

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

**Torbay**

**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017**

**RURAL to RESIDENTIAL LARGE LOT  
Amend Domestic Cutting Area Boundary  
Forest Landing Phase VII-C  
Western Island Pond**

**AUGUST 2017**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017**

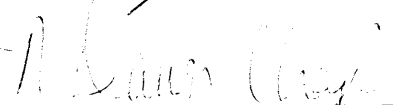
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Torbay.

- a) Adopted the Torbay Development Regulations Amendment No. 2, 2017 on the 26<sup>th</sup> day of February, 2018.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 2, 2017 by advertisement inserted on the 3<sup>rd</sup> day and the 10<sup>th</sup> day of March, 2018, in *The Telegram* newspaper.
- c) Set the 21<sup>st</sup> day of March at 7:00 p.m. at the Upper Three Corner Pond Park Multipurpose Building, 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. 2, 2017 as adopted.

SIGNED AND SEALED this 27<sup>th</sup> day of March, 2018

Mayor:  (Council Seal)

Clerk: 

5125-2018-044  
14 APR 15 2018  
Mary King

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 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. 2, 2017.

Adopted by the Town Council of Torbay on the 26<sup>th</sup> day of February, 2018.

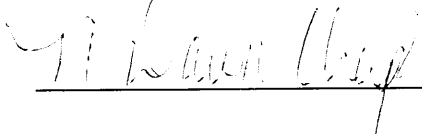
Signed and sealed this 27<sup>th</sup> day of March, 2018.

Mayor:



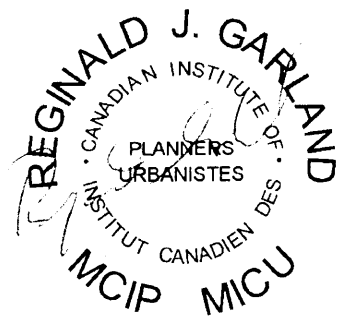
(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Torbay Development Regulations Amendment No. 2, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF TORBAY

## DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017

### BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Council has received a proposal to allow further residential development in the Western Island Pond area. The proposed development, Phase VII(C), will consist of approximately 20 lots. Final engineering will determine the actual number of lots which may be affected by soil conditions.

The Crown District 1, 5 Year Operating Plan, redefined the domestic cutting area boundary in the area of Western Island pond. Forestry District 1, Paddy's Pond, have agreed to amend the domestic cutting area boundary to remove the same area as the proposed area for the residential subdivision.

The land is presently zoned as Rural in the Torbay Development Regulations. The proposed amendment will re-zone land required for the residential subdivision from **Rural to Residential Large Lot**.

### ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed residential subdivision designated as Urban Development. An Amendment to the St. John's Urban Region Regional Plan is not required.

### 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 *The Telegram* newspaper on September 9, 2017 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from September 11, to September 19, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Written comments and objections were received and considered at a regular meeting of Council.

