

NPC
Apr 27/18



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



April 24, 2018

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

Dear Mr. Winter:

**Torbay Municipal Plan Amendment No. 2, 2017 and Development Regulations
Amendment No. 3, 2017
(In relation to St. John's Urban Region Regional Plan Amendment No. 8, 2017)**

I am pleased to inform you that the **Town of Torbay Municipal Plan Amendment No. 2, 2017 and Development Regulations Amendment No. 3, 2017**, as adopted by Council on the **26th 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 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, 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 they are legal documents, they 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**



MUNICIPAL PLAN AMENDMENT No. 2, 2017

**RURAL to RESIDENTIAL
Barn Marsh Road**

AUGUST, 2017

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 2, 2017 on the 26th day of February, 2018.
- b) Gave notice of the adoption of the Town of Torbay Municipal Plan Amendment No. 2, 2017 by advertisement inserted on the 3rd day and the 10th day of March, 2018, in *The Telegram* newspaper.
- c) Set the 22nd 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. 2, 2017 as adopted.

SIGNED AND SEALED this 27th day of March, 2018

Mayor: [Signature] (Council Seal)

Clerk: [Signature]

**Municipal Plan/Amendment
REGISTERED**
Number 5125-2018-021
Date April 24, 2018
Signature [Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 2, 2017.

Adopted by the Town Council of Torbay on the 26th day of February, 2018.

Signed and sealed this 27th 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. 2, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 2, 2017

BACKGROUND

The Town of Torbay proposes to amend its Municipal Plan. Council has received a proposal to develop a single residential lot at the end of Barn Marsh Road. The land is presently designated as Rural in the Torbay Municipal Plan. The proposed amendment will re-designate land required for proposed single residential lot from **Rural** to **Residential**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

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

PUBLIC CONSULTATION

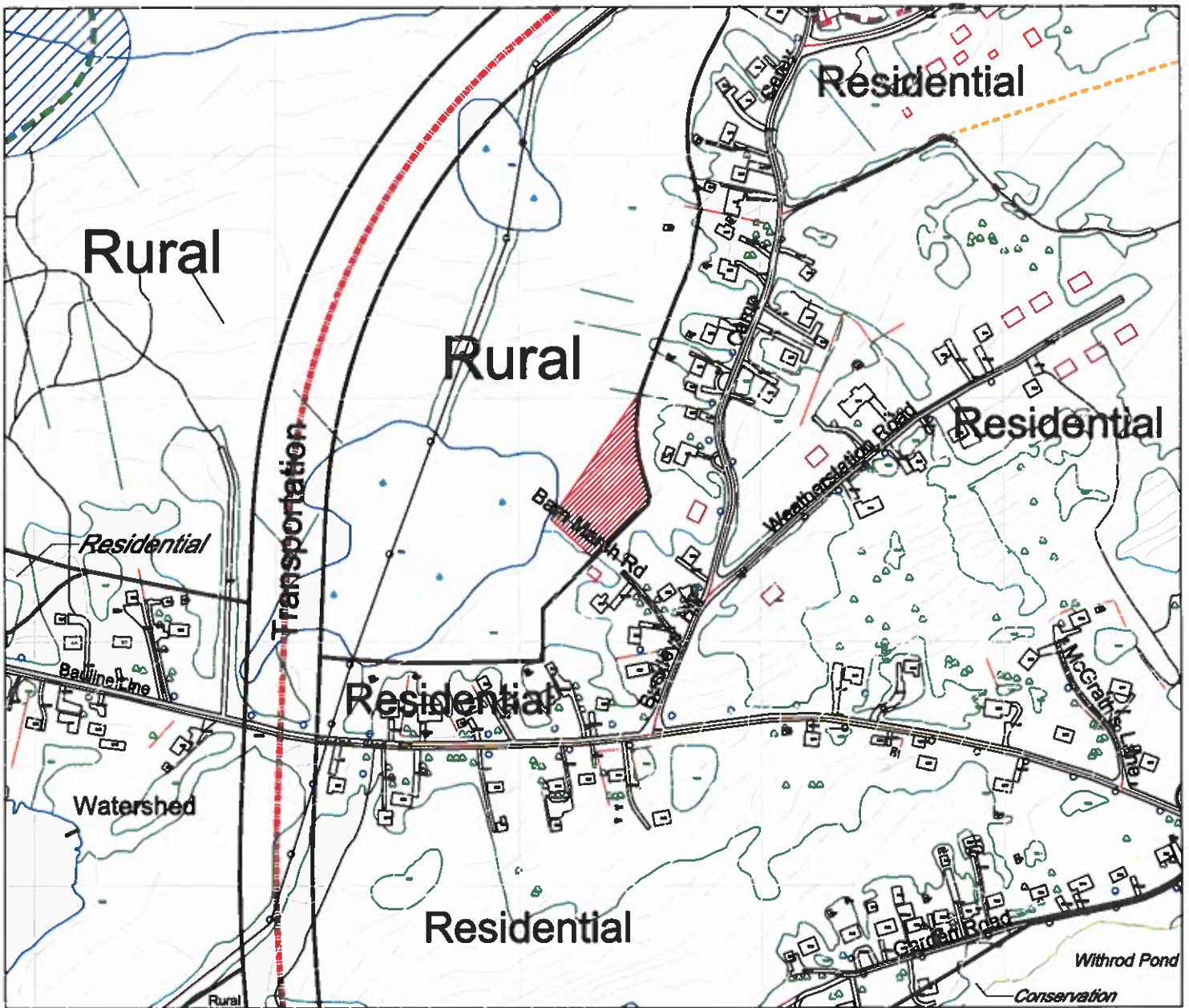
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Torbay published a notice in *The Telegram* newspaper on November 11, 2017 advertising the proposed amendment 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.

