



JUL 26 2022

Government of Newfoundland and Labrador  
**Municipal and Provincial Affairs**  
Local Governance and Land Use Planning

COR/2022/ 01446

Dawn Chaplin  
Town Clerk  
Town of Torbay  
P.O. Box 1160  
Torbay, NL A1K 1K4

[dchaplin@torbay.ca](mailto:dchaplin@torbay.ca)

Dear Ms. Chaplin:

**TORBAY  
MUNICIPAL PLAN AMENDMENT NO. 5, 2022  
DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2022**

I am pleased to inform you that the **Torbay Municipal Plan Amendment No. 5, 2022 and Development Regulations Amendment No. 9, 2022**, as approved by Council on the April 4, 2022, have now been registered.

Council must publish a notice in the Newfoundland and Labrador Gazette within 10 days of this letter. These amendments will come into effect on the date that this notice appears in the Gazette. Council must also place a notice of registration in the local newspaper, if available, and by posting a notice of registration on its website and social media pages and by posters placed in prominent locations throughout the community.

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, NL, A1B 4J6).

Attached is Council's registered copy of **the Torbay Municipal Plan Amendment No. 5, 2022 and Development Regulations Amendment No. 9, 2022**. As these are legal documents, they should be reserved in a safe place.

Yours truly,

Kim Blanchard, MCIP  
Manager of Land Use Planning

cc: Julia Schwartz, MCIP, CSLA, Town of Torbay  
Reginald Garland, Plan-Tech Environment

**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 4<sup>th</sup> day of April, 2022.
- b) **Gave notice of the adoption** of the Town of Torbay Municipal Plan Amendment No. 5, 2022, by advertisement inserted in the **April 2022** and **May 2022** editions of the ***Northeast Avalon Times*** newspaper, which are published in the middle of each month.
- c) Set the 27<sup>th</sup> day of May, 2022 at 3:00 p.m. as a date for submissions of objections or representations to be received by the Town Clerk in association with the **Public Hearing** to consider objections and submissions in keeping with pandemic protocols in effect at that time.

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.

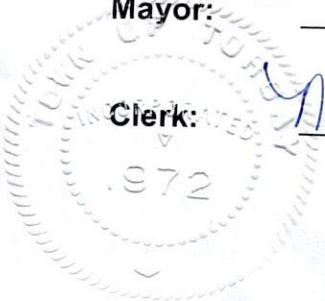
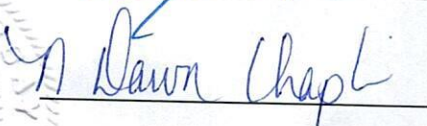
SIGNED AND SEALED this 13th day of June, 2022

Mayor:



(Council Seal)

Clerk:



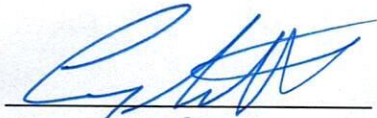
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF TORBAY  
MUNICIPAL PLAN AMENDMENT No. 5, 2022**

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 4<sup>th</sup> day of April, 2022.

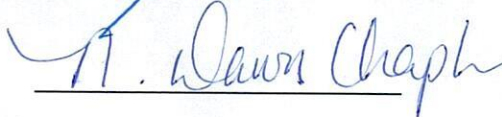
Signed and sealed this 8<sup>th</sup> day of April, 2022.

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	
<b>REGISTERED</b>	
Number	<u>5125-2022-022</u>
Date	<u>22 JULY 2022</u>
Signature	<u>[Signature]</u>



# **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.

### **ANALYSIS:**

Civic No. 615 Bauline Line is presently designated as Rural. 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. Municipal Plan Residential policies 3.2.1 state in part: *"Single dwellings shall be permitted within areas designated Residential and as further set out in the Torbay Development Regulations"*. This Amendment conforms to the Torbay Municipal Plan.

