

**TOWN OF COLLIER'S
LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2003**

October, 2003

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COLLIERS
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2003

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. 1, 2003 on the 28th day of July, 2004.
- b) gave notice of the adoption of the Colliers Development Regulations Amendment No. 1, 2003 by advertisement inserted on the 1st day and the 8th day of August, 2004 in the Shoreline newspaper.
- c) set the 8th day of September, 2004 at 7:30 p.m. at the Town Hall, Colliers for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Colliers approves the Colliers Development Regulations Amendment No. 1, 2003.

SIGNED AND SEALED this 8th day of September, 2004

Mayor:

Patrick L. Phillips
Patrick L. Phillips

Clerk:

Waneta Whelan
Waneta Whelan

Development Regulations/Amendment	
REGISTERED	
Number	1125-2004-002
Date	20 Dec 04
Signed by	

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF COLLIER'S
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2003

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Colliers adopts the Colliers Development Regulations Amendment No. 1, 2003.

Adopted by the Town Council of Colliers on the 28th day of July, 2004.

Signed and sealed this 28th day of July, 2004.

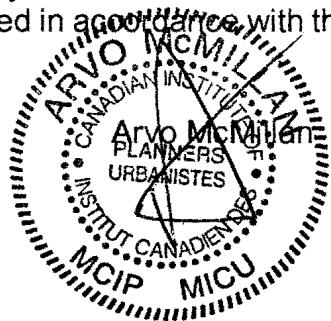
Mayor: Patrick L. Phillips
Patrick L. Phillips

Clerk: Waneta Whelan
Waneta Whelan

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2003 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF COLLIER'S
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2003**

BACKGROUND

This amendment to the Colliers Development Regulations is enacted to comply with Municipal Plan Amendment No. 1, 2003.

PUBLIC CONSULTATION

Since this amendment runs with Municipal Plan Amendment No. 1, 2003, the same public consultation process was followed.

DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2003

1. Part II General Development Standards is amended by adding Regulation 61A after Regulation 61 (Services and Public Utilities), which states:

61A. Windmills and Wind Turbines

A windmill or a wind turbine may be permitted in any zone as a discretionary use, subject to the following requirements:

- (a) The windmill or wind turbine meets all applicable Provincial and Federal requirements, including those applying to safety and environmental concerns;
- (b) Newfoundland Power and/or Newfoundland Hydro has no objections to the proposed facility;
- (c) The windmill or wind turbine does not create a hazard to nearby properties and does not negatively affect the use and enjoyment of nearby properties;
- (d) Where there is more than one windmill or wind turbine in a group, or where the tower exceeds 15 metres in height as measured from the base, then this development shall not be permitted in Residential, Residential Seasonal, or Mixed Development Zone.

The Town, in its discretion may choose to issue a temporary permit for a windmill or wind turbine.

2. Schedule B is amended by "Windmill and Wind Turbine" as a use class to the Non-Building Uses Group with the following example:
 - windmills and wind turbines

3. Schedule C is amended by adding "Windmill and Wind Turbine" to the Discretionary Use Class of the Residential, Residential Seasonal, Mixed Development, Recreational Open Space, Rural Resource and Mineral Working Zones.
4. Schedule C - Conditions - Residential, Residential Seasonal, Mixed Development, Recreational Open Space, Rural Resource Zones is amended as follows:
 - (1) Residential Zone - Add Condition 26A - Windmills and Wind Turbines, which states:

26A. Windmills and Wind Turbines

See Regulation 61A.
 - (2) Residential Seasonal Zone - Add Condition 18A - Windmills and Wind Turbines, which states:

18A. Windmills and Wind Turbines

See Regulation 61A.
 - (3) Mixed Development Zone - Add Condition 29A, which states:

29A. Windmills and Wind Turbines

See Regulation 61A.
 - (4) Recreational Open Space Zone - Add Condition 18A, which states:

18A. Windmills and Wind Turbines

See Regulation 61A.
 - (5) Rural Resource Zone - Add Condition 26A, which states:

26A. Windmills and Wind Turbines

See Regulation 61A.
 - (6) Mineral Working Zone - Add Condition 17A, which states:

17A. Windmills and Wind Turbines

See Regulation 61A.

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REGISTERED	
Number	1125-2004-002
Date	20 Dec 04
Signature	Rehmat