

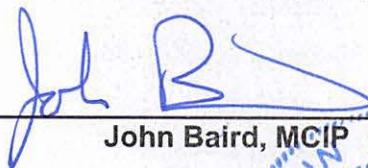
**TOWN OF FORTEAU**  
**MUNICIPAL PLAN AMENDMENT No. 13, 2023**

**Buckles Cove Road Residential Development**

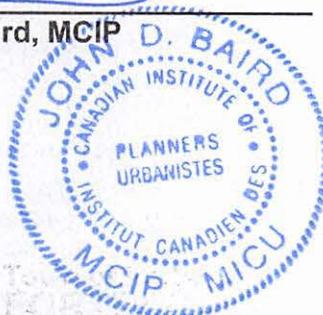
**Prepared for the Town of Forteau**

**by**

**Baird Planning Associates**



**John Baird, MCIP**



URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF FORTEAU  
MUNICIPAL PLAN AMENDMENT No. 13, 2023

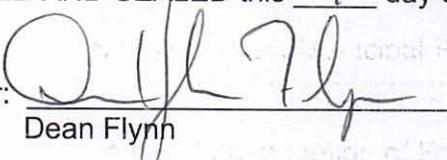
Under the authority of section 16, section 17, and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Forteau

- a) Adopted the Forteau Municipal Plan Amendment No. 13, 2023 on the 7<sup>th</sup> day of May 2024.
- b) Gave notice of the adoption of Forteau Municipal Plan Amendment No. 13, 2023 by advertisement posted on the 8<sup>th</sup> day of May 2024 at the Town Office, Pit Stop gas station, Forteau Post Office, Lobel Management Ltd. Store and Council's Facebook page.
- c) Set the 23<sup>rd</sup> day of May 2024 at 7:00 p.m. at the Town Hall, Forteau for the holding of a public hearing to consider objections and submissions.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Forteau approves the Forteau Municipal Plan as amended.

SIGNED AND SEALED this 4<sup>th</sup> day of June 2024

Mayor:

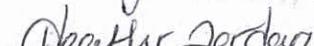


Dean Flynn

(Council Seal)



Clerk:



Heather Jordan

Municipal Plan / Amendment REGISTERED	
Number	<u>1645-2024-008</u>
Date	<u>6 AUG 2024</u>
Signature	<u>Bob Landward</u>

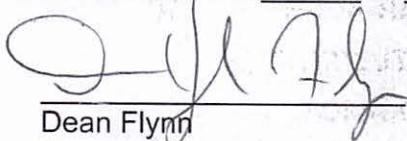
URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF FORTEAU  
MUNICIPAL PLAN AMENDMENT No. 13, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Forteau adopts the Forteau Municipal Plan Amendment No. 13, 2023.

Adopted by the Town Council of Forteau on the 7<sup>th</sup> day of May 2024.

Signed and sealed this 4<sup>th</sup> day of June 2024

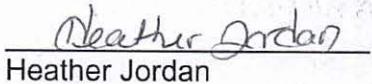
Mayor:



Dean Flynn

(Council Seal)

Clerk:



Heather Jordan

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached MUNICIPAL PLAN Amendment No. 13, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



John Baird



(MCIP Seal)

**TOWN OF FORTEAU**  
**MUNICIPAL PLAN AMENDMENT No. 13, 2023**

**BACKGROUND**

The Town of Forteau proposes to adopt the following amendment to its Municipal Plan. The amendment will change the Future Land Use designation of approximately 4.6 hectares of land in the vicinity of Buckles Cove Road. Most of the land affected is currently designated Industrial. This area was previously amended to Industrial in 2012 to take advantage of a potential opportunity as a port of landing for the Muskrat Falls construction project.

Council now proposes that this site be used for residential development. Approximately 2.7 hectares fronting onto Buckles Cove Road be changed from Industrial to Residential. Another 1.6 hectares will be changed to Conservation to be consistent with adjoining oceanfront land. An additional 0.3-hectare site lying inside the circular layout of Buckles Point Road will be changed from Conservation to Residential.