### **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.

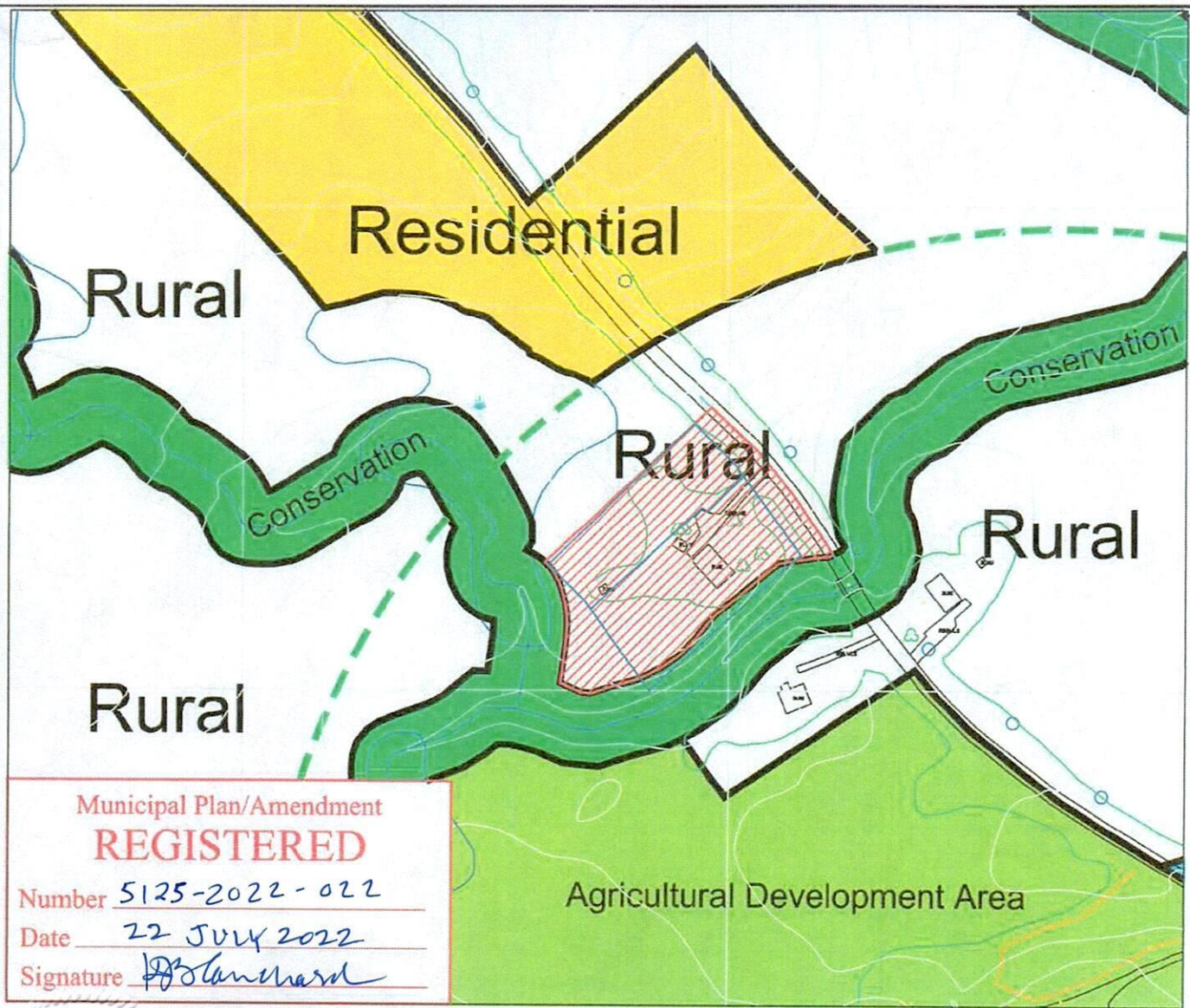
### **PUBLIC CONSULTATION**

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

FUTURE LAND USE MAP

MUNICIPAL PLAN  
AMENDMENT No. 5, 2022



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

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



Dated at Torbay

This 13<sup>th</sup> Day of June 2022

[Signature] Mayor  
[Signature] Clerk

Seal



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**  
**DEVELOPMENT REGULATIONS 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**

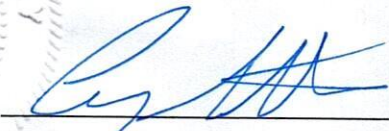
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay.

- a) Adopted the Torbay Development Regulations Amendment No. 9, 2022 on the **4<sup>th</sup>** day of **April, 2022**.
- b) Gave notice of the adoption of the Town of Torbay Development Regulations Amendment No. 9, 2022 by advertisement inserted in the **April 2022 and May, 2022** editions of the **Northeast Avalon Times** newspaper Which are published in the middle of each month
- c) Set the **27<sup>th</sup>** day of **May, 2022** at **3:00 p.m.** as a date for submissions of objections or representation to be received by the Town Clerk in association with the **Public Hearing** to consider objections and submission in keeping with the pandemic protocols in effect at that time.

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).

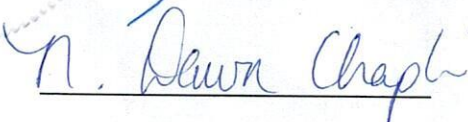
SIGNED AND SEALED this **20<sup>th</sup>** day of **July, 2022**

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 4<sup>th</sup> day of April 2022.

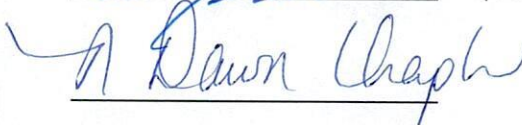
Signed and sealed this 8<sup>th</sup> day of April, 2022.

