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Government of Newfoundland and Labrador  
Department of Municipal Affairs and Environment  
Office of the Minister

COR/2017/02193

Mr. Brian Winter, CET  
Director of Planning and Development  
Town of Torbay  
P.O. Box 1160  
1288 Torbay Road  
Torbay, NL A1K 1K4

Dear Mr. Winter:

**TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2017**

I am pleased to inform you that the **Town of Torbay Development Regulations Amendment No. 1, 2017**, as adopted by Council on the **5<sup>th</sup> day of June, 2017** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email [queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,

**EDDIE JOYCE, MHA**  
District of Humber-Bay of Islands  
Minister

Encls.

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

**Amendment to Accessory Building Condition**

**MAY 2017**

PLAN-TECH



ENVIRONMENT

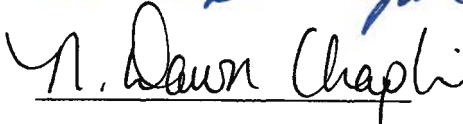
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

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 5<sup>th</sup> day of June, 2017.

Signed and sealed this 7<sup>th</sup> day of June, 2017.

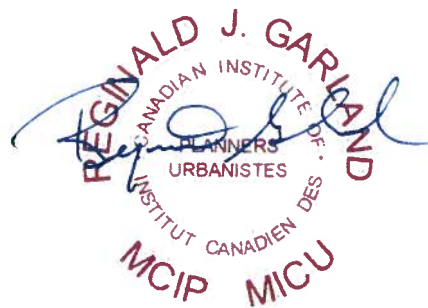
Mayor:  (Council Seal)

Clerk: 

**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	
<b>REGISTERED</b>	
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 m<sup>2</sup>, 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 m<sup>2</sup> was capped at 85 m<sup>2</sup> 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 m<sup>2</sup>.

The purpose of this Amendment is to reverse the Condition for Accessory Buildings for lots greater than 1860 m<sup>2</sup>, 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 m<sup>2</sup> 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 <sup>2</sup> )	Accessory Building Max. Lot Coverage	Accessory Building Max. Height
Less than 555 m <sup>2</sup>	40 m <sup>2</sup>	4.0 m
Between 555 m <sup>2</sup> and 1860 m <sup>2</sup>	48 m <sup>2</sup>	4.0 m
1860 m <sup>2</sup> and over	<del>85m<sup>2</sup></del> Same as Dwelling	<del>4.0 m</del> Same as Dwelling

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