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COR/2018/01089

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

Dear Mr. Winter:

**TORBAY**  
**Municipal Plan Amendment No. 1, 2017**  
**Development Regulations Amendment No. 2, 2017**

I am pleased to inform you that the **Town of Torbay Municipal Plan Amendment No. 1, 2017** and **Development Regulations Amendment No. 2, 2017**, as adopted by Council on the 26<sup>th</sup> day of February, 2018, have now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come 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 copies of the Amendment are enclosed. As these are legal documents, they should be reserved in a safe place.

Sincerely,

A handwritten signature in blue ink that reads "Mary Oley".

**MARY OLEY**  
Director of Local Governance and Land Use Planning

cc: Reginald Garland, MCIP  
Plantech-Environment

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



**MUNICIPAL PLAN AMENDMENT No. 1, 2017**

**RURAL to RESIDENTIAL  
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  
MUNICIPAL PLAN AMENDMENT No. 1, 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 Municipal Plan Amendment No. 1, 2017 on the 26<sup>th</sup> day of February, 2018.
- b) Gave notice of the adoption of the Town of Torbay Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2017, as adopted.

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

Mayor:



(Council Seal)

Clerk:



<b>Municipal Plan/Amendment REGISTERED</b>	
Number	<u>5125-2018-020</u>
Date	<u>April 13, 2018</u>
Signature	<u>Mayor O'Leary</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF TORBAY

## MUNICIPAL PLAN AMENDMENT No. 1, 2017

### BACKGROUND

The Town of Torbay proposes to amend its Municipal Plan. 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 designated as Rural in the Torbay Municipal Plan. The proposed amendment will re-designate land required for proposed residential subdivision from **Rural to Residential**.

### 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 Municipal Plan 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.

