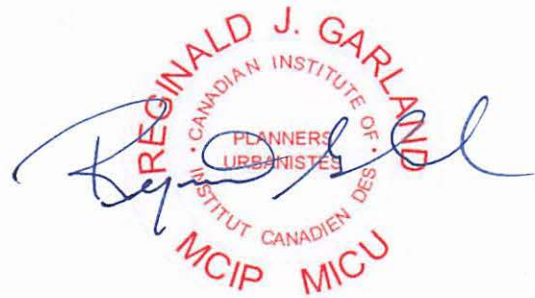
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 10, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>5125-2023-049</u>
Date	<u>7 AVG 2023</u>
Signature	



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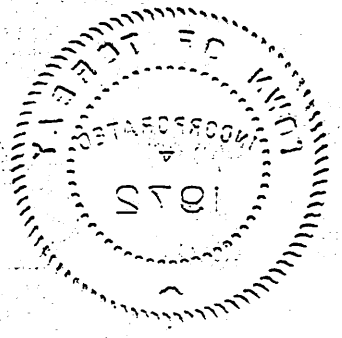
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TOWN OF TORBAY

DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2022

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. With the recent construction of Torbay Common, additional land was required for parking. Civic Nos. 6 Kinsmen Place and 9 Tapper Place were acquired for future parking. The Kinsmen Place property has been partially developed for parking, while the Tapper Place property has been developed with a new community garden, but otherwise remains vacant and is held in reserve.

The Torbay Common is zoned as **Recreational Open Space (ROS)**. Civic Nos. 6 Kinsmen Place and 9 Tapper Place are zoned **Residential Medium Density (RMD)**. The purpose of this amendment is to re-zone Civic Nos. 6 Kinsmen Place and 9 Tapper Place from **Residential Medium Density (RMD)** to **Recreational Open Space (ROS)** to bring these properties into conformity with the zoning for Torbay Common.

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. 10, 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. 10, 2022, into conformity with the Regional Plan.

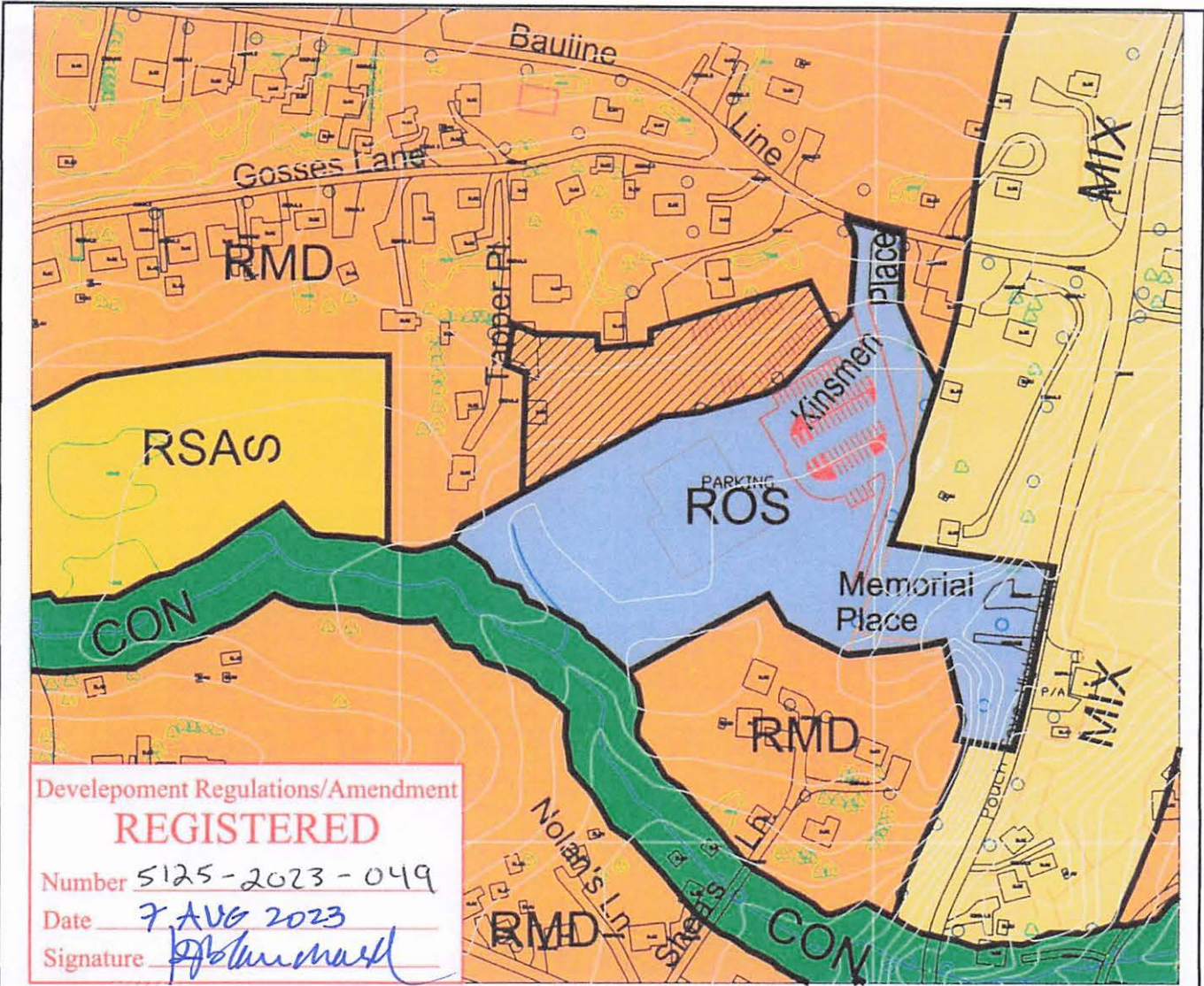
PUBLIC CONSULTATION

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 March 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 and distributed via the Town's social media channels. The proposed amendments were posted on the Town's website as of March 15, 2022. The deadline for comments was April 1, 2022. No written comments or objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2022

The Town of Torbay Development Regulations is amended by:

- A) *Changing*** an area of land from "**Residential Medium Density (RMD)**" to "**Recreational Open Space (ROS)**" as shown on the attached portion of the Torbay Land Use Zone Map.



TOWN OF TORBAY
 MUNICIPAL PLAN 2015-2025

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS
 AMENDMENT No. 10, 2022



Area to be changed from: "Residential
 Medium Density (RMD)" to "Recreational
 Open Space (ROS)"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



Dated at Torbay

This 22nd Day of August 2022

[Handwritten Signature] Mayor
[Handwritten Signature] Clerk

Seal



I certify that the attached Town of Torbay Development Regulations
 Amendment No. 10, 2022 has been prepared in accordance with the
 requirements of the Urban and Rural Planning Act, 2000.