



December 9, 2025

Dear Resident:

RE: Discretionary Use Notice – 21-29 Hiscock's Lane

In an ongoing effort to keep the general public informed of new developments and construction within the Town, and in keeping with the Torbay Development Regulations 2015-2025 and the Town's Public Notification Policy, I have been directed by the Town Council to inform you of a Discretionary Use Notice from a property owner in your area. Please see the attached notice.

Should you have any questions, or require further information, please do not hesitate to contact the undersigned at 437-6532, extension 254 or by email at jslade@torbay.ca.

Sincerely,

A handwritten signature in blue ink that reads "Jason L. Slade".

Jason L. Slade, CPT
Project Manager | Housing Accelerator Program



DEVELOPMENT NOTICE

Discretionary Use

The Town of Torbay is in receipt of an application for 21-29 Hiscock's Lane, proposing a multi-unit (25) residential development. It encompasses three (3 unit) row dwellings, four (4 unit, upper and lower levels) apartment buildings. The property is proposed to remain under one private ownership in apartment use. Each unit being approximately 92.9 m² (1000 f²) in size. The development is proposed to have onsite well and septic services. Sufficient off-street parking for each unit is provided.

The majority of the property is located within the Residential Medium Density (RMD) Land Use Zone of the Torbay Development Regulations 2015-2025, and the proposed row dwelling / apartment building uses are listed as discretionary. This application is processed in accordance with Regulations 33 and 90, requiring public notification. The rear portion is located in the Residential Subdivision Area (RSA) Land Use Zone, however, in accordance with Section 1.8 of the Torbay Municipal Plan 2015-2025 the boundaries between land uses are intended to be general in nature.

You can view more detailed information on the proposal on the Town's website at <https://www.torbay.ca/news-notices/development-notices/>

Anyone wishing to comment on this proposal is asked to contact the Town Office in writing. The **deadline** for written comments shall be **Monday, December 22nd, 2025**. More detailed information on this proposal is available on the Town's website at www.torbay.ca or by contacting the Town's Planning and Development Department.

1288 Torbay Road, P.O. Box 1160, Torbay, NL A1K 1K4
TEL.: (709) 437-6532 • FAX (709) 437-1309 • jslade@torbay.ca or jschwarz@torbay.ca



21 Hiscock's Lane Proposed Development



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Yellow Shaded Area - 21 Hiscock's Lane

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Imagery Date: 05/30/2025