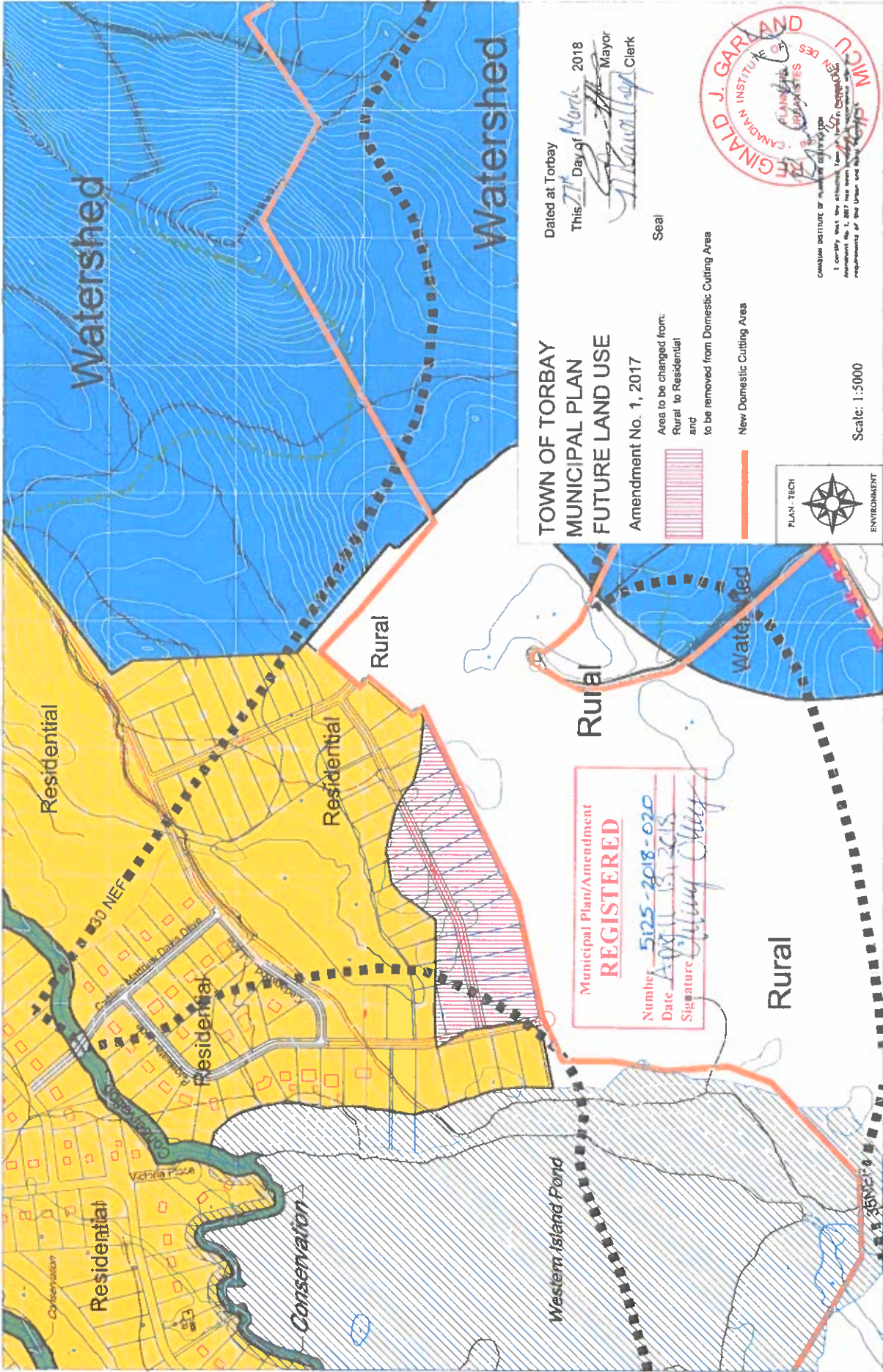
*es*

## AMENDMENT No. 1, 2017

The Town of Torbay Municipal Plan is amended by:

- A) **Changing** an area of land from "Rural" to "Residential", 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 Future Land Use Map.





**TOWN OF TORBAY  
MUNICIPAL PLAN  
FUTURE LAND USE  
Amendment No. 1, 2017**

Area to be changed from:  
Rural to Residential  
and  
to be removed from Domestic Cutting Area



Scale: 1:5000

Dated at Torbay

This 27th Day of March, 2018

Mayor

Clerk

Seal



CANADIAN INSTITUTE OF MUNICIPALITIES  
I certify that the attached is a true and correct copy of the original as submitted to the Department of the Secretary of the Union and that the same is in accordance with the requirements of the Act.

Municipal Plan/Amendment  
**REGISTERED**  
Number: 5125-2018-020  
Date: April 13, 2018  
Signature: Gilroy O'Leary

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



**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.

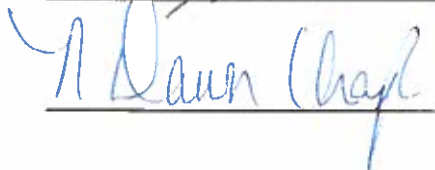
SIGNED AND SEALED this 27<sup>th</sup> day of March, 2018

Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>5125-2018-044</u>
Date	<u>April 13, 2018</u>
Signature	<u>Mary Gray</u>


**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.

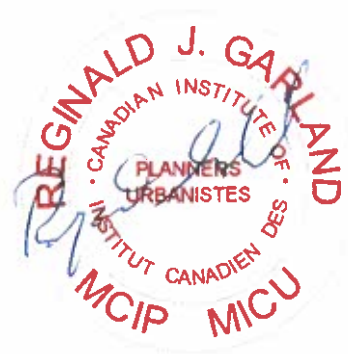
Signed and sealed this 27<sup>th</sup> day of March, 2018.

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.

