



**TOWN OF TORBAY
PUBLIC HEARING
Municipal Plan Amendment No. 5, 2022, and
Development Regulations Amendment No. 9, 2022
615 Bauline Line Amendment**

The Town Council of Torbay has adopted Municipal Plan Amendment No. 5, 2022, and Development Regulations Amendment No. 9, 2022 and a Commissioner of Public Hearing has been appointed to consider objections and representations on the above noted Municipal Plan and Development Regulations Amendments.

As a result of the current COVID-19 public health emergency, the Department of Municipal and Provincial Affairs has temporarily waived the requirement to hold physical public hearings under section 18 of the *Urban and Rural Planning Act, 2000*. The Commissioner appointed by Council will only be accepting written submissions which will be considered and reflected, where appropriate, in their report to Council.

The proposed Municipal Plan Amendment No. 5, 2022, will re-designate a single parcel of land located at 615 Bauline Line from **Rural** to **Residential** to create a second residential lot. Development Regulations Amendment No. 9, 2022, will re-zone the same area of land from **Rural** to **Residential Infill (RI)**.

Anyone wishing to make an objection or representation at the Public Hearing shall deposit with the Town Clerk of Torbay, two copies of a signed written statement outlining the objection or representation **by 3:00 p.m. on the 27th day of May 2022**.

Council encourages residents to view a copy of the Torbay Municipal Plan Amendment No. 5, 2022, and Development Regulations Amendment No. 9, 2022 at Town Hall, 1288 Torbay Road or on the Town's website at www.torbay.ca.

More information may be obtained by contacting:

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Torbay, NL
A1K 1K4
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Fax: 437-1309
e-mail: jschwarz@torbay.ca

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



MUNICIPAL PLAN AMENDMENT No. 5, 2022

**RURAL to RESIDENTIAL
615 Bauline Line**

JANUARY 2022

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 5, 2022**

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. 5, 2022, on the ___th day of _____, 2022.

- b) Gave notice of the adoption of the Town of Torbay Municipal Plan Amendment No. 5, 2022, by advertisement inserted on the ___rd day and the ___th day of _____, 2022, in *The Telegram* newspaper.

- c) Set the _____nd day of _____ at 7:00 p.m. at the Torbay Common, 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. 5, 2022 as adopted.

SIGNED AND SEALED this ___ day of _____, 2022

Mayor: _____ (Council Seal)

Clerk: _____

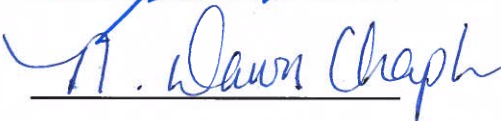
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
MUNICIPAL PLAN AMENDMENT No. 5, 2022**

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. 5, 2022.

Adopted by the Town Council of Torbay on the 4th day of April 2022.

Signed and sealed this 8th day of April, 2022.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Municipal Plan Amendment No. 5, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF TORBAY

MUNICIPAL PLAN AMENDMENT No. 5, 2022

BACKGROUND

The Town of Torbay proposes to amend its Municipal Plan. The Town has received a proposal to subdivide a parcel of land located at 615 Bauline Line. The subdivided property will create a second residential lot north of the existing lot. There is an existing dwelling located at 615 Bauline Line.

The purpose of this amendment is to redesignate a single parcel of land located at 615 Bauline Line from **Rural** to **Residential** to create a second residential lot.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Municipal Plan Amendment No. 5, 2022, as Urban Development on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required in order to bring the proposed Municipal Plan Amendment No. 5, 2022, into conformity with the Regional Plan.

