

TOWN OF COLLIERS MUNICIPAL PLAN
2001 - 2011

Gazetted: December 13, 2002

WITH CONSOLIDATED AMENDMENTS
UPDATED AS OF NOVEMBER 24, 2006

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF COLLIERS MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Colliers adopts the Colliers Municipal Plan 2001 - 2011.

Adopted by the Town Council of Colliers on the 14 day of Aug, 2002.

Signed and sealed this 8 day of oct, 2002.

Mayor:

Patrick L. Phillips
Patrick L. Phillips

Clerk:

Waneta Whelan
Waneta Whelan

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COLLIERS
MUNICIPAL PLAN 2001 - 2011**

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 on the 14 day of Aug, 2002.
- b) gave notice of the adoption of the Colliers Municipal Plan by advertisement inserted on the 7 day and the 14 day of Sept, 2002 in the Shropshire Telegraph newspaper.
- c) set the 26 day of Sept at 7:00p.m. at the Town Hall, Colliers 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 approves the Colliers Municipal Plan 2002 - 2012.

SIGNED AND SEALED this 8 day of Oct, 2002

Mayor:

Patrick L. Phillips
Patrick L. Phillips

Clerk:

Waneta Whelan

Waneta Whelan

Municipal Plan/Amendment

REGISTERED

Number 1125-2002-001

Date 26 NOV. 2002

Signature [Signature]

Contents

1	INTRODUCTION	2
1.1	FOREWORD	2
1.2	MUNICIPAL PLANNING AREA	4
2	BACKGROUND	5
2.1	GENERAL	5
2.2	PROJECTIONS.....	6
3	MUNICIPAL PLAN.....	7
3.1	Planning Goals	7
3.2	Objectives and Policy Statements	7
3.2.1	General Development	7
3.2.2	Residential.....	12
3.2.3	Residential Seasonal	13
3.2.4	Mixed Development.....	13
3.2.5	Recreational Open Space	15
3.2.6	Rural Resource.....	16
3.2.7	Mineral Working.....	17
3.2.8	Well-Head Protection Area.....	18

TOWN OF COLLIERS MUNICIPAL PLAN

1 INTRODUCTION

1.1 FOREWORD

1.1.1 Rationale

When Colliers Town Council formally approved the intent to proceed with the preparation of the Municipal Plan and Development Regulations in early 1999 it was seeking to provide a mechanism for development control that could grow as needed. However, Council also saw major resource areas that should be protected and developed, including:

- Colliers Bay - a mix of opportunities for recreational and commercial usage of the waterside, cultural and tourist development, and high quality residential and appropriate business environments, and
- Rural areas, in particular between the Conception Bay Highway and the Trans Canada Highway, for a mixture of recreational and resource-based industries - agriculture, forestry, mineral workings.

Through the municipal plan and its ensuing development regulations the Town of Colliers wishes to create opportunities and directions for the best development of its resources in accord with the wishes of the townspeople and in compliance with the requirements of the Province for sound land use management. It also wishes to prevent development that would jeopardize the natural and built environment, and that would damage future development prospects.

1.1.2 Legal Basis

Prepared pursuant to the Urban and Rural Planning Act, the Colliers Municipal Plan contains policy statements and maps approved by Council and registered by the Minister of Municipal and Provincial Affairs to guide community growth and development for the next 10 years.

Like any document that pertains to government policy at any level, it can and will be amended as circumstances change - but the essential purpose will remain, a means

whereby the community and its Council can effectively and with respect for people's rights manage development and land use change.

Section 2 provides some background information and the basis for the policies contained in Section 3.

Legally binding, Section 3 sets out the land use policies which are realized in the Colliers Development Regulations. The Future Land Use Maps 1, 2, and 3 form part of this Section and the Municipal Plan.

The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is binding upon Council and upon all other persons, corporations and organizations. The Plan must be reviewed by Council every five years and, if necessary, revised to take account of development which cannot be foreseen during the next ten-year period.

Municipal Plan Implementation

When a Municipal Plan comes into effect Council is required to develop regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of Land Use Zoning, Subdivision and Advertisement Regulations. These are also known as the Development Regulations. Normally, these are prepared at the same time as the Municipal Plan, and like the Plan, may be amended at any time to include new land uses and specific regulations.

