

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



DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

**RESIDENTIAL SUBDIVISION AREA
TO
RESIDENTIAL LARGE LOT
SOUTH OFF FOREST RIVER ROAD**

OCTOBER 2018

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TORBAY
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018**

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. 6, 2018.

Adopted by the Town Council of Torbay on the 19th day of November, 2018.

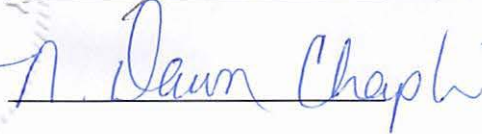
Signed and sealed this 20th day of November, 2018.

Mayor:




(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Torbay Development Regulations Amendment No. 6, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	5125-2021-047
Date	September 28, 2021
Signature	



TOWN OF TORBAY

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

BACKGROUND

The Town of Torbay proposes to amend its Development Regulations. Council has received a comprehensive proposal to develop a forty-three (43) large lot residential subdivision to be located south off Forest River Road. The residential subdivision shall meet or exceed the standards of the Residential Large Lot Land Use Zone Table.

The residential subdivision is proposed for two phases, with phase one consisting of nineteen (19) lots. All lots in the proposed subdivision will be serviced by well and septic system. Final engineering will determine the actual number of lots which may be affected by soil and ground water conditions. A new road is to be constructed running south and perpendicular to Forest River Road.

The land is presently zoned Residential Subdivision Area in the Torbay Development Regulations. This amendment proposes to re-zone land containing the proposed residential subdivision from **Residential Subdivision Area (RSA)** to **Residential Large Lot (RLL)**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed subdivision designated as Urban Development. Residential development is a permitted use in this Land Use designation. An Amendment to the St. John's Urban Region Regional Plan is not required to re-zone land for the proposed residential subdivision.

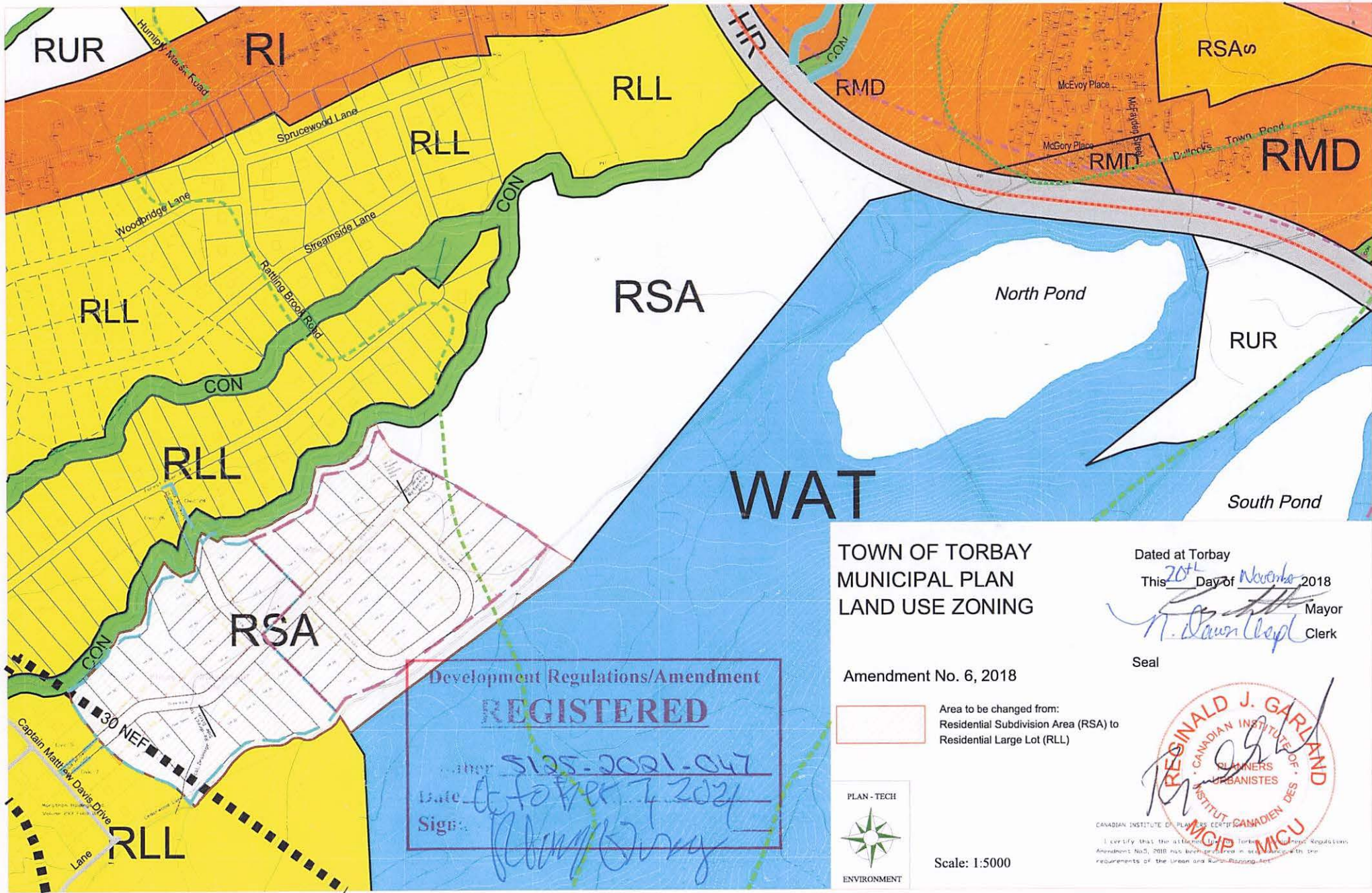
PUBLIC CONSULTATION

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

The Town of Torbay Development Regulations is amended by:

- A) **Changing** an area of land from "Residential Subdivision Area (RSA)" to "Residential Large Lot (RLL)" as shown on the attached portion of the Torbay Land Use Zoning Map.

es NDL



TOWN OF TORBAY
MUNICIPAL PLAN
LAND USE ZONING

Amendment No. 6, 2018

Area to be changed from:
Residential Subdivision Area (RSA) to
Residential Large Lot (RLL)



Scale: 1:5000

Dated at Torbay
This 20th Day of November 2018
Mayor
Clerk

Seal



I certify that the attached map of Torbay Development Regulations Amendment No. 6, 2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.