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March 5/18*

Government of Newfoundland and Labrador  
Department of Municipal Affairs and Environment  
Local Governance and Land Use Planning Division

COR/2018/00793

March 5, 2018

**FILE COPY**

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

Dear Mr. Winter:

**TORBAY**  
**Development Regulations Amendment No. 4, 2018**

I am pleased to inform you that the **Town of Torbay Development Regulations Amendment No. 4, 2018**, as adopted by Council on the **29<sup>th</sup> day of January, 2018** 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,

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

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2018**

**Amendment to Public Buildings Land Use Zone Table**

**January 2018**



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2018**

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. 4, 2018.

Adopted by the Town Council of Torbay on the 29<sup>th</sup> day of January, 2018.

Signed and sealed this 28<sup>th</sup> day of February, 2018.

Mayor:

 (Council Seal)

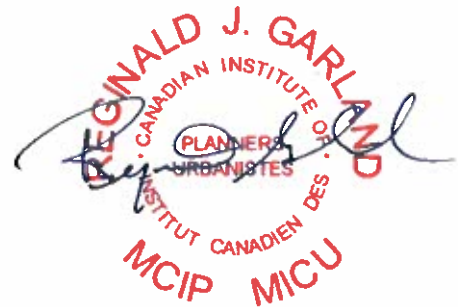
Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Torbay Development Regulations Amendment No. 4, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number:	<u>5125 - 2018 - 043</u>
Date:	<u>March 5, 2018</u>
Signature:	<u>Marcy O'Leary</u>



**TOWN OF TORBAY**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2018**

**BACKGROUND**

The Town of Torbay proposes to amend its Development Regulations. The Jack Byrne Regional Sport and Entertainment Center is zoned as Public Buildings on the Torbay Land Use Zone Map. The Town has received an application to operate a franchise coffee shop/restaurant from the Arena. The Classification of Uses of Land and Buildings, Schedule B, lists restaurants as a catering use under the General Assembly Uses Division. Catering is not listed as a permitted or discretionary uses in the Public Buildings Land Use Zone Table.

The purpose of this Amendment is to add catering as a discretionary use to the Public Buildings Land Use Zone Table.

**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. 4.

**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2018**

The Town of Torbay Development Regulations is amended by:

- A) **Adding catering** as discretionary uses to the **Public Buildings (PB)** Land Use Zone Table as shown below:

ZONE TITLE	PUBLIC BUILDINGS (PB)
PERMITTED USE CLASSES - (see Regulation 89) Educational, general assembly, place of worship, child care, recreational open space, cultural and civic, office, medical care and special treatment.	
DISCRETIONARY USE CLASSES - (see Regulations 33 and 90) Indoor assembly, outdoor assembly, collective residential, antenna, cemetery, club and lodge, <b>catering</b> .	

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