

Dear Resident and Property Owner:

We would like to hear from you! The Town of Torbay is conducting a comprehensive review of its Municipal Plan and Development Regulations in 2024. This move comes as part of Council's ongoing commitment to ensure that the town's development aligns with the evolving needs and aspirations of its residents, its business, building and development community.

The Municipal Plan Review is a process where current development plans, goals and visions are assessed and updated. This review is crucial in identifying areas that require improvement, making necessary adjustments to better serve the community and to foster growth and prosperity. This review is also a legal requirement under the provincial *Urban and Rural Planning Act, 2000*. ***Possible plans and revisions for Torbay may include:***

1. Preparation of development schemes (= detailed neighborhood plans) for the South Pond, Town Centre, Whitty's Ridge/Camp Carey Road, and Jones Pond areas.
2. Putting the necessary plans in place for confirming Great Pond as Torbay's second municipal water supply (in addition to existing North Pond supply).
3. Considering the permitting of multi-unit residential developments, row dwellings, apartment uses or alternative housing types in specific areas of town; or possibly reducing minimum required lot areas and frontages in certain land use zones, so the Town can respond to demographic changes and the housing crisis.
4. There are various properties within Torbay that are currently subject to two different land use zones (front and back of property): the Town is planning on a mapping adjustment, aligning the zoning boundaries with rear property boundaries. Hence the zoning in the back of the property can be the same as it already is in the front, therefore creating clarity during the permitting process.
5. This zoning boundary alignment will likely not include properties that are close to the shoreline or are subject to conservation areas, streams, rivers, flood plains, wetlands, buffers or steep slopes, as the Town is looking at the continued protection of property and sensitive environments from climate change impacts.
6. "Red-tape Reduction": exploring where Torbay can facilitate an easier and faster permitting process, such as for home offices and other uses.

Council is inviting you to participate in this process and ***complete the attached form by the end of February 2024*** (see reverse; online at www.torbay.ca/yourplan/; or email us at yourplan@torbay.ca). Keep an eye on our website at www.torbay.ca/yourplan/ and social media platforms for updates and other opportunities to participate.

***Your insights and suggestions are key to shaping the future direction of our Town.
Everyone is welcome and encouraged to participate!
What is your Plan? Your Plan is Our Plan!***

Best Regards,
Town of Torbay