

**TOWN OF COLLIERS
MUNICIPAL PLAN 2001 - 2011**

MUNICIPAL PLAN AMENDMENT No. 1, 2023

“RURAL RESOURCE” to “RESIDENTIAL SEASONAL”

**NINE ISLAND POND
JANUARY 2023**

(Revised May 2023)

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF COLLIERS
MUNICIPAL PLAN AMENDMENT No. 1, 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 Municipal Plan Amendment No. 1, 2023, on the 17th day of July, 2023.
- b) Gave notice of the adoption of the Town of Colliers Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2023 as adopted.

SIGNED AND SEALED this 20 day of Sept, 2023

Mayor:

Raymond Cole (Council Seal)

Clerk:

Hebbie Ryan



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF COLLIERS
MUNICIPAL PLAN AMENDMENT No. 1, 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 Municipal Plan Amendment No. 1, 2023.

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: Hebbie Ryan

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Colliers Municipal Plan Amendment No. 1, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1125-2023-004</u>
Date	<u>18 OCT 2023</u>
Signature	<u>[Signature]</u>



TOWN OF COLLIERS

MUNICIPAL PLAN AMENDMENT No. 1, 2023

BACKGROUND

The Town of Colliers proposes to amend its Municipal Plan. 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:

Municipal Plan policy 3.2.3 Residential Seasonal states in part:

"There is a long tradition of seasonal residential development in Colliers in and around Nine Island Pond (North) and Black Duck Pond. These developments are accessed from Whalen's Road and New Line Road, along with a private road system in the immediate vicinity of the cottages."

The objective of this policy is:

"To ensure the continued viability and enjoyment of the existing seasonal residential areas."

Around the 1970's the west side of Nine Island Pond was developed by Crown lands as a (Residential Seasonal) cottage area. Due to the east side being private land, it was never developed. A developer has now acquired a parcel of land and proposes to develop ten (10) (Residential Seasonal) cottage lots on the east side of Nine Island Pond.

The purpose of this amendment is to redesignate land to allow for approximately 10 cottage lots on the east side of Nine Island Pond from **Rural Resource** to **Residential Seasonal**. This Amendment conforms to the policy as outlined in section 3.2.3 of the Colliers Municipal Plan.

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 cottage lots. Council also directed that the developer be responsible for all new road construction and maintenance.

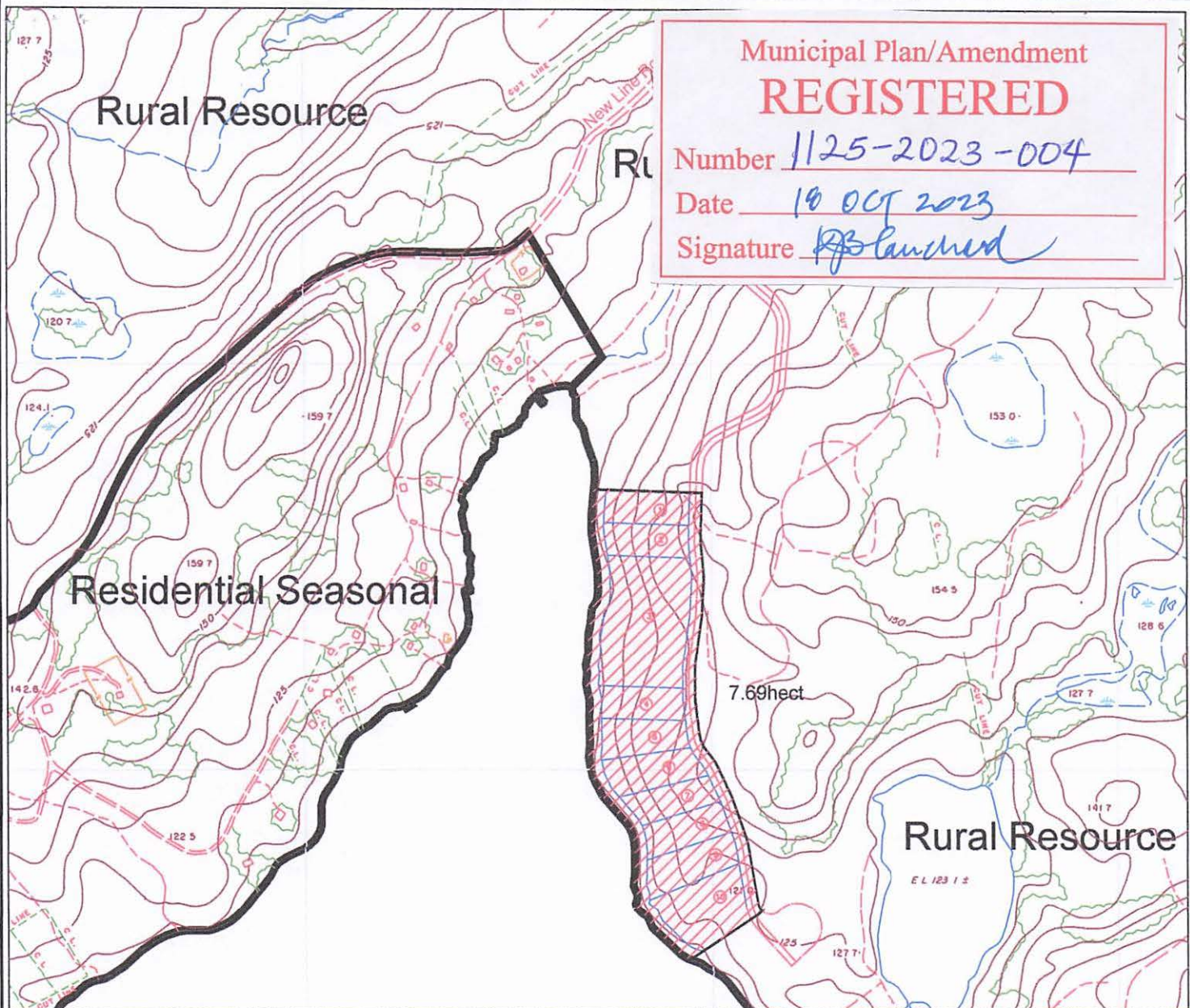
2nd PUBLIC CONSULTATION

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.

AMENDMENT No. 1, 2023

The Town of Colliers Municipal Plan is amended by:

- A) *Changing*** an area of land from "**Rural Resource**" to "**Residential Seasonal**"
as shown on the attached portion of the Colliers Future Land Use Map:



Municipal Plan/Amendment
REGISTERED

Number 1125-2023-004

Date 18 OCT 2023

Signature [Signature]

TOWN OF COLLIERS
MUNICIPAL PLAN 2001-2011

Dated at Colliers

FUTURE LAND USE MAP

This 20 Day of Sept 2023

MUNICIPAL PLAN
AMENDMENT No. 1, 2023

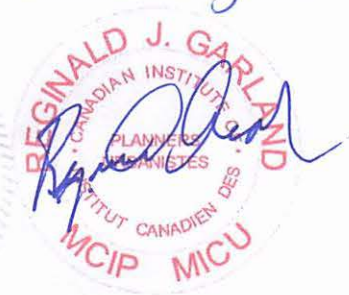
[Signature] Mayor

[Signature] Clerk



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

Seal



PLAN-TECH



Scale: 1:7500



ENVIRONMENT

I certify that the attached Town of Colliers Municipal Plan Amendment No. 1, 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.