

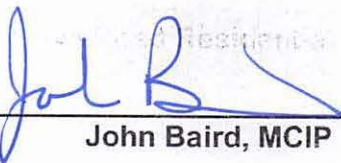
**TOWN OF FORTEAU  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 15, 2023**

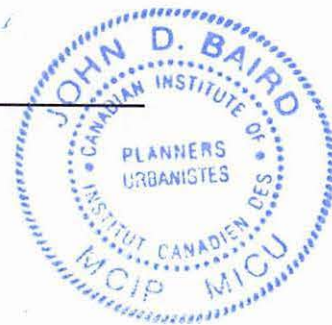
**Buckles Cove Road Residential Development**

**Prepared for the Town of Forteau**

**by**

**Baird Planning Associates**

  
\_\_\_\_\_  
**John Baird, MCIP**



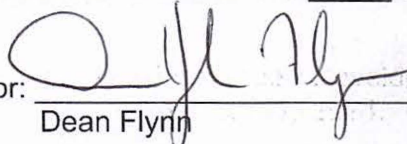
**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF FORTEAU  
DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2023**

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 Development Regulations Amendment No. 15, 2023 on the 7<sup>th</sup> day of May 2024.
- b) Gave notice of the adoption of Forteau Development Regulations Amendment No. 15, 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 2023 at 7:00 p.m. at the Town Hall, Forteau for the holding of a public hearing to consider objections and submissions.

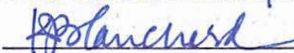
Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Forteau approves the Forteau Development Regulations as amended.

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

Mayor:   
Dean Flynn

(Council Seal)

Clerk:   
Heather Jordan

Development Regulations / Amendment	
<b>REGISTERED</b>	
Number	<u>1645-2024-008</u>
Date	<u>6 AUG 2024</u>
Signature	<u></u>

**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF FORTEAU**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Forteau adopts the Forteau Development Regulations Amendment No. 15, 2023.

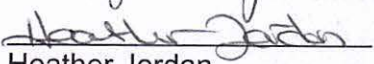
Adopted by the Town Council of Forteau on the 7<sup>th</sup> day of May 2024.

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

Mayor:

  
Dean Flynn

Clerk:

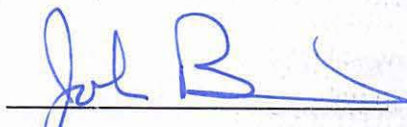
  
Heather Jordan

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached DEVELOPMENT REGULATIONS Amendment No. 15, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
John Baird



**TOWN OF FORTEAU**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2023**

**BACKGROUND**

Please refer also to Municipal Plan Amendment No. 13. The purpose of this amendment is to allow development of new residential lots on the south side of Buckles Cove Road. This site was previously reserved for industrial development based on a potential opportunity related to the Muskrat Falls construction project. Council now wishes to accommodate proposed residential development on the site. The portion of the site fronting onto Buckles Cove Road will be rezoned for residential use while the land to the rear will be rezoned to Conservation to be consistent with the existing zoning of adjoining oceanfront lands.

As discussed in the corresponding Municipal Plan amendment, based on recommendations by the Provincial Archaeology Office, this amendment strengthens provisions in the Development Regulations aimed at preserving and protecting archaeological resources in Forteau. The existing condition in the Conservation Use Zone to protect archaeological resources is deleted in its entirety as it is considered redundant to the general condition applying to all zones in the Planning Area.

**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
- Lobal Management Ltd. Store

No submissions were received by the deadline.

**DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2023**

**1. Regulation 8 – Permit to be Issued**

**ADD** the following to the list of requirements in Regulation 8 for the issuing of development permits.

*“(f) the approval and conditions of the Provincial Archaeology Office where the development will involve ground disturbance.”*

## **2. Schedule C - Conditions Applying to All Use Zones**

**DELETE** the following.

### **"Archaeological Finds:**

*In the event of an archaeological find occurring as a result of development in any use zone, development of the site will cease, and the developer will immediately notify the Authority of the find. The Authority will immediately contact the Historic Resources Division of the Department of Culture, Recreation and Youth for advice as to appropriate action."*

And **REPLACE** with the following:

### **"1. Developments Subject to Approval of Provincial Archaeology Office**

*Council will forward all development applications that will involve ground disturbance to the Provincial Archaeology Office for review and approval prior to issuing a permit. This is necessary to ensure effective measures are taken to protect known sites, and where deemed appropriate, to undertake archaeological surveys in areas of high potential to safeguard any sites yet to be discovered.*

### **2. Archaeological Finds**

*If an accidental archaeological discovery occurs during any development activity, Council will order the activity to cease and immediately contact the Provincial Archaeology Office for advice and direction on appropriate action and next steps (Phone 709-729-2462)."*