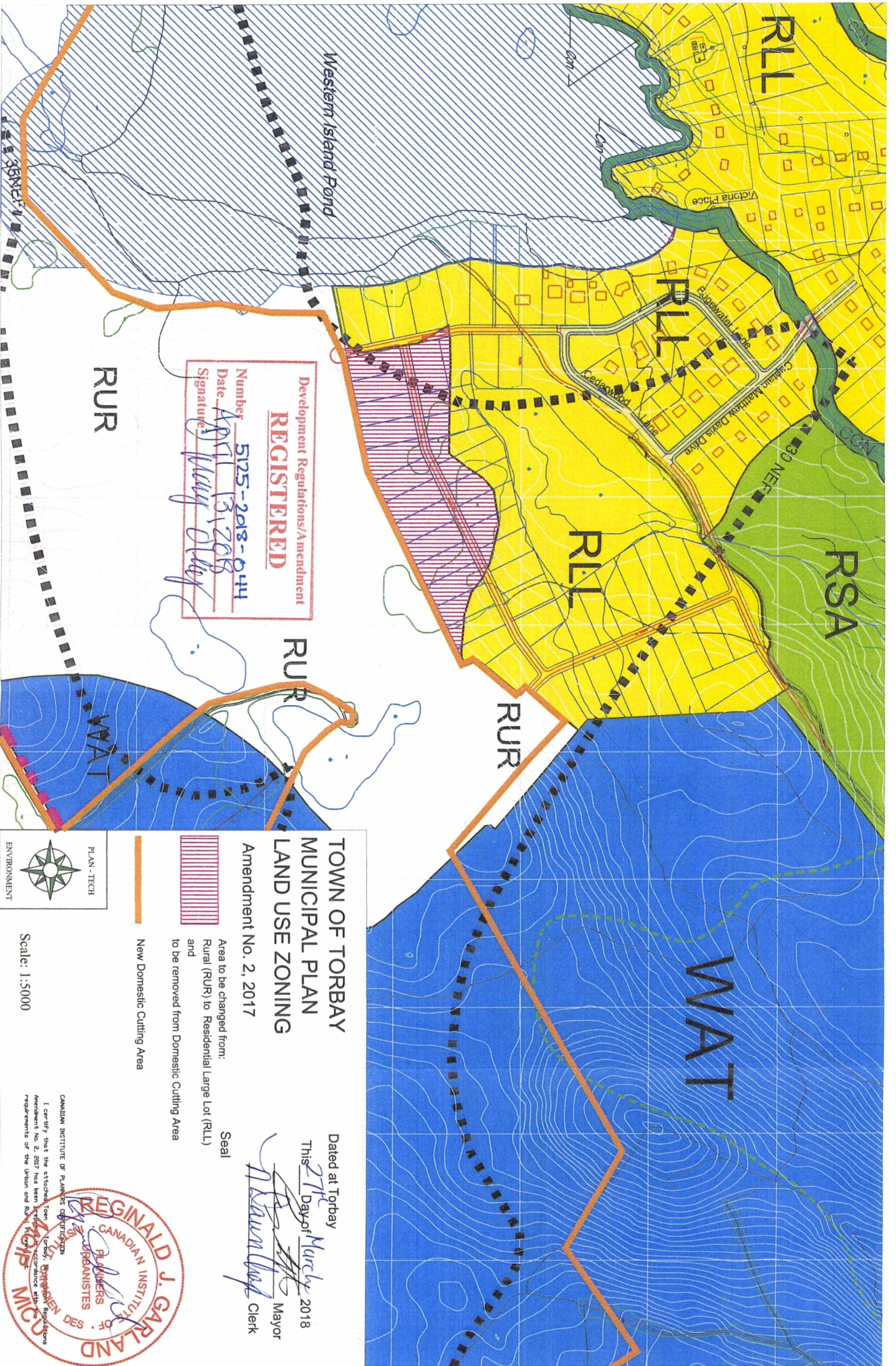
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## **DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017**

The Town of Torbay Development Regulations is amended by:

- A) *Changing*** an area of land from "**Rural**" to "**Residential Large Lot**" and
  
- B) *Removing*** the domestic cutting area from the same area as the proposed residential subdivision as shown on the attached portion of the Torbay Land Use Zoning Map.





Development Regulations/Amendment  
**REGISTERED**  
 Number: 5125-2013-044  
 Date: April 13, 2018  
 Signature: *Wally Olney*

**TOWN OF TORBAY  
 MUNICIPAL PLAN  
 LAND USE ZONING**

Amendment No. 2, 2017

Dated at Torbay  
 This 27th Day of March 2018  
*Reginald J. Garland* Mayor  
*Wally Olney* Clerk

Seal

Area to be changed from:  
 Rural (RUR) to Residential Large Lot (RLL)  
 and  
 to be removed from Domestic Cutting Area

Legend:  
 to be removed from Domestic Cutting Area  
 New Domestic Cutting Area

PLAN - TECH  
 ENVIRONMENT

Scale: 1:5000

CANADIAN INSTITUTE OF PLANNERS  
 REGINALD J. GARLAND  
 PLANNERS  
 URBANISTS  
 I certify that the attached Local Development Regulations Amendment No. 2, 2017 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.