

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017**

**RURAL to RESIDENTIAL INFILL  
Barn Marsh Road**

**AUGUST 2017**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF TORBAY**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 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. 3, 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. 3, 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 22<sup>nd</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. 3, 2017 as adopted (or as amended).

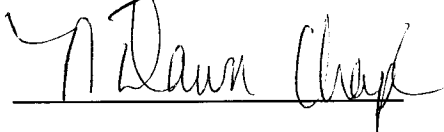
SIGNED AND SEALED this 27<sup>th</sup> day of March, 2018

Mayor:



(Council Seal)

Clerk:



Development Regulations Amendment	
<b>REGISTERED</b>	
Number	<u>5125-2018-045</u>
Date	<u>April 24, 2018</u>
Signature	<u>Allyce Cleary</u>

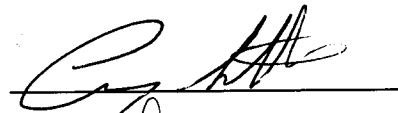
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017**

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. 3, 2017.

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

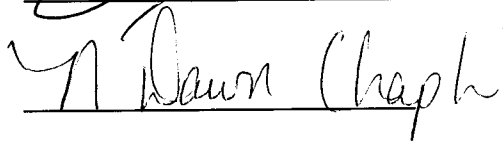
Signed and sealed this 27<sup>th</sup> day of March, 2018.

Mayor:



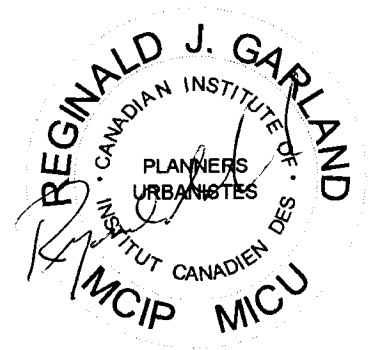
(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Torbay Development Regulations Amendment No. 3, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF TORBAY

## DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017

### BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. Council has received a proposal to develop a single residential lot at the end of Barn Marsh Road. The residential lot will be unserviced as there are no municipal services in the immediate area. The residential lot shall conform to all standards of the Residential Infill Land Use Zone Table.

The land is presently zoned as Rural on the Torbay Land Use Zone Map. The proposed amendment will re-designate land required for proposed single residential lot from **Rural** to **Residential Infill**.

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

The St. John's Urban Region Regional Plan Map has designated the area of the proposed Development Regulations designated as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required.

### PUBLIC CONSULTATION

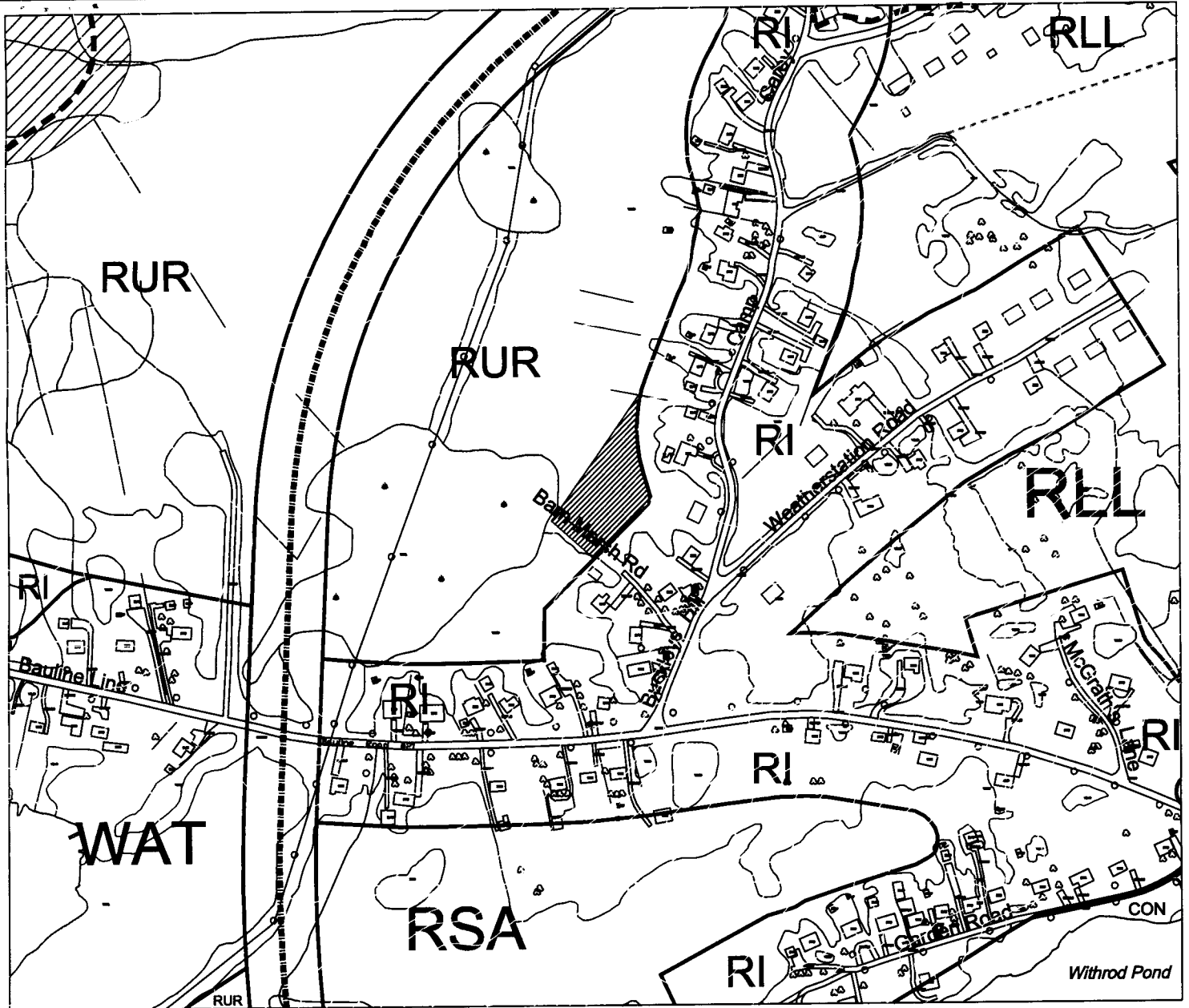
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Torbay published a notice in *The Telegram* newspaper on November 11, 2017 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from November 13, to November 17, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No written comments or objections were received.

### DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017

The Town of Torbay Development Regulations is amended by:

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

*CS*



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

**LAND USE ZONE MAP**

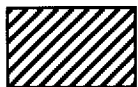
**DEVELOPMENT REGULATIONS  
AMENDMENT No. 3, 2017**

Dated at Torbay

This 27<sup>th</sup> Day of Marche 2018

[Signature] Mayor

[Signature] Clerk



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

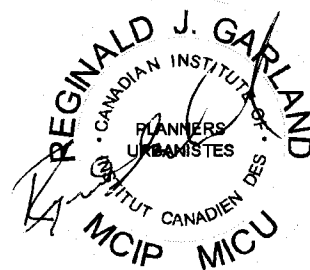
Seal

PLAN-TECH



ENVIRONMENT

Development Regulations Amendment  
**REGISTERED**  
Number 5125-2018-045  
Scale: 1: 5000 April 24, 2018  
Date  
Signature [Signature]



Verify that the attached Town of Torbay Development Regulations Amendment No. 3, 2017, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.