AMENDMENT No. 1, 2017

The Town of Torbay Municipal Plan is amended by:

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

es



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

Dated at Torbay

FUTURE LAND USE MAP

This 27th Day of March 2018

**MUNICIPAL PLAN
AMENDMENT No. 2, 2017**

[Signature] Mayor
[Signature] Clerk



Area to be changed from: **"Rural"** to **"Residential"** Seal
Municipal Plan/Amendment

REGISTERED

Number 5125-2018-021

Date April 24, 2018

Scale: 1:5000 *[Signature]*



PLAN-TECH



ENVIRONMENT

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

**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 26th 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 3rd day and the 10th day of March, 2018, in *The Telegram* newspaper.
- c) Set the 22nd 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).

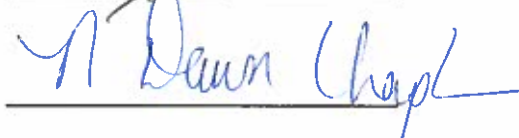
SIGNED AND SEALED this 27th day of March, 2018

Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>5125-2018-045</u>
Date	<u>April 24, 2018</u>
Signature	<u>[Handwritten Signature]</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 26th day of February, 2018.

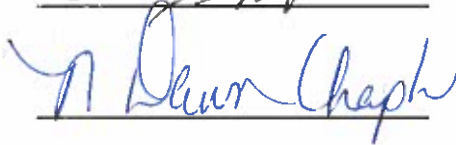
Signed and sealed this 27th day of March, 2018.