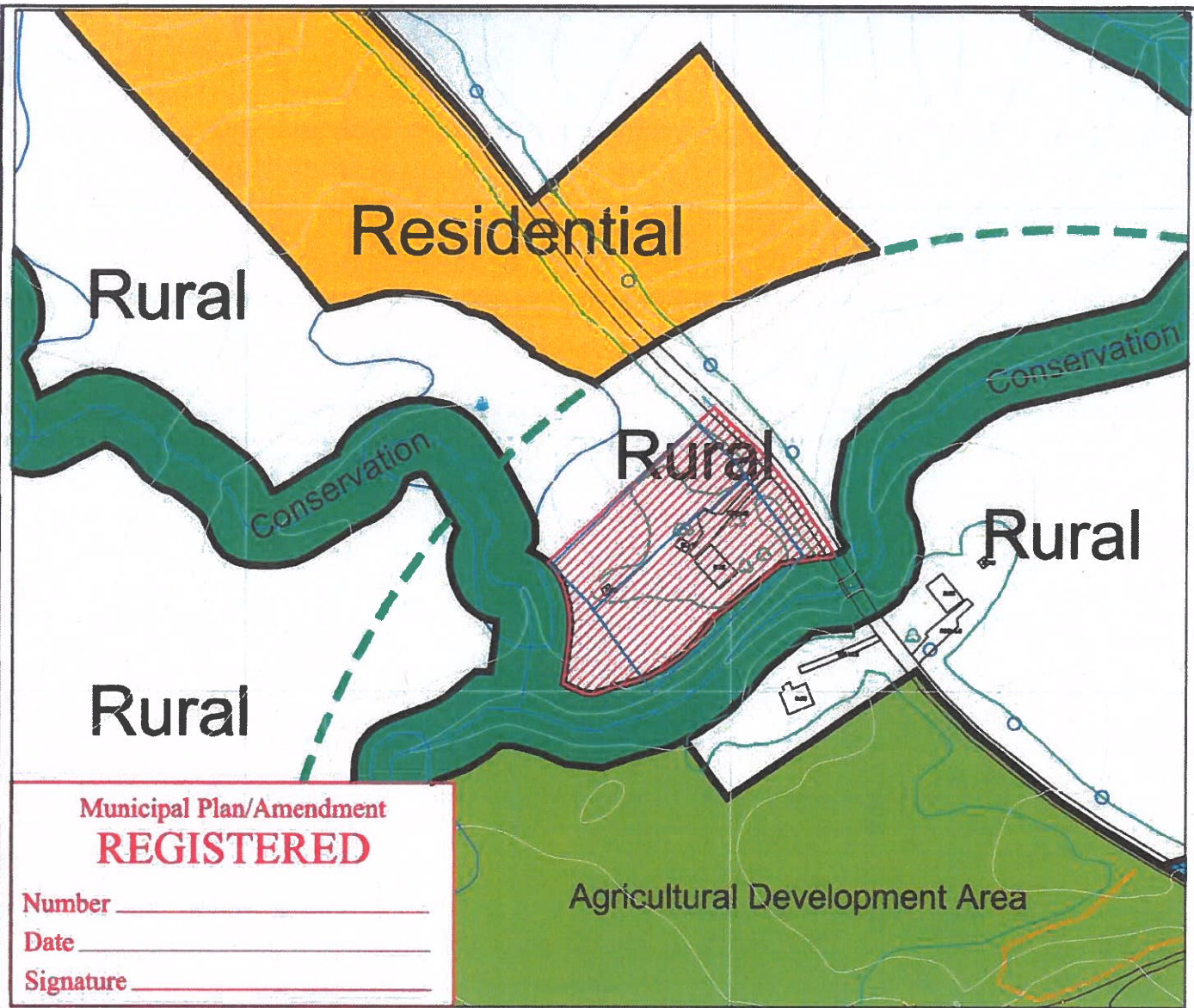
PUBLIC CONSULTATION

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 February edition of the Northeast Avalon Times which is published the middle of the month advertising the proposed amendment seeking comments or representations from the public. In addition, the Town notified the public of proposed amendments in keeping with its public notification policy, via a postal mail out to eight neighbouring property owners within a 150-metre radius of the subject property. The proposed amendments were posted on the Town's website as of February 10, 2022. The deadline for comments was February 28, 2022. No written comments or objections were received.

AMENDMENT No. 5, 2022

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:



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

Dated at Torbay

FUTURE LAND USE MAP

This ____ Day of _____ 2022

**MUNICIPAL PLAN
AMENDMENT No. 5, 2022**

Mayor

Clerk



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

Seal



Scale: 1:2500



I certify that the attached Town of Torbay Municipal Plan Amendment No. 5, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

**RURAL (RUR) to RESIDENTIAL INFILL (RI)
615 Bauline Line**

JANUARY 2022

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022**

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. 9, 2022 on the _____th day of _____, 2022.

- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 9, 2022 by advertisement inserted on the _rd day and the _____th day of _____, 2022, in *The Telegram* newspaper.

- c) Set the _____nd day of _____ at 7:00 p.m. at the Torbay Common, 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. 9, 2022 as adopted (or as amended).

SIGNED AND SEALED this _____ day of _____, 2022

Mayor: _____ (Council Seal)

Clerk: _____

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022**

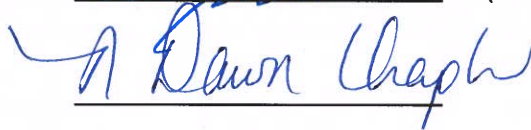
Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay adopts the Town of Torbay Development Regulations Amendment No. 9, 2022.

Adopted by the Town Council of Torbay on the 4th day of April 2022.

Signed and sealed this 8th day of April, 2022.

Mayor:  (Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 9, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF TORBAY

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. The Town has received a proposal to subdivide a parcel of land located at 615 Bauline Line. The subdivided property will create a second residential lot north of the existing lot. There is an existing dwelling located at 615 Bauline Line. The minimum lot requirement for the Residential Infill (RI) Land Use Zone Table is 1860 m² with a frontage of 30m. The new severed lot meets the minimum lot requirement for area and frontage for the Residential Infill (RI) Land Use Zone Table.

The land is located within the existing 300m livestock buffer as identified on the Torbay Land Use Zone Map. The Town sent referrals to Water Resources Division, Department of Environment and Climate Change and Land Management Division, Department of Fisheries, Forestry and Agriculture for comment. Both Departments approved the single lot development.

