

**TOWN OF COLLIER'S
MUNICIPAL PLAN 2001 - 2011**

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

“RURAL RESOURCE (RR)” to “RESIDENTIAL SEASONAL (RS)”

NINE ISLAND POND

JANUARY 2023

(Revised May 2023)

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF COLLIERS
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

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

- a) Adopted the Colliers Development Regulations Amendment No. 2, 2023 on the 17th day of July, 2023.
- b) Gave notice of the adoption of the Town of Colliers Development Regulations Amendment No. 2, 2023 by advertisement inserted on the 21st day and the 28th day of July, 2023, in *The Shoreline* newspaper.
- c) Set the 9th day of August at 7:30 p.m. at the Colliers Town Hall for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Colliers approved the Town of Colliers Development Regulations Amendment No. 2, 2023 as adopted (or as amended).

SIGNED AND SEALED this 20 day of Sept, 2023

Mayor: Raymond Cole (Council Seal)

Clerk: Debbie Ryan



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COLLIERS
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Colliers adopts the Town of Colliers Development Regulations Amendment No. 2, 2022.

Adopted by the Town Council of Colliers on the 17th day of July, 2023.

Signed and sealed this 20 day of Sept, 2023.

Mayor: Raymond Cole (Council Seal)

Clerk: Debbie Ryan

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Colliers Development Regulations Amendment No. 2, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment		
REGISTERED		
Number	1125-2023-005	
Date	18 Oct 2023	
Signature	Reginald J. Garland	



TOWN OF COLLIER'S

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

BACKGROUND

The Town of Colliers proposes to amend its Development Regulations. This is a revised proposal to develop 10 cottage lots on private land along the eastern side of Nine Island Pond. The original proposal to Council in 2022, was for 31 cottage lots. The revised development is located on Nine Island Pond between New Line Road and Nine Island Pond Road. The developer proposes to construct a new road connecting to New Line Road. The proposed road has been approved by the Crown lands Division and the Water Resources Management Division (See attached File reference 1040472, application number 156848). Condition 3 of the referral from the Department of Digital Government and Service NL states that: "The applicant must obtain written approval from the Town of Colliers prior to development". The proponent shall be responsible for all road construction and maintenance.

ANALYSIS

The area of the proposed development is presently zoned as Rural Resource (RR). The Rural Resource (RR) Land Use Zone Table, Schedule C, does not list residential seasonal as a permitted or discretionary use. The purpose of this amendment is to rezone approximately 8 hectares of land located on the east side of Nine Island Pond from **Rural Resource (RR)** to **Residential Seasonal (RS)**.

Condition 1 of the General Development Standards for the Residential Seasonal (RS) Land Use Zone Table requires cottage lots to have a minimum lot size as 1860m² with a minimum frontage of 30 metres. All cottage lots will have on site well and septic systems subject to approval by the Department of Digital Government and Service NL.

Groundwater Supply Assessment and Reporting Guidelines

The Groundwater guidelines were introduced by the Water Resources Management Division in 2009. Approvals of new unserviced (cottage) subdivisions, require that a groundwater assessment be completed to determine with high probability that acceptable quality and quantity drinking water will be available to homes for both the short and long term.

A subdivision from 5 to 15 lots will require a Level I assessment. Over 15 lots will require a Level II assessment study. Level I and Level II studies are subject to the approval of Water Resources Management Division, Department of Environment and Climate Change.

1st 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 Colliers published a notice in *The Shoreline* newspaper on September 2, 2022, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from September 5, to September 12, 2022, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. During the public consultation period, several letters and e-mails were received, some objecting to the proposal and others seeking more information from the Town.

Council, after reviewing all correspondence and e-mails, directed that the proponent submit a revised Concept Plan identifying a reduction in the overall number of lots and identifying the new road to be constructed to access the site. Council also directed that the developer will be responsible for all new road construction and maintenance.