Development Regulations must comply with the requirements of *the Urban and Rural Planning Act*, and any other pertinent rules and regulations enacted by the Province, including, the Municipalities Act, and as well, legislation relating to environment, health and safety, agriculture, mines and mineral workings, highways, and forestry.

Development schemes (amendment to the Municipal Plan), design concepts, comprehensive plans, subdivision agreements and concept plans, *further implement the Municipal Plan and Development Regulations* with more detailed designs, design strategies and policies for roads and other facilities and development.

While capital works programming does not affect the day to day regulation of land uses under the Development Regulations, it does over the long-run affect how and when lands will be developed and the standards of development. Capital Works programming is left to the five year capital works budgeting process.

Council may reserve land for future acquisition as the site of any public roadway, service or building, or for a school, park or other open space, and may make such agreement with owners of the land as well permit its acquisition and use of these purposes. Council may also specify the manner in which any particular area of land is to be used, subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of any development project.

1.2 MUNICIPAL PLANNING AREA

The Colliers Municipal Planning area was approved by the Minister of Municipal and Provincial Affairs, and is coterminous with the Municipal Boundary as shown on the Future Land Use Maps. It is also referred to as the “Planning Area” in this document.

2 BACKGROUND

2.1 GENERAL

Beginning with Holyrood, the Town of Colliers is one of a group of Conception Bay communities - Holyrood, Harbour Main - Chapel Cove, Avondale, and Conception Harbour and Colliers - that are linked by what is probably the most scenic part of the historic Conception Bay Highway, a highway that in this section still retains much of its original rural charm. The Town of Colliers contains approximately 774 persons in 235 households (1996 Census - 808 in the 1991 census) situated on the Conception Bay Highway (Route 60) roughly 68 kilometres from St. John's.

Colliers lies within the St. John's Metropolitan Area "commuter-shed" and is a member of the Capital Coast Development Alliance - Zone 19 of Newfoundland and Labrador's economic development zones. It is not or ever has been particularly a fishing community. The inhabitants of Colliers have traditionally relied on outside sources of income - people who travelled away to work. Businesses are relatively few and minor in nature, providing convenience goods and services. Only eleven permits were issued for new dwellings during the last five years.

Urban land use is scattered along the various roads in Colliers - particularly along the Conception Bay Highway and along the eastern side of Colliers Bay (Harbour Road). The school and post office are located on Harbour Road, while the Town office and Fire Hall are located just to the north of the Conception Bay Highway on Old Road. New residential development has occurred primarily south of the Conception Bay Highway along Ghaney's Road, McCarthy's Lane, Mill Lane, Grassy Lane, and Merrigan's Road.

There are a several residential streets south of the Conception Bay Highway - but the primary uses of this area - extending all the way to the Trans Canada Highway are rural resource based, that is:

- Cottages - Nine Island Pond and Black Duck Pond Cottage areas
- Agriculture - Berry Management Units and some farming
- Forestry - Silviculture Areas, Domestic Cutting Areas, Christmas Tree operation
- Mineral workings and minerals exploration areas (significant potential)
- Wildlife habitat - moose hunting, small game hunting, and trapping areas.

Approximately sixty percent of the properties are provided water from five town wells, with the balance serviced by fifty-five drilled wells and an unknown number of dug wells.

Waste disposal is handled through private systems.

Garbage is brought to Holyrood for disposal.

A volunteer fire department handles fire protection.

Colliers has an active recreation commission which runs a recreation complex off Ball Field Road, and it contains a ball-field, playground, and a community recreation building. This facility is the jumping off point for a recreational hiking trail system that has been developed over the years and extends up the Colliers River. A skiddoo and ATV trail connects to the Avalon Trailway.

2.2 PROJECTIONS

Given the small size of the community, and the both negative (ageing population, few employment opportunities within the community) and positive influences (an improving regional economy), for the purpose of this document a stable population and a modest increase in the number of dwellings is projected.