The purpose of this amendment is to rezone that parcel of land located at 615 Bauline Line from **Rural (RUR)** to **Residential Infill (RI)** to create a second residential lot.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 9, 2022, as Urban Development on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required in order to bring the proposed Development Regulations Amendment No. 9, 2022, into conformity with the Regional Plan.

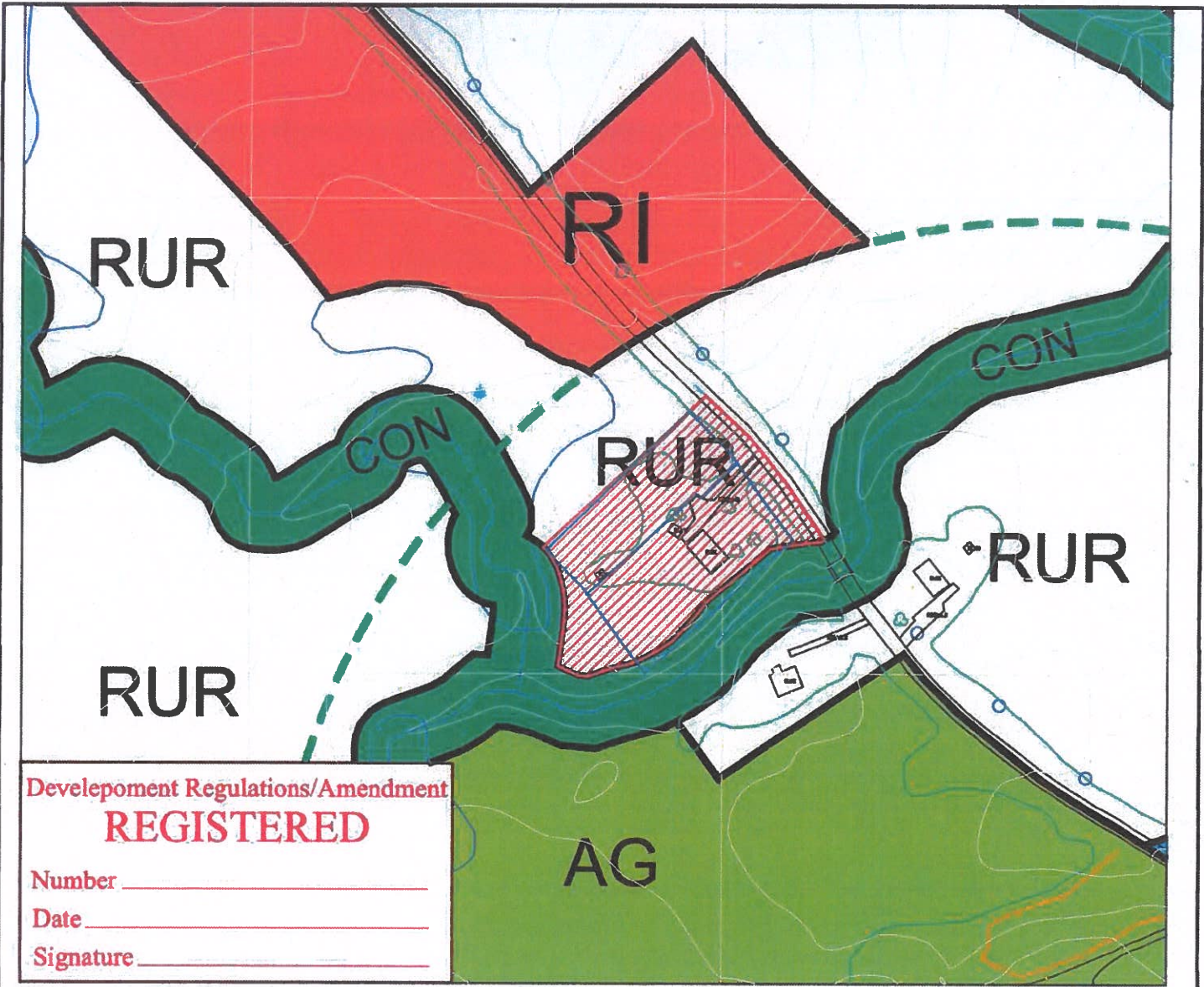
PUBLIC CONSULTATION

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 February edition of the Northeast Avalon Times which is published the middle of the month advertising the proposed amendment seeking comments or representations from the public. In addition, the Town notified the public of proposed amendments in keeping with its public notification policy, via a postal mail out to eight neighbouring property owners within a 150-metre radius of the subject property. The proposed amendments were posted on the Town's website as of February 10, 2022. The deadline for comments was February 28, 2022. No written comments or objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2022

The Town of Torbay Development Regulations is amended by:

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



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

Dated at Torbay

LAND USE ZONE MAP

This ____ Day of _____ 2022

**DEVELOPMENT REGULATIONS
 AMENDMENT No. 9, 2022**

 Mayor



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

Seal

 Clerk



Scale: 1:2500



I certify that the attached Town of Torbay Development Regulations Amendment No. 9, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.