The Provincial Review raised a concern from the Provincial Archaeology Office that the Municipal Plan is outdated in its policies to protect archaeological resources. To address PAO's concern, this amendment includes three changes to strengthen protection and preservation of the Town's rich archaeology.

**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on October 10, 2023, inviting written comments or objections by Monday, October 23. A copy of the notice is attached. The notice was posted in the following locations:

- Town Office
- Town Centre
- Forteau Post Office
- Loyal Management Ltd. Store

No submissions were received by the deadline.

## **MUNICIPAL PLAN AMENDMENT No. 13, 2023**

### **1. Section 2.6 – Conservation (page 23)**

**DELETE** the second paragraph in Section 2.6, which states the following:

*“Protective measures are also to be exercised within all land use classes in respect of archaeologic finds as have been discovered in the area already and as may be discovered in the course of future development.”*

And **REPLACE** with the following:

*“There are known archaeological resources within the Town of Forteau and there are protective measures in place to ensure their protection and preservation.*

*To ensure that all archaeological resources are protected, Council will consult with the Provincial Archaeology Office during the early planning stages of any development that involves land use or ground disturbance within the municipality. These discussions are necessary to ensure that appropriate measures are taken to protect known sites, and where deemed appropriate, to ensure that archaeological surveys are undertaken in areas of high potential prior to development to safeguard any sites yet to be discovered.*

*Further, if accidental discoveries of historic resources occur in the undertaking of any development, Council will order that the activity cease and immediately contact the Provincial Archaeology Office for direction on next steps.”*

### **2. Section 2.6 – Conservation (page 23)**

**DELETE** Objective (iii), which states:

*“To see that cemeteries and archaeologic finds are preserved and maintained in a suitable condition as historic references to previous inhabitants.”*

And **REPLACE** with the following:

*“To ensure cemeteries and archaeological resources are protected and preserved.”*

### **3. Section 2.6 – Conservation (page 24)**

**DELETE** Policy (iii), which states:

*“In the event of an archaeological find occurring during development in any land use area, development shall cease temporarily and Council shall contact the Historic Resources Division, Department of Culture, Recreation and Youth. (Telephone: 576-2460 or 576-5074)”*

And **REPLACE** with the following:

*"In the event that archaeological resources are accidentally encountered, Council will order activity in the area of the discovery to cease immediately and will contact the Provincial Archaeology Office for direction on next steps (Phone 709-729-2462)."*

#### **4. Changes to Future Land Use Designations**

Forteau Future Land Use Map 1 is amended as shown on the following page. It redesignates:

1. Approximately 2.7 hectares from Industrial to Residential.
2. Approximately 1.6 hectares from Industrial to Conservation
3. Approximately 0.3 hectares from Conservation to Residential

