



## DEVELOPMENT NOTICE

### Discretionary Use

The Town of Torbay is in receipt of an application proposing a “Tap-room” (bar/lounge) within the existing building at **1412 Torbay Road**. Applicants are proposing to construct a deck at the rear of the building. The property is located within the Mixed Development (MIX) Land Use Zone of the Torbay Development Regulations 2015-2025, and a proposed Catering (Lounge) use is listed as discretionary. This application is processed in accordance with Regulations 33 and 90, requiring public notification. Further information on the proposal can be obtained by visiting the Town’s website at <https://torbay.ca/development-notice/>

Anyone wishing to comment on this proposal, is asked to contact the Town Office in writing. The **deadline** for written comments shall be **September 30, 2022**. Further information on this matter may be obtained by contacting the Town’s Planning and Development Department.

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# 1412 Torbay Road

## Discretionary Use Application





# Taproom Business Proposal

Prepared for: The Town Of Torbay

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## KILLICK TAPROOM

### Business Summary

Our vision is to bring a craft beer tap room to 1412 Torbay Road, formally used as the Torbay post office. The concept of the tap room will be based on the feel of the old fishing stages that once lined the shores of Torbay and surrounding communities. A vintage interior feel to appeal to a mature age group who is interested in our history, while incorporating the history into the décor with old local pictures and stories for tourists to browse and read as they enjoy a beverage.

We will serve local craft beers from different breweries around the province on tap and while patrons can enjoy the beautiful view of Torbay from inside or from the deck at the rear of the building. We will serve baked goods and sandwiches from local businesses in Torbay, while a small kitchen area with a fryer and grill will allow us to serve a small selection of finger foods in the evenings.

### Benefits to the Community

The taproom would be beneficial to the community in many ways

- Space could be utilized to host small community events, local jam sessions, local acoustic musicians, trivia nights etc.
- Close proximity to the East Coast Trail is beneficial to hikers after they finish a long day of hiking.
- Helping other local businesses by creating partnerships
- Employment for local residents
- An attraction different from any other in St. John's east to Pouch Cove will draw tourists and others from outside the district into the community

### Project Outline

#### Exterior Renovations

- The addition of a deck at the rear of the building accessible from the main floor.
- Replace exterior siding with a woodgrain commercial siding
- Addition of windows and a patio sliding door

#### Interior Renovations

- Remove walls for an open concept layout
  - Two additional single stall washrooms
  - Small kitchen space to allow for food preparation
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## KILLICK TAPROOM