3 MUNICIPAL PLAN

3.1 *Planning Goals*

- ◆ To preserve the low density residential character of Colliers.
- ◆ To encourage business development.
- ◆ To enhance and protect the environment and natural and historic resources.
- ◆ To ensure that Colliers grows in an attractive, orderly and economic manner.
- ◆ **To encourage sustainable development.**

[MPA-2003-1](#) and [NL Gazette](#)

3.2 *Objectives and Policy Statements*

All development within the Colliers Planning Area shall be managed in accordance with the general land use policies and designations set out in the ensuing sections.

3.2.1 **General Development**

A. Objective: To provide a framework for development.

- (1) *Policy:* To identify land for the future development needs of Colliers, the following land use designations are established in the Plan and designated on Future Land Use Maps:

Residential
Residential Seasonal
Mixed Development
Recreational Open Space
Rural Resource
Mineral Working.
Well-Head Protection Area.

These designations reflect existing land uses and Council's intentions for future development. By identifying areas for specific types of development, Council hopes to minimize conflict between incompatible land uses.

Certain uses, namely, conservation, open space recreation, public utility, and antenna shall be permitted in all zones within the various designations. Mineral exploration is permitted in the Rural and Mineral Working designations up to 300 metres from all other designations. It is a discretionary use within all other designations, and within 300 metres of the Residential, Residential Seasonal and Mixed Development designations.

The Well Head Protection Area is an overlay on other designations.

[MPA-2006-2](#) and [NL Gazette](#).

- (2) *Policy:* No development shall be carried out within the Planning Area except in accordance with this Plan and the accompanying zoning and subdivision regulations. A permit must be issued by Council.
- (3) *Policy:* The boundaries between the land use designations portrayed on the Future Land Use maps are general only and, except in the case of roads or other physical barriers, are not intended to define exact limits. Therefore, minor adjustments may be made to these boundaries for the purpose of implementing the Plan.
- (4) *Policy:* Nothing in the Plan shall affect the continuation of a use which was legally established on the day that this Plan was approved by the Minister of Municipal and Provincial Affairs. Where a building or development exists which does not comply with the intent of the Plan, it is not to be expanded, altered, exchanged for another non-conforming use, except in accordance with the Urban and Rural Planning Act or any regulation enacted pursuant thereto.
- (5) *Policy:* All urban development must front onto a public road, have proper road access, and be setback from the road in accordance with the zoning and subdivision regulations. For the purpose of this section, a comprehensive development containing one or more single or individual developments, may be treated as a single development where services are to be provided and maintained privately.

Setbacks shall be sufficient to allow appropriate landscaping and to permit the parking and movement of vehicles clear of any road allowance.

B. Objective: To protect the environment and natural and historic resources.

- (1) *Policy:* A protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all water bodies and water courses. The buffer shall

be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat. In general, only marine related uses shall be permitted along the shoreline of Colliers Bay.

- (2) *Policy:* It is the policy of Council to ensure that development will not adversely affect the environment by creating or contribution to erosion or contamination of air, water or soil, and their systems.
- (3) *Policy:* Development shall be sited and carried out in a manner that provides for proper site drainage and avoids erosion at levels below the site. Development shall not contribute to pollution of ponds, watercourses, low lying wet areas, and bogs.
- (4) *Policy:* Any activity that has the potential to affect fish habitat should be forwarded to Fisheries and Oceans Canada for review.
- (5) *Policy:* If an archaeological site or historical artifacts are discovered during construction, development shall stop and the Historic Resources Division of the Department of Tourism, Culture and Recreation consulted. Development shall not proceed until the Historic Resources Division has evaluated the site.

C. Objective: To promote an orderly development pattern.

- (1) *Policy:* Compact development shall be encouraged.

Council shall promote the use of vacant infill lots within the built-up portion of Colliers. This specifically means that no new development shall be permitted beyond existing dwellings on Merrigan's Lane, Grassy Lane, Mill Lane, and Ghaney's Road, and on extensions of existing roads unless it forms part of a comprehensive development, and/or the developer makes satisfactory provision as set out in the Development Regulations to bring the road and other services up to the Town's standards.

- (2) *Policy:* Council shall ensure that new development makes efficient use of existing roads and infrastructure. Council shall further ensure that new development will not create unreasonable servicing demands or costs.
- (3) *Policy:* Proposed subdivision development will be subject to a comprehensive evaluation by Council to ensure that it will mesh with adjacent development and the existing road system. Access to adjacent undeveloped land shall be reserved for future development.