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

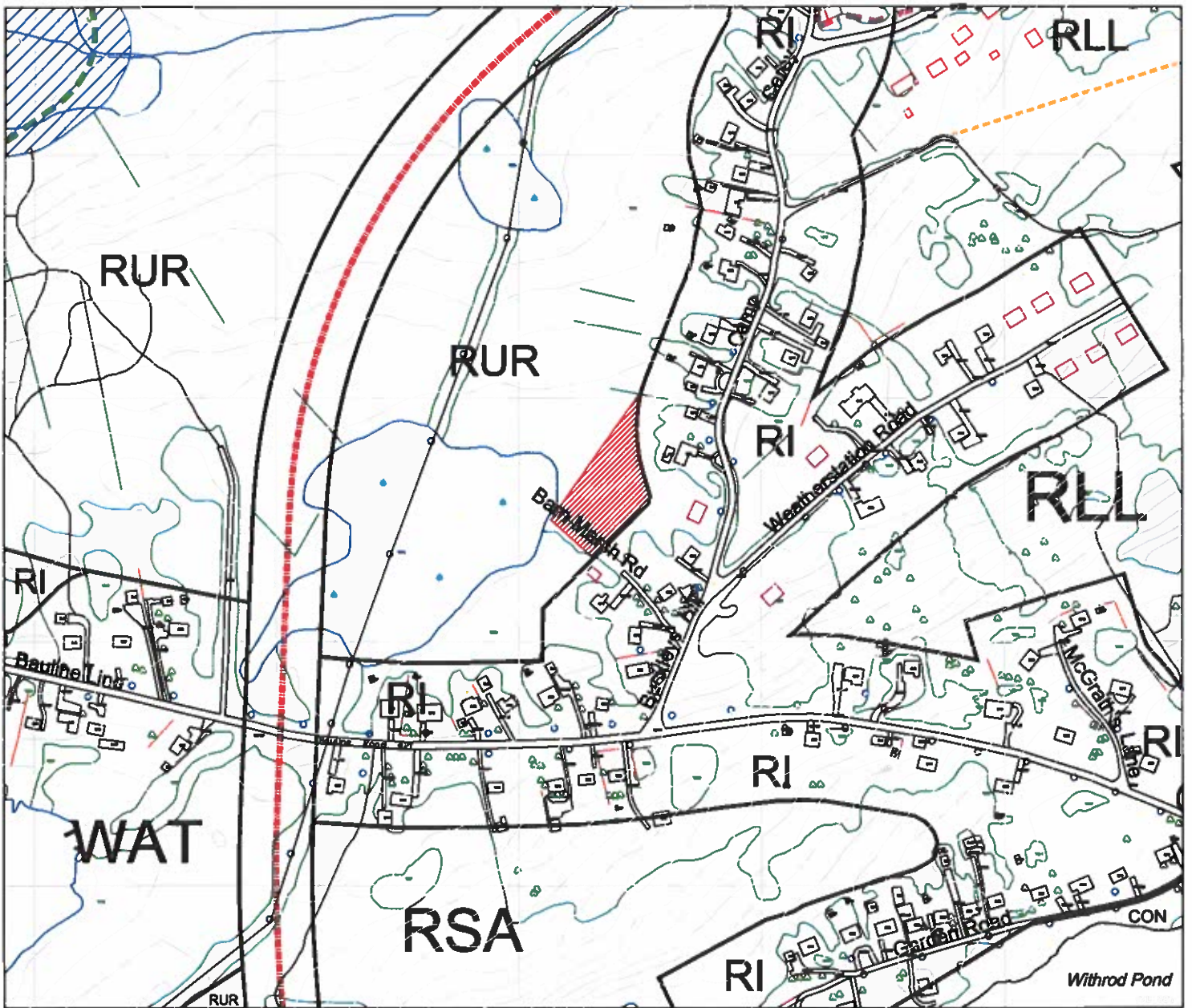
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Torbay published a notice in *The Telegram* newspaper on November 11, 2017 advertising the proposed 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:

es



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

Dated at Torbay

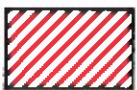
LAND USE ZONE MAP

This 27th Day of March 2018

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

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Rural" to Seal
"Residential Infill" Development Regulations/Amendment

REGISTERED

Number 5125-2018-045

Date April 24, 2018

Scale: 1:5000 *[Signature]*



PLAN-TECH



ENVIRONMENT

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.