

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



DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

**RURAL (RUR) to RESIDENTIAL LARGE LOT (RLL)
Bernice Drive**

MAY 2020

PLAN-TECH



ENVIRONMENT

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**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020**

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. 8, 2020 on the 29th day of November, 2021.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 8, 2020 by advertisement inserted in the May 2022 and June 2022 editions of the *Northeast Avalon Times* newspaper, which was published in the middle of each month.
- c) Set the 20th day of June, 2022 at 7:00 p.m. at the Torbay Common Building, Torbay, for the holding of a public hearing to consider objections and submissions. No objections were received.

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. 8, 2020 as adopted, at the regular public meeting of Council **on November 28, 2022**.

SIGNED AND SEALED this 21st day of December, 2022

Mayor: [Signature]

(Council Seal)

Clerk: [Signature]

Development Regulations/Amendment	
REGISTERED	
Number	<u>5125-2023-050</u>
Date	<u>30 AUG 2023</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020**

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. 8, 2020.

Adopted by the Town Council of Torbay on the 29th day of November, 2021.


Signed and sealed this 29th day of November, 2021.

Mayor:



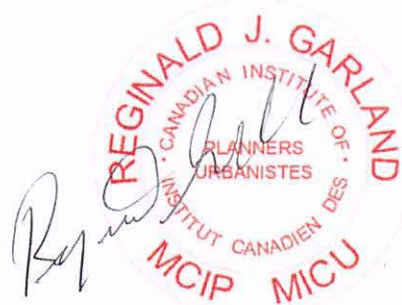
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 8, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Town has received a proposal for a seven (7) lot residential subdivision to be located at the end of Bernice Drive. Most of Bernice Drive is zoned as Residential Large Lot. A portion of the land falls outside the Residential Large Lot Zone and is located in the Rural Land Use Zone. There are no municipal services near Bernice Drive. A Ground Water Assessment is required to determine whether lots are capable of supporting onsite well and septic systems.

The purpose of this amendment is to rezone that portion of the seven (7) lot residential subdivision that falls outside the Residential Large Lot Land Use Zone. This Amendment proposes to rezone that land from **Rural (RUR)** to **Residential Large Lot (RLL)**.

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. 8, 2020, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to redesignate that portion of land to Urban Development to bring the proposed Development Regulations Amendment No. 8, 2020, into conformity with the Regional Plan.

PUBLIC CONSULTATION

A copy of the detailed public consultation document is attached for reference.

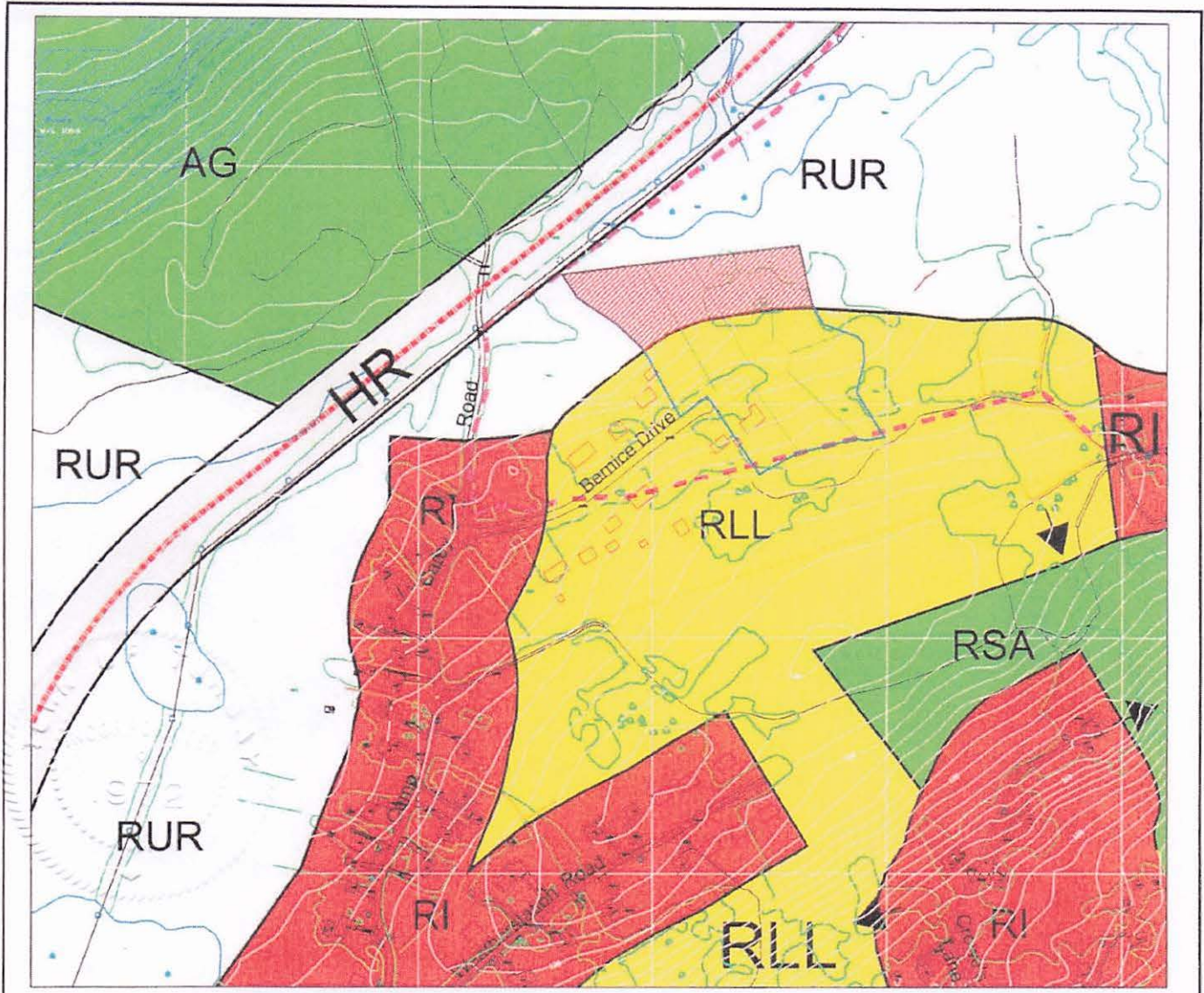
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

The Town of Torbay Development Regulations is amended by:

- A) *Changing*** an area of land from "**Rural (RUR)**" to "**Residential Large Lot (RLL)**" as shown on the attached portion of the Torbay Land Use Zone Map:

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TOWN OF TORBAY
MUNICIPAL PLAN 2015-2025

Dated at Torbay

LAND USE ZONE MAP

This 9 Day of Jan 2020

DEVELOPMENT REGULATIONS
AMENDMENT No. 8, 2020

[Signature] Mayor
[Signature] Clerk



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

Seal

PLAN-TECH



ENVIRONMENT

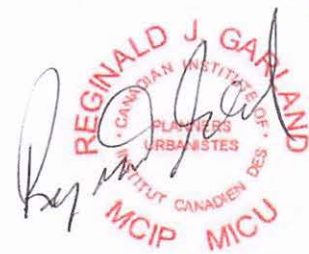
Development Regulations/Amendment

REGISTERED

Number Scale: 1: 5000 5125-2023-050

Date 30 AUG 2023

Signature *[Signature]*



I certify that the attached Town of Torbay Development Regulations Amendment No. 8, 2020, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

CS