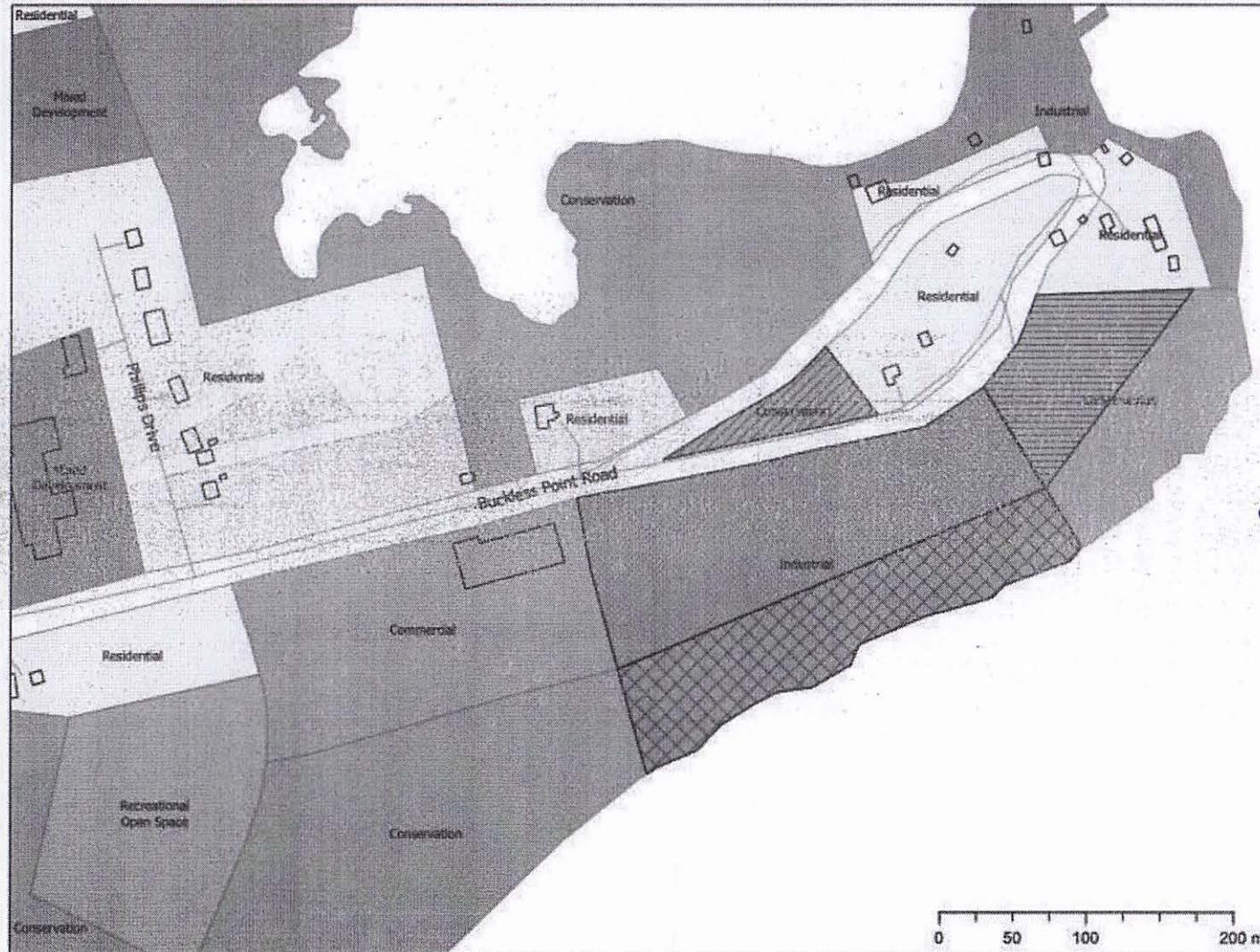
Municipal Plan/Amendment

**REGISTERED**

Number 1645-2024-008

Date 6 AUG 2024

Signature J. Stanchard



**Town of Forteau**

Municipal Plan 1989  
Future Land Use Map  
Amendment no. 13, 2023

- From: Conservation To: Residential
- From: Industrial To: Conservation
- From: Industrial To: Residential
- From: Conservation To: Residential