D. Objective: To minimize land use conflicts and promote appropriate development.

(1) *Policy:* Council shall ensure that new development will not negatively affect existing and future residential and other land uses by creating a hazard or nuisance such as noise, dust, odour, unsightly appearance, and excessive traffic, and/or will otherwise inhibit desired developments.

In addition to the objectives and policies for specific designations, Council shall require:

- buffers and/or screening between certain types of commercial, industrial public and resource based uses that are likely to create nuisances, and residential uses;
- extensive buffers and screening requirements and/or other mitigation measures around and for scrapyards, active mineral workings, certain types of mineral exploration, and solid waste disposal sites (Conception Harbour former solid waste disposal site) in order to prevent or mitigate impacts on residential and other sensitive uses and areas, accompanied if necessary by an impact analysis.

In order to avoid any possible land use conflict and to protect public health, and the resource, a 300 metre buffer zone shall be established around certain mineral workings as shown on the Future Land Use Maps wherein all development applications shall be reviewed by the Department of Mines and Energy prior to the issuance of a permit by the Town.

While mineral exploration involving appreciable site disturbance and other impacts can be allowed either as a permitted use or a discretionary use in Colliers, conditions must be attached to such a use so as to minimize its impact on other uses, and to provide for satisfactory site restoration.

A 1.6 km buffer is retained around the former Conception Harbour solid waste disposal site (shown in the Conception Harbour Municipal Plan) where it overlaps into Colliers wherein development applications are referred to the Department of Government Services and Lands.

E. Objective: Protect Conception Bay Highway as a Safe and Adequate Transportation Route

(1) *Policy:* The Conception Bay Highway is to be treated as an arterial road, and so development must not have a negative effect on its safety and transportation role.

Access design and location shall insofar possible meet current standards for safety. Access to the Highway shall be approved by the Department of Works, Services and Transportation prior to approval by the Town.

(2) *Policy:* To prevent visual obstructions, development applications (including signage), along the Conception Bay Highway, shall where necessary be referred to the Department of Works, Services and Transportation - and the Government Service Centre - before a permit is issued by the Town.

F. Objective: To Encourage Sustainable Development

Policy: The Town may permit generation windmills or wind turbines in any designation in the Town of Colliers as a discretionary use, subject to the following considerations:

- (a) The wind mill 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 wind mill 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 exceed 15 meters in height as measured from the base, then this development shall not be permitted in the Residential, Residential Seasonal, or Mixed Development Zones.
- (e)

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

3.2.2 Residential

A. Objective: To provide an adequate supply of building lots to meet community demand.

- (1) *Policy:* Areas of existing residential development and land suitable for future utilization shall be designated *Residential* on the Future Land Use Maps.

B. Objective: To provide for the health and safety of residents and visitors.

- (1) *Policy:* An adequate level of all community services and facilities will be provided at each stage of community development including fire protection, roads and pedestrian ways, parks, and refuse collection and disposal.
- (2) *Policy:* Where on-site services are required, it must be demonstrated to the satisfaction of the Department of Government Services and Lands that the lot has the capacity to accommodate the long term operation of a septic system and a private well without adverse on or off-site impacts.

C. Objective: To maintain a high quality residential environment.

- (1) *Policy:* Areas designated Residential on the Future Land Use Maps shall accommodate predominantly single, detached dwellings with a mixture of mobile homes, and double dwellings. Council may consider for approval other types of housing, such as row dwellings, boarding houses and apartments, on a scale, and at a concentration, which preserve the low density character of Colliers.
- (2) *Policy:* Council shall ensure that non-residential uses will complement the residential character of an area.
- (3) *Policy:* To provide an amenity in a residential area and meet the needs of local residents, complementary non-residential land uses, such as churches, schools, and child care may be permitted in the Residential designation.

D. Objective: To provide opportunities for small business development.

- (1) *Policy:* Home Based Businesses - Council may permit home based businesses in the Residential designation as discretionary uses. These types of businesses shall be limited to those compatible with a residential area such

as bed and breakfast establishments, and home businesses that accommodate business and personal services uses, and workshops. Council shall ensure that the primary use of the property remains residential. These home based businesses shall be entirely located in the dwelling or accessory building on a residential property.

