

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



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

Amendment to Accessory Building Condition

MAY 2017

PLAN-TECH



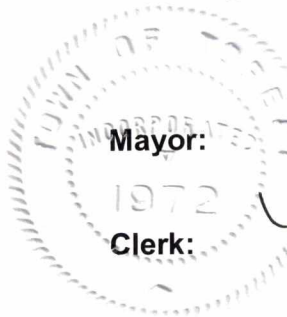
ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

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. 1, 2017.

Adopted by the Town Council of Torbay on the 5th day of June, 2017.

Signed and sealed this 7th day of June, 2017.



Mayor:

[Signature] (Council Seal)

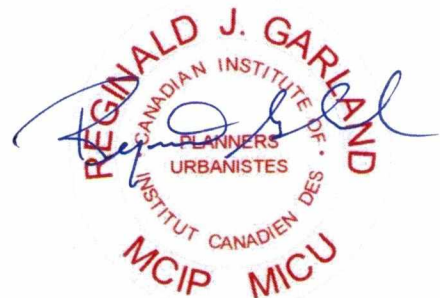
Clerk:

N. Dawn Chaplin

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 1, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>5125-2017-042</u>
Date	<u>June 20/2017</u>
Signature	<u>Eddie Joyce</u>



TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Condition for Accessory Buildings in the previous Municipal Plan for lots greater than 1860 m², the floor area and height requirement was equal to that of the residential dwelling. In the 2015 Municipal Plan, the Condition for Accessory Buildings for lots greater than 1860 m² was capped at 85 m² in the Residential Infill (RI) and Residential Large Lot (RLL) Land Use Zones. Since the new 2015 Municipal Plan came into effect, the Town has received numerous requests for larger Accessory Buildings for lots greater than 1860 m².

The purpose of this Amendment is to reverse the Condition for Accessory Buildings for lots greater than 1860 m², to increase the maximum floor area and height requirements to equal that of the floor area of the residential dwelling for the Residential Infill (RI) and Residential Large Lot (RLL) Land Use Zones.

ST. JOHN'S URBAN REGION REGIONAL PLAN

This Amendment consists of a change to the text to the Torbay Development Regulations, particularly Schedule C. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required to conform with the proposed Torbay Development Regulations Amendment No. 1.

NAL


DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

The Town of Torbay Development Regulations is amended by:

- A) *Deleting*, with ~~strikeout~~, and *changing*** the minimum floor area and height requirements for an Accessory Building for lots having an area of 1860 m² and over to equal the floor area of the residential dwelling for Condition 5(a) of the **Residential Infill (RI)** and Condition 5(a) of the **Residential Large Lot (RLL)** Land Use Zone Tables as shown below:

- (a) Accessory Buildings shall have a lot coverage and height no greater than the maximums set out below based on area and frontage of the lot:

Lot Area (m ²)	Accessory Building Max. Lot Coverage	Accessory Building Max. Height
Less than 555 m ²	40 m ²	4.0 m
Between 555 m ² and 1860 m ²	48 m ²	4.0 m
1860 m ² and over	85 m ² Same as Dwelling	4.0 m Same as Dwelling

NDC

CC


AFFIDAVIT-NO OBJECTIONS

**NEWFOUNDLAND
CANADA
TO WIT**

I, N. Dawn Chaplin, hereby make Oath and say that:

1. In accordance with Sections 24 and 35(5), the Town Council of Torbay gave notice of the intent of the proposed Torbay Development Regulations Amendment No. 1, 2017, by advertisement inserted on the 20th day of May in *The Telegram* newspaper.
2. No submissions and/or representations with respect to the Torbay Development Regulations Amendment No. 1, 2017, were received at the Torbay Town Office within the time stipulated in the notice.
3. The Town Council of Torbay adopted the Torbay Development Regulations Amendment No. 1, 2017, on the 5th day of June, 2017.
4. The attached Torbay Development Regulations Amendment No. 1, 2017 is a correct copy of the Torbay Development Regulations Amendment No. 1, 2017, adopted by the Town Council of Torbay.

SWORN to at Torbay
this 7th day of June, A.D. 2017
before me



Notary Public, Justice of the Peace,
Commissioner of Oaths

BRIAN W. WINTER, CET
A Commissioner for Oaths

In and for the Province of Newfoundland and Labrador.
My commission expires on December 31, 2018.


Town Clerk



**TOWN OF TORBAY
PUBLIC CONSULTATION
Development Regulations Amendment No. 1, 2017**

The general public is invited to view a draft copy of the Town of Torbay Development Regulations Amendment No. 1, 2017.

The proposed Development Regulations Amendment No. 1, 2017, will change the maximum floor area and height requirements for an Accessory Building for lots having an area of 1860 m² and over to equal the floor area and height of the residential dwelling for the **Residential Infill (RI)** and the **Residential Large Lot (RLL)** Land Use Zone Tables.

The public may provide any comments or concerns on the proposed change to the Town in writing before Council proceeds with adopting the proposed amendment.

The Town of Torbay draft Development Regulations Amendment No. 1, 2017 shall be on display from May 23rd to May 30th, 2017, from 9:00 am - 3:00 pm, at the Town Office, Torbay.

The deadline for written comments shall be 4:00 pm, May 30th, 2017.

More information may be obtained by contacting:

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