### Parking

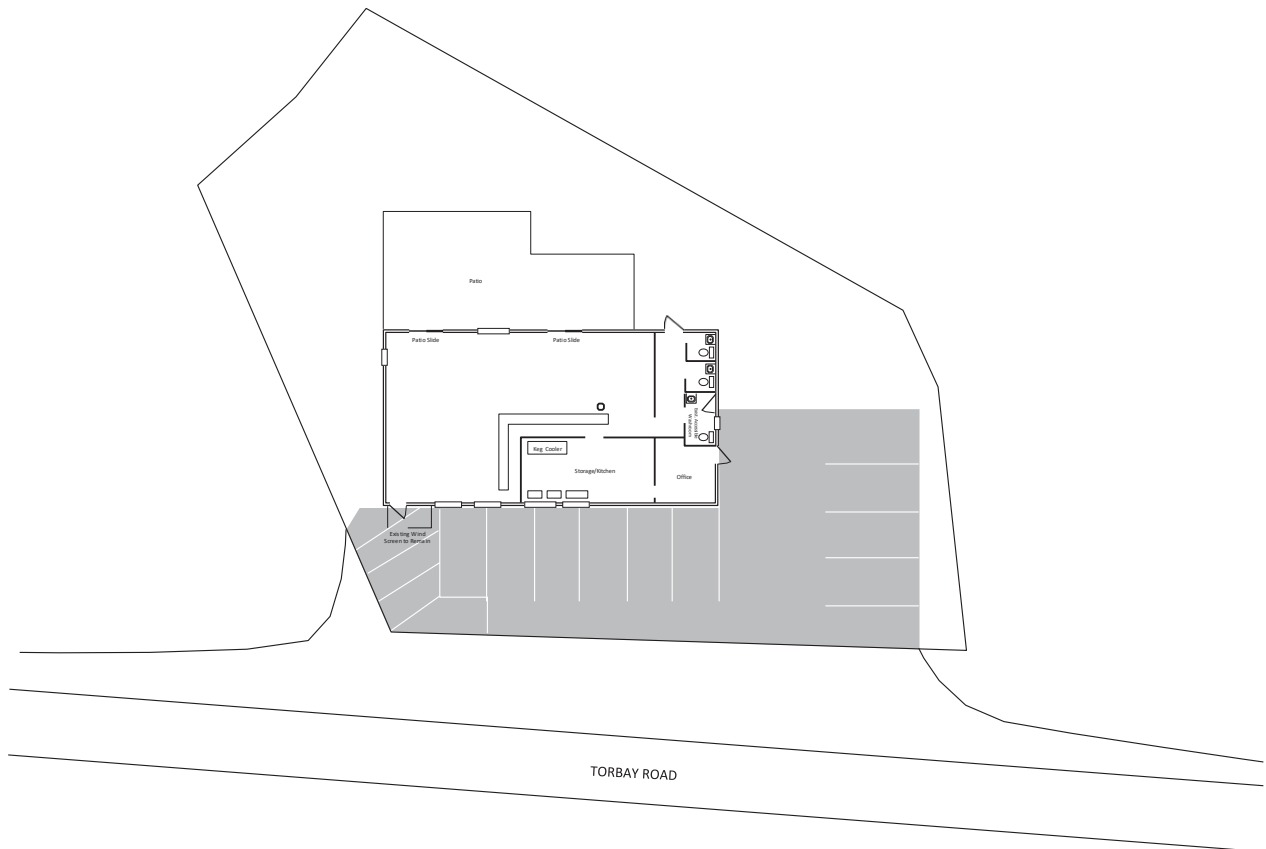
- Existing 12 parking spaces
- Addition of a retaining wall at rear of the building to allow for additional 6 parking spaces
- Newly added sidewalks in the area allow for safe travel of foot traffic of nearby residents, hikers and other visitors