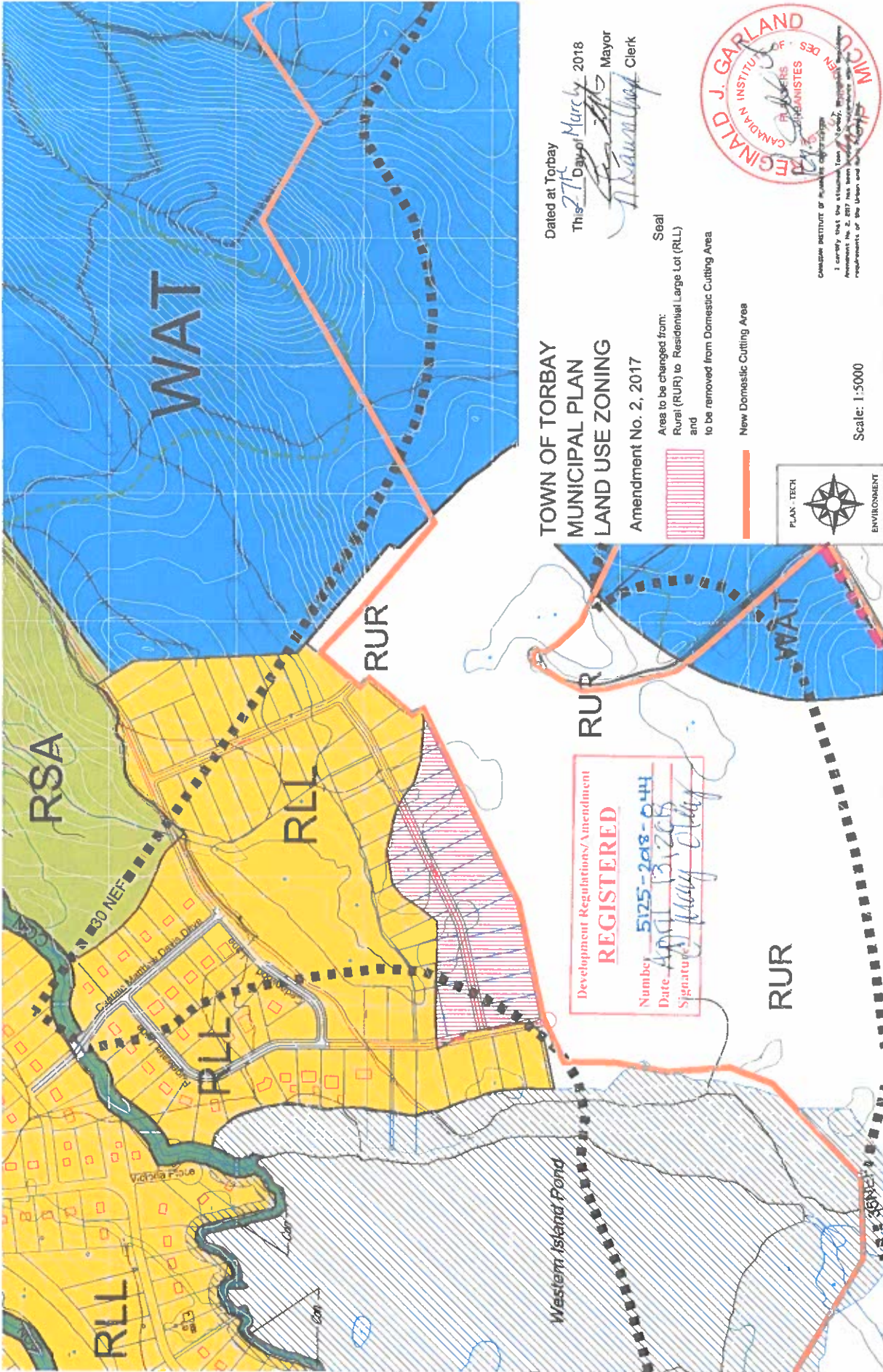
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## DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017

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.





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

Amendment No. 2, 2017

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



New Domestic Cutting Area



Dated at Torbay

This 27th Day of March, 2018

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

Seal

Development Regulations/Amendment  
**REGISTERED**  
Number: 5125-2018-044  
Date: April 13, 2018  
Signature: *[Signature]*



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