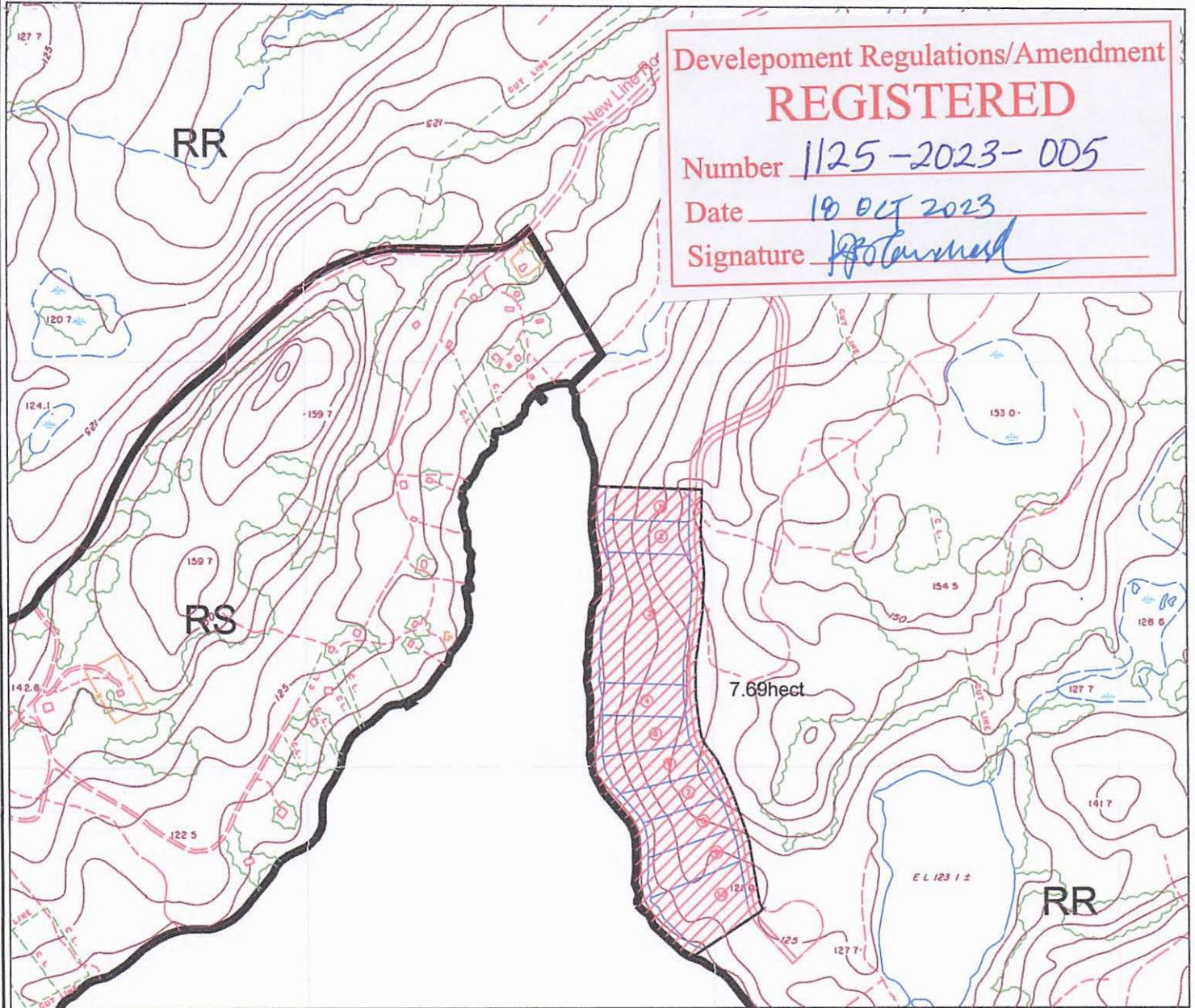
2nd PUBLIC CONSULTATION

A revised Concept Plan was approved by Council and to proceed with a second Public Consultation. The Town Council of Colliers published a second notice in *The Shoreline* newspaper on May 18, 2023, advertising the revised amendment seeking comments or representations from the public. The Town Council placed the amendment on display at the Town Council Office from May 23 to May 30, 2023, for residents to view and to provide any comments or concerns to Council concerning the proposed amendment. During the 2nd public consultation period, three e-mails were received and considered by Council at its regular public meeting. It was a motion of Council to proceed with the revised amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

The Town of Colliers Development Regulations is amended by:

- A) *Changing* an area of land from "Rural Resource (RR)" to "Residential Seasonal (RS)" as shown on the attached portion of the Colliers Land Use Zone Map.**



**TOWN OF COLLIER'S
MUNICIPAL PLAN 2001-2011**

Dated at Colliers

LAND USE ZONE MAP

This 20 Day of Sept 2023

**DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2023**

Raymond Colb Mayor
Lebbie Ryan Clerk



Area to be changed from: "Rural Resource (RR)" to "Residential Seasonal (RS)"

Seal

PLAN-TECH



ENVIRONMENT

Scale: 1:7500



I certify that the attached Town of Colliers Development Regulations Amendment No. 2, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.