## **3. Schedule C – Conservation Use Zone Table**

**DELETE** Condition 2, which states the following.

### **"2. Archaeological Finds**

*In the event of an archaeological find occurring as a result of development in this or any other use zone, development of the site will cease, and the developer will immediately notify the Authority of the find. The Authority will immediately contact the Historic Resources Division of the Department of Culture, Recreation and Youth for advice as to appropriate action."*

## **4. Changes to Land Use Zones**

The Forteau Land Use Zoning Map is amended as shown on the following page. It rezones:

1. Approximately 2.7 hectares from Industrial Marine (IM) to Residential Low Density (RLD)
2. Approximately 1.6 hectares from Industrial Marine (IM) to Conservation (OC)
3. Approximately 0.3 hectares from Conservation to Residential Low Density (RLD).



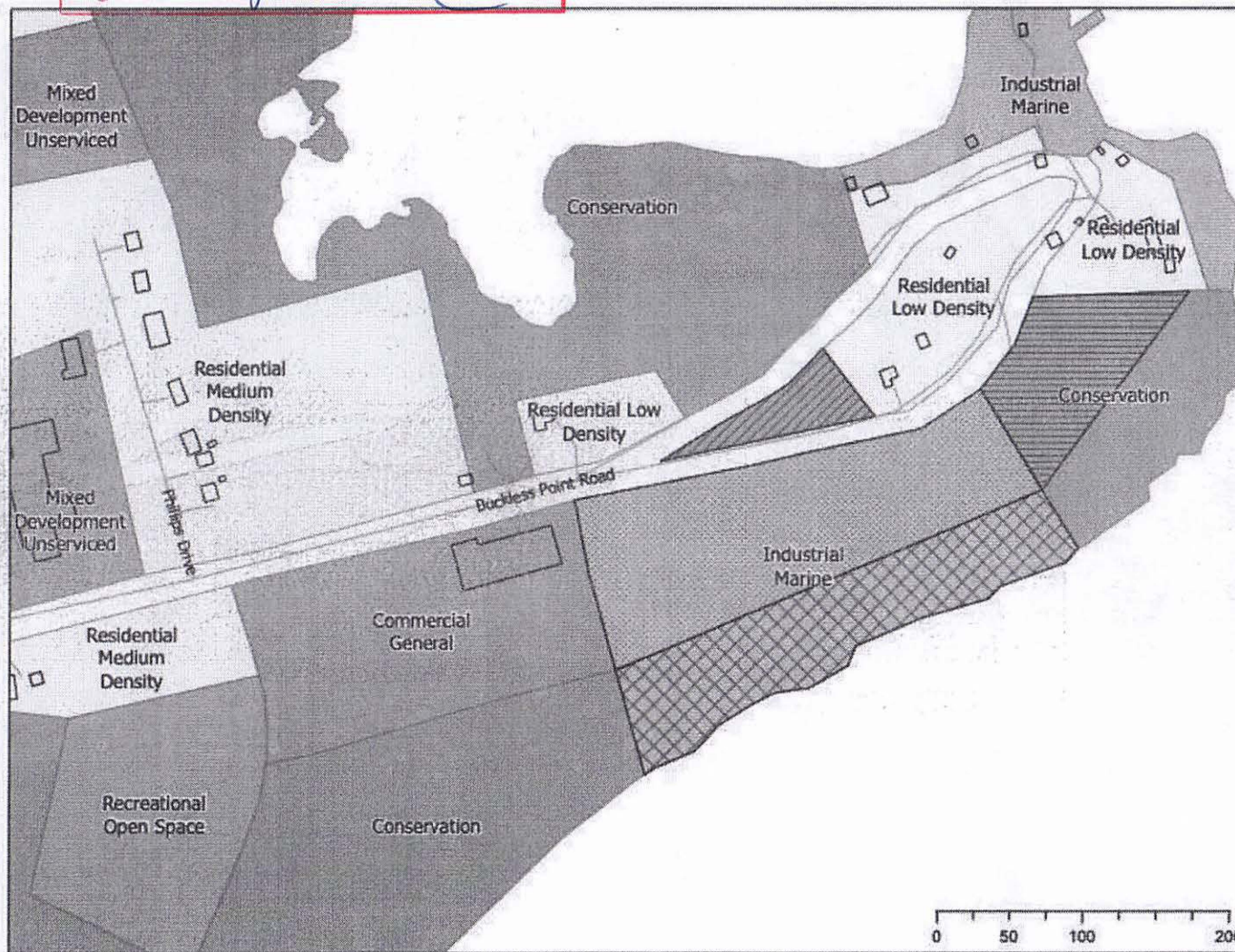
Development Regulations/Amendment

**REGISTERED**

Number 1645-2024-008

Date 6 AUG 2024

Signature [Signature]