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	
<b>REGISTERED</b>	
Number	<u>5125-2022-048</u>
Date	<u>22 JULY 2022</u>
Signature	<u>[Signature]</u>



## **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 m<sup>2</sup> 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.

#### **ANALYSIS**

The single lot 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.

Civic No. 615 Torbay Road is zoned Rural. 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. The single lot will be developed as an unserviced lot. The Residential Infill Land Use Zone Table requires a minimum frontage of 30 metres and a minimum area of 1860 m<sup>2</sup>. The lot meets or exceeds the minimum requirements of the Residential Infill Land Use Zone Table and conforms to the Torbay Development Regulations.

#### **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.

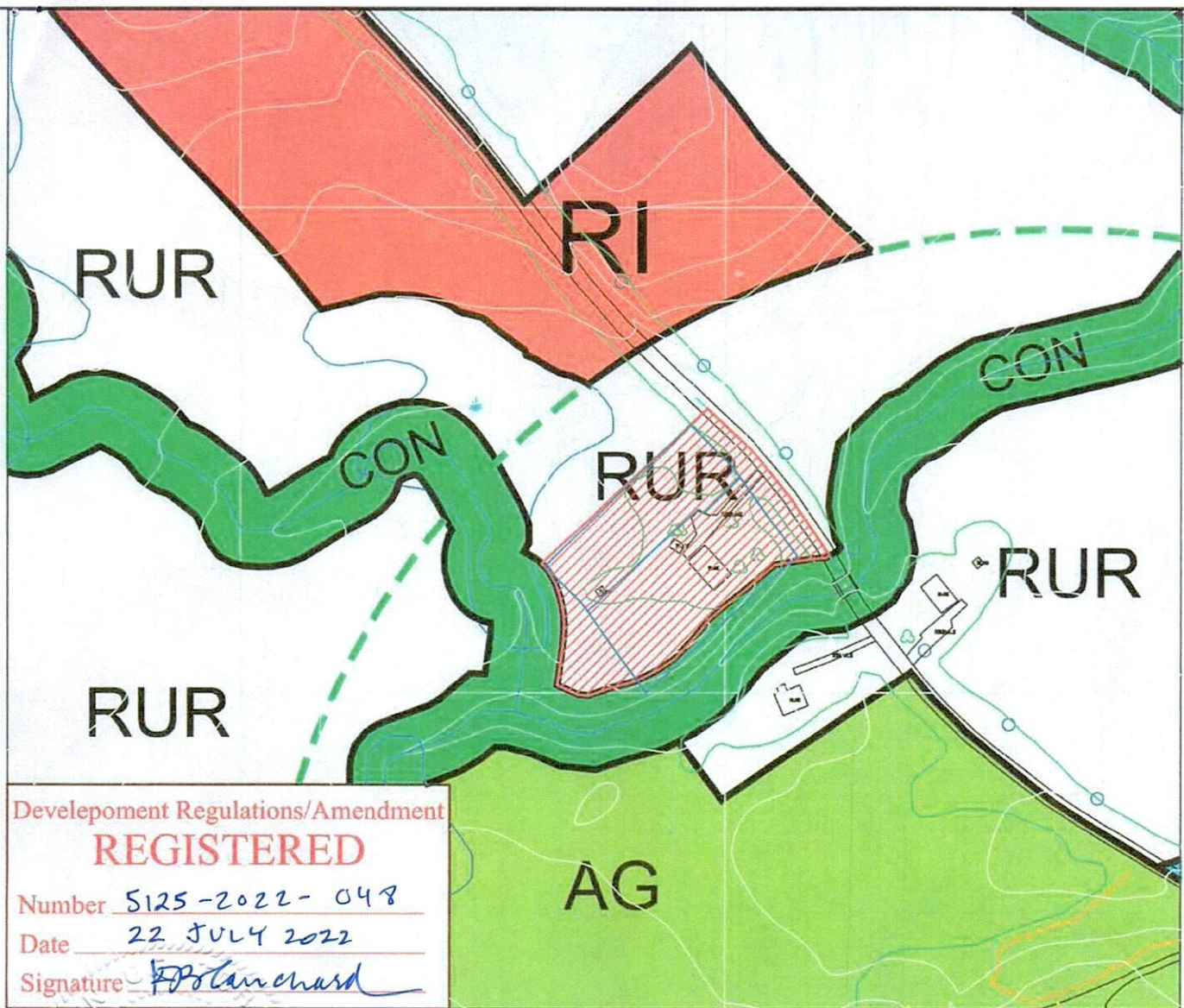
## **PUBLIC CONSULTATION**

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

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS  
 AMENDMENT No. 9, 2022



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

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



Dated at Torbay

This 13<sup>th</sup> Day of June 2022

[Signature] Mayor  
[Signature] Clerk

Seal



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.