- (2) *Policy:* Other Businesses and Uses - At the discretion of Council, convenience stores, shops, mineral exploration, outdoor markets and marinas may be permitted. These businesses and uses shall be compatible in use, scale and appearance with the surrounding area.

[MPA-2006-2](#) and [NL Gazette](#)

3.2.3 Residential Seasonal

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.

A. Objective: To ensure the continued viability and enjoyment of the existing seasonal residential areas.

- (1) *Policy:* Existing concentrations of seasonal residential development around Nine Island Pond and Black Duck Pond shall be designated Seasonal Residential on the Future Land Maps. Except as otherwise provided, only seasonal residential development shall be permitted in this designation. Mineral exploration is a discretionary use.

3.2.4 Mixed Development

While there is no significant concentration of commercial, industrial, and institutional development in Colliers, the bulk of such development has occurred along the Conception Bay Highway, Griffin's Lane, Harbour Drive and Dock Road. The major church and school, along with the Post Office are situated on Harbour Drive. Over the foreseeable future, the predominant use in these areas will remain residential.

There is potential for marine related development along the shoreline of Colliers Bay and in particular off Dock Road.

In order to recognize this mixture of uses, Council shall designate land within the foregoing areas and selected portions of the foregoing areas “Mixed Development”.

While the predominant use remains residential, in the Mixed Development Future Land Use designation, Council intends to encourage further commercial and industrial development requiring good road access and requiring access to the marine environment.

Council will endeavour to ensure that residential amenity is protected in the Mixed Development designation.

A. Objective: To provide for the continuation of the traditional mix of residential, commercial, and public buildings along the Conception Bay Highway, Griffin’s Lane, and Harbour Drive

(1) *Policy:* Residential uses shall be the predominant use in the Mixed Development designation. Commercial, industrial, mineral exploration, public and recreational uses can also be accommodated provided residential amenity is not jeopardized.

(2) *Policy:* A range of dwellings types including single and double dwellings, apartments, row housing and boarding houses shall be permitted.

Public uses such as churches, schools and halls and assembly uses such as arenas and outdoor assembly uses can be permitted at the discretion of Council.

Bed and Breakfast, Home Businesses, and selected commercial, industrial, personal service, and transportation and similar uses, including marinas, may be also permitted as discretionary uses.

B. Objective: To preserve the amenity of residential uses.

(1) *Policy:* Any negative impact of a non-residential development on an existing residential use shall be prevented or minimized through proper site planning and buffering. Council may require such an operation that abuts an existing dwelling to provide a screen, in the form of tree planting or a fence, or to be appropriately separated, in order to protect the amenity of the residential use.

3.2.5 Recreational Open Space

The Recreational Open Space designation is designed to identify and protect major community and recreational resources and facilities, such as the community recreational complex on Ghaney's Road that includes playing fields and a community hall. It can also be used to identify and protect other recreational and community facilities and areas, such as trails, important campground sites, and so forth as required.

A. Objective: To designate land and facilities to meet active recreational and community needs.

- (1) *Policy:* Areas designated Recreational Open Space shall be reserved for community and recreational use, generally sport and physical activity, and can accommodate buildings and accessory uses necessary for such activities - including catering facilities and sales of gift and food items. Passive recreational uses such as walking trails and ski routes may also be designated Recreational Open Space. However, mineral exploration may be permitted provided it does not negatively affect the other uses in this designation.

In addition, areas designated Recreational Open Space may also be used for campgrounds, preferably in association with a recreational facility.

B. Objective: To provide for the present and future recreation needs of the community.

- (1) *Policy:* Parks and children's playgrounds to serve local residents should be developed in residential areas.
- (2) *Policy:* Additional recreational facilities will be provided in areas where they are needed and when the Town's financial resources permit, with an emphasis on accessibility to the older age groups.

C. Objective: To ensure that community recreational facilities maintain residential amenity.

- (1) *Policy:* The development and operation of recreational facilities shall not impose adverse effects on adjacent residential and other uses in terms of noise, traffic, parking and hours of operation.