**Town of Forteau**

Development Regulations 1989  
Land Use Zoning Map  
Amendment no. 15, 2023

- From: Conservation  
To: Residential Low Density
- From: Industrial Marine  
To: Conservation
- From: Industrial Marine  
To: Residential Low Density
- From: Conservation  
To: Residential Low Density

Dated at Forteau, Newfoundland and Labrador

This 4 Day of June

Dean Flynn Sr.  
Dean Flynn, Mayor

Heather Jordan  
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:

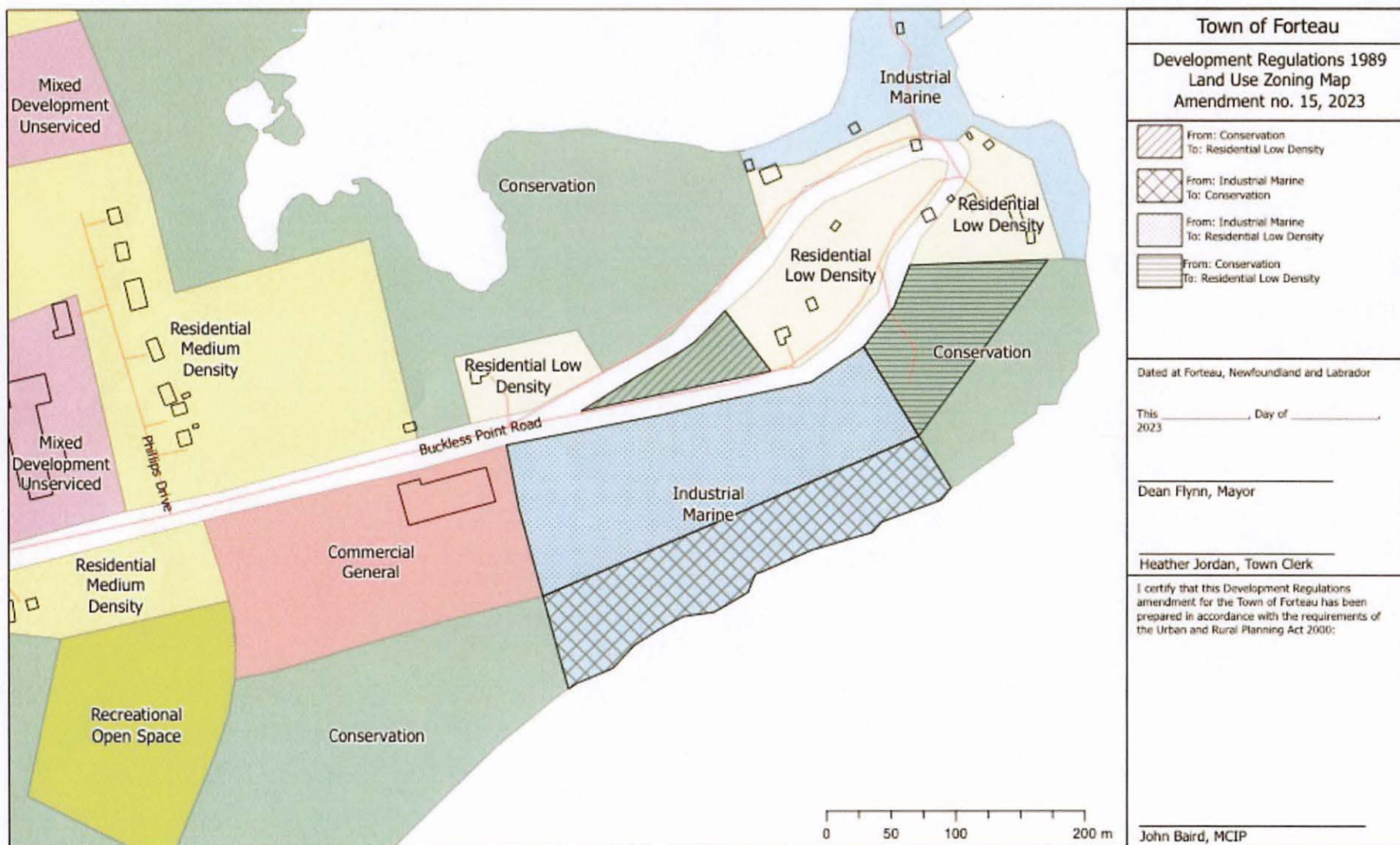
John D. Baird  
JOHN D. BAIRD  
INSTITUTE OF PLANNERS  
URBANISTES  
John Baird, MCIP

Dated: OCT 10, 2023

*Deputy Mayor*







⊗ AS REGISTERED 1645-2024-008  
 (FOR ILLUSTRATIVE PURPOSES)

*[Signature]*