

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



**MUNICIPAL PLAN AMENDMENT No. 4, 2020**

**RURAL to RESIDENTIAL  
Bernice Drive**

**MAY, 2020**

PLAN-TECH



ENVIRONMENT

*CS*

*Nbc*

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF TORBAY  
MUNICIPAL PLAN AMENDMENT No. 4, 2020

Municipal Plan/Amendment

**REGISTERED**

Number 5125-2023-649

Date 30 AUG 2023

Signature [Signature]

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. 4, 2020, on the **29<sup>th</sup>** day of November, **2021**.
- b) Gave notice of the adoption of the Town of Torbay Municipal Plan Amendment No. 4, 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 20<sup>th</sup> 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 Municipal Plan Amendment No. 4, 2020 as adopted, at the regular public meeting of Council **on November 28, 2022**.

SIGNED AND SEALED this 21<sup>st</sup> day of December, 2022

Mayor:

[Signature]

(Council Seal)

Clerk:

[Signature]

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
MUNICIPAL PLAN AMENDMENT No. 4, 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 Municipal Plan Amendment No. 4, 2020.

Adopted by the Town Council of Torbay on the 29<sup>th</sup> day of November, 2021.

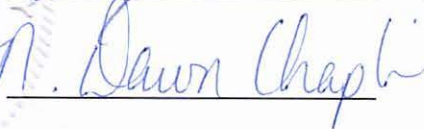
Signed and sealed this 29<sup>th</sup> day of November, 2021.

Mayor:



(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Torbay Municipal Plan Amendment No. 4, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



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**TOWN OF TORBAY**  
**MUNICIPAL PLAN AMENDMENT No. 4, 2020**

**BACKGROUND**

The Town of Torbay proposes to amend its Municipal Plan. 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 designated as Residential. A portion of the land falls outside the Residential designation and is located in the Rural designation.

The purpose of this amendment is to redesignate that portion of the seven (7) lot residential subdivision that falls outside the Residential designation. This Amendment proposes to redesignate that land from **Rural** to **Residential**.

**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. 4, 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 Municipal Plan Amendment No. 4, 2020, into conformity with the Regional Plan.

**PUBLIC CONSULTATION**

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

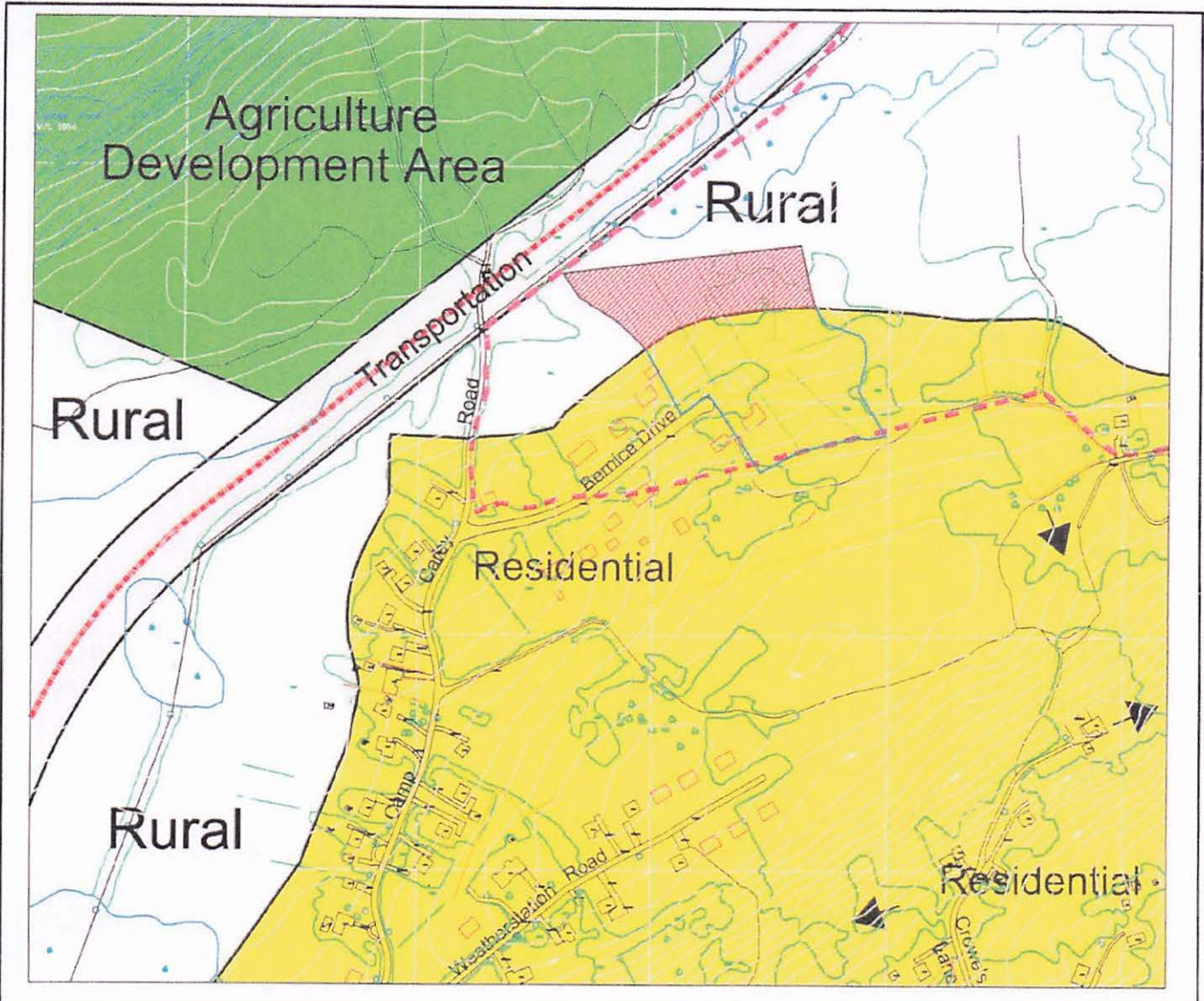
**MUNICIPAL PLAN AMENDMENT No. 4, 2020**

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:

CS

NDC



TOWN OF TORBAY  
MUNICIPAL PLAN 2015-2025

Dated at Torbay

FUTURE LAND USE MAP

This 9 Day of Jan 2020

MUNICIPAL PLAN  
AMENDMENT No. 4, 2020

*[Signature]* Mayor  
*[Signature]* Clerk



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

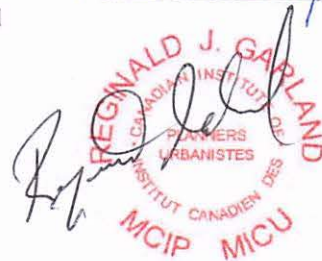
Seal



**Municipal Plan/Amendment**  
**REGISTERED**

Number 5125-2023-049  
Date 30 AUG 2023  
Signature [Signature]

Scale: 1: 5000



I certify that the attached Town of Torbay Municipal Plan Amendment No. 4, 2020, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

*C* *NAC*