3.2.6 Rural Resource

Natural resources such as aggregate supplies, forested areas, blueberry areas and undeveloped land have significant economic and recreational value, and are important community resources. The Colliers Municipal Plan protects the hinterland from urban development. The Municipal Plan promotes the optimum use of natural resources such as blueberry harvesting while attempting to preserve, protect and enhance the natural environment.

The Municipal Plan also protects Three Island Pond as a possible source of drinking water. While not designated as a Protected Water Supply Area by the Department of Environment, Council wishes to restrict development close to Three Island Pond in order to avoid contamination.

A. Objective: To protect natural resources from the encroachment of urban development.

- (1) *Policy:* All land outside of the built-up area shall be designated Rural Resource. Land uses shall be restricted to those of a rural nature.
- (2) *Policy:* Uses that can be permitted in rural areas include agriculture, forestry, recreational open space, conservation, cemeteries, mineral exploration subject to Policy (3) of this section, public utilities and antenna. Discretionary uses include campgrounds, mineral workings, outdoor assembly, outdoor markets, scrapyards, and single dwellings. Single dwellings may only be permitted at Council's discretion in association with, and accessory to, an existing and operating rural resource use.
- (3) *Policy:* Mineral exploration is permitted in the Rural Resource designation, except within 300 metres of the Residential, Residential Seasonal, Mixed Development and Recreational Open Space designations, where it is treated as a discretionary use.
- (4) *Policy:* The Blueberry Management Unit shall be reserved for activities associated with blueberry harvesting. The Future Land Use Maps show the Blueberry Management Unit boundaries. Development proposed for the area shall be referred to the Department of Forest Resources and Agrifoods.
- (5) *Policy:* The Domestic Cutting Area shall be reserved for forestry activities. Silviculture areas are retained for tree cultivation and similar forestry activities, while the Christmas Tree Farm is reserved for tree farming. These areas are shown on the Future Land Use Maps. Development within these

areas shall be referred to the Department of Forest Resources and Agrifoods.

B: Objective: To protect Three Island Pond as a future source of domestic water.

- (1) *Policy:* Council believes that Three Island Pond could be a future source of domestic water. In order to protect water quality in Three Island Pond, Council shall refer significant development applications within 150 metres of the Pond to the Water Resources Division of the Department of Environment for a report prior to the issuance of a permit.
- (2) *Policy:* No development which has a clear potential to damage the water supply potential of this Pond shall be permitted within 150 metres of the Pond - and this could include uses such as certain types of agricultural and forestry operations, mineral workings, and uses likely to have similar impacts.
- (3) *Policy:* If Council decides to develop a municipal water system with Three Island Pond as the water source, Council shall pursue its protection under the Department of Environment Act. Council shall also amend this Municipal Plan to include a Protected Watershed designation and policy.

3.2.7 Mineral Working

A significant source of aggregates and an active quarry exists off New Line Road. This site is designated Mineral Working. If other sites are identified with significant aggregate potential, then, subject to an amendment to this Municipal Plan, these as well may be designated Mineral Working. It is important that this resource be protected from other, non minerals related uses.

A. Objective: To protect significant deposits of construction aggregates and other quarry materials from incompatible development.

- (1) *Policy:* Mineral working, together with mineral exploration, shall be a permitted use in this designation. However, within 300 metres of a Residential, Residential Seasonal, Mixed Development and Recreational Open Space designation, mineral exploration becomes a discretionary use.
- (2) *Policy:* A buffer is established for any active mineral working. Within this buffer which all development applications shall be referred to the Department of Mines and Energy for review prior to the issuance of a permit.

3.2.8 Well-Head Protection Area

Most of Collier's water supply is obtained from five municipal wells protected under the Water Resources Area and this Municipal Plan and Development Regulations.

The Well Head Protection Areas are identified on Future Land Use Maps 2 and 3 and extend 100 meters from each of the well-heads.

Notwithstanding the uses allowed in the designation that the well-head protection area overlays, no development shall be permitted within this area that is likely to contaminate the water supply or otherwise affect the continued operation of the well.

Any development, except for renovation of an existing use, shall be referred to the Department of Environment and Conservation for approval before the Town issues a permit.

[MPA-2006-2](#) and [NL Gazette](#)