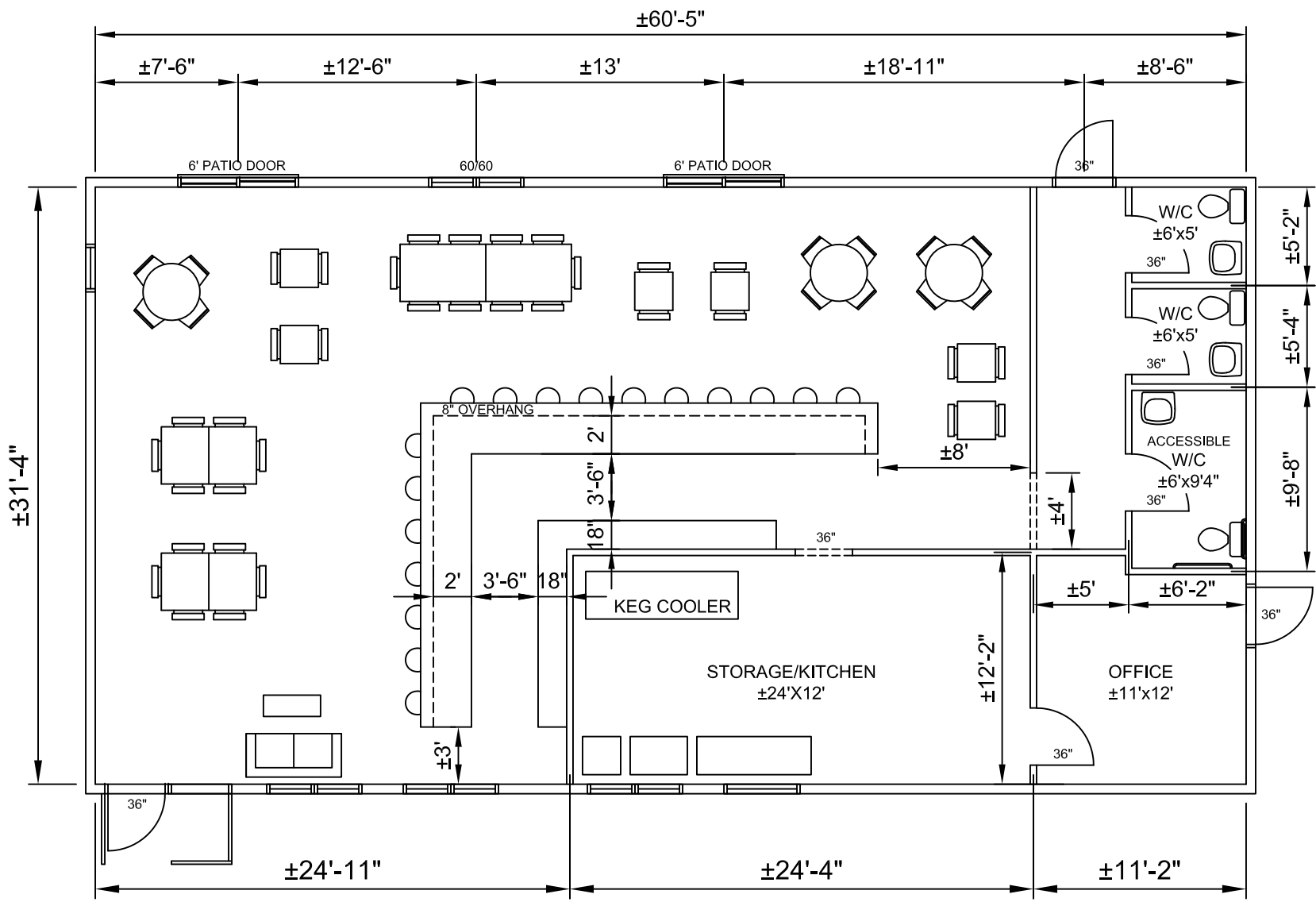
### Noise

The business will comply with all of Torbay's noise regulations and operate within allowable hours of operation. Our proposed hours of operation are

- Mon to Thurs 12pm - 10pm
- Fri & Sat 11am - 11pm
- Sun 12pm - 8pm

### Property & Layout





NOTE:  
 MAINTAIN  
 1700mm  
 TURNING  
 CIRCLE IN  
 ACCESSIBLE  
 WASHROOM

- NOTES:**
1. DO NOT SCALE FROM DRAWING.
  2. DIMENSIONS SHOWN ARE APPROXIMATE.
  3. CONTRACTOR RESPONSIBLE THAT CONSTRUCTION MEET NEWEST EDITION OF NBCC AND LOCAL BUILDING CODES.
  4. CONTRACTOR RESPONSIBLE THAT CONSTRUCTION MEET NEWEST EDITION OF MNECC.
  5. PLANS ARE CONCEPTUAL AND FINAL CONSTRUCTION DRAWINGS MAY VARY DEPENDING ON SITE CONDITIONS OR OWNERS INSTRUCTIONS.
  6. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION BEGINS.
  7. ALL STRUCTURAL BY OTHERS.

project: PROPOSED ESTABLISHMENT 1412 TORBAY RD.	sheet: MAIN FLOOR CONCEPT PLAN 'B'	scale: 1/8" = 1'0"	date: SEP 2022
		project no: 22SS01-A	dwg no: A-1b