Dated at Forteau, Newfoundland and Labrador

This 4 JULY Day of JUNE  
2023

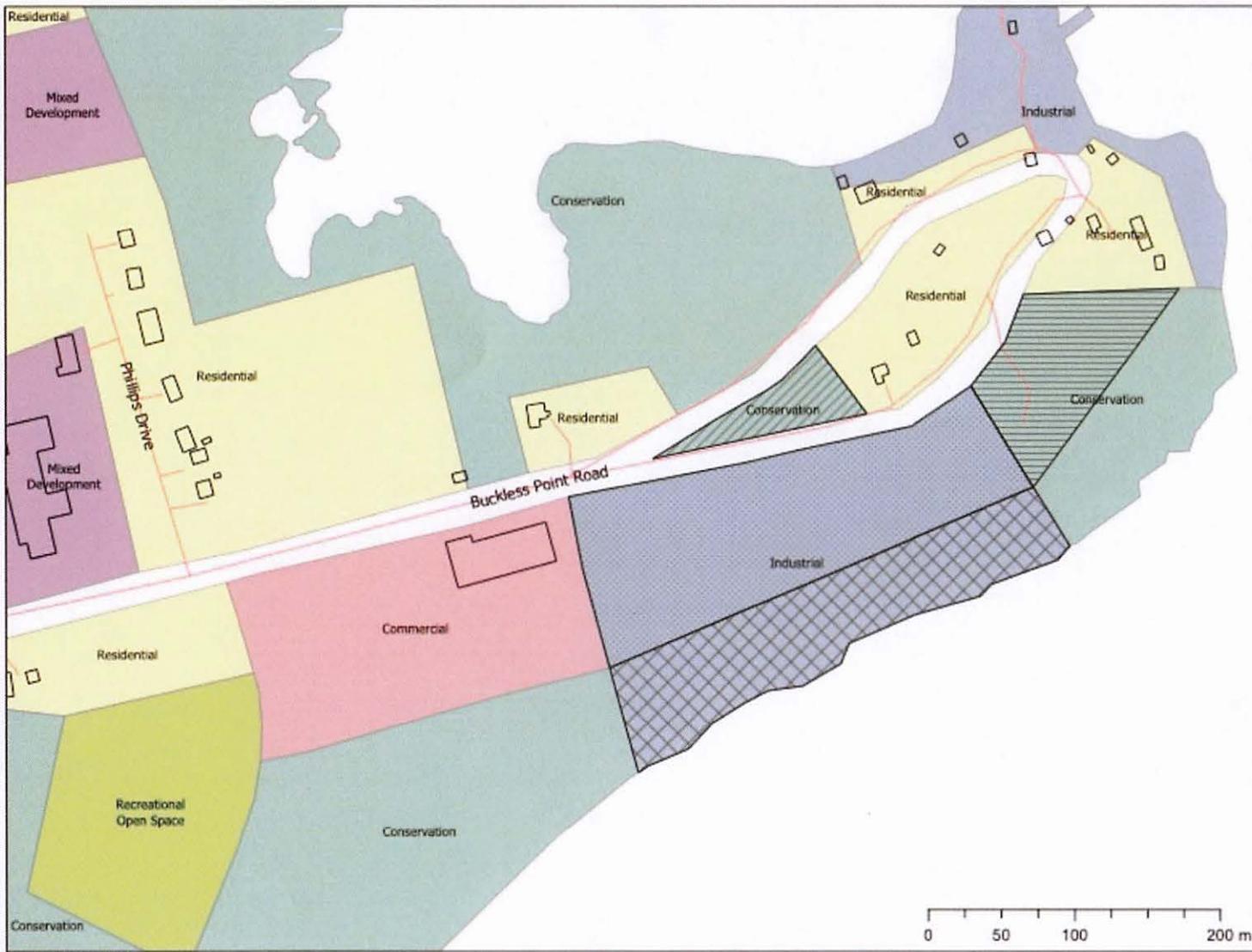
Dean Flynn, Mayor

Heather Jordan, Town Clerk

I certify that this Development Regulations  
amendment for the Town of Forteau has been  
prepared in accordance with the requirements of  
the Urban and Rural Planning Act 2000.

John Baird, MCIP





Town of Forteau	
Municipal Plan 1989 Future Land Use Map Amendment no. 13, 2023	
From: Conservation To: Residential	
From: Industrial To: Conservation	
From: Industrial To: Residential	
From: Conservation To: Residential	
Dated at Forteau, Newfoundland and Labrador	
This _____, Day of _____ 2023	
Dean Flynn, Mayor	
Heather Jordan, Town Clerk	
I certify that this Development Regulations amendment for the Town of Forteau has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:	
John Baird, MCIP	

AS REGISTERED 1645-2024-008  
(FOR ILLUSTRATIVE PURPOSES) *fb*