

TOWN OF FORTEAU MUNICIPAL PLAN 1988-1998

Gazetted: September 22, 1989

Consolidation Date: n/a

Amendments: To see if there were any amendments to this document since it came into effect, please refer to:

[List of Amendments](#)

FORTEAU MUNICIPAL PLAN

FIVE YEAR REVIEW - 1994

SUMMARY

Introduction

The Forteau Municipal Plan 1988-1998 was gazetted on 89/09/22. Since then, the Council kept the Municipal Plan up to date through the amendment process. To date, the Council has made three amendments to its Municipal Plan and four to its Development Regulations.

This review fulfills the five year review requirement in the Urban and Rural Planning Act. It involved two meetings with the Council, a written consultation list including over twenty provincial and federal government departments and agencies, and a study of the existing Municipal Plan text and maps.

Council Meetings

The two meetings with Council were held in July and again in October. The discussion mostly revolved around the planning process, legality of the Municipal Plan, responsibility of Council, past trends, existing problems, and future expectations.

From the discussion, only one issue surfaced that could have been addressed in the Review and included as an amendment. This relates to the number of existing and potential home based businesses in the community. This was brought up at both meetings. A policy on

this is needed, and some guidelines should be incorporated in the Development Regulations. However, this is not critical and can be handled at a later date through the amendment process, if warranted.

Consultation List

The responses from those consulted were mainly of a routine type. Either no comments were expressed or the comments received were the regular comments generic to most Plans, and did not warrant amending the existing Municipal Plan.

MUNICIPAL PLAN TEXT STUDY

Background Study

The 1988 population projections made in the Plan were very optimistic and fell short of reaching their five and ten year estimates. In 1986, Forteau's population was 580, and the 1988 - 98 Municipal plan forecasted a population of 670 for 1993, and 730 in 1998. But rather than increasing, the population declined to 518 in 1991)representing a 10.7% decrease(and there are no signs that this trend will be reversed. This decline can be directly attributed to the poor condition of the fishery.

The remainder of the background information is still applicable to the Community today.

Land Use Objectives and Policies

The 1988-98 Municipal Plan identified three areas for future residential development - Sesame Street, Buckle's Point, and backland at English Point. Development has begun in all three, and there is potential in the Sesame Street subdivision alone for a minimum of another seventy five lots. Therefore, the housing needs of the Community can easily be satisfied for the next decade.

The commercial policy could have been improved, but this is not serious. The existing policies still provide for commercial development within the mixed areas and for land conversion opportunities. Unless the economic situation improves, the existing policies are probably adequate.

The other objectives and policies expressed are still relevant today. Superficial changes could be made, but are not necessary.

Public works

The Community has achieved the majority of its public works goals identified in the 1988-98 Municipal Plan. The only capital works planned for 1994-1998 is for some road work in the Sesame Street residential subdivision.

Conclusion

After a review of the relevant information, meetings between the council and this Office, and the prospects for economic growth, Council feels that its existing Municipal Plan is adequate for the next ten year period. It is therefore Council's desire not to proceed with

amending its 1988-98 Municipal Plan.

URBAN AND RURAL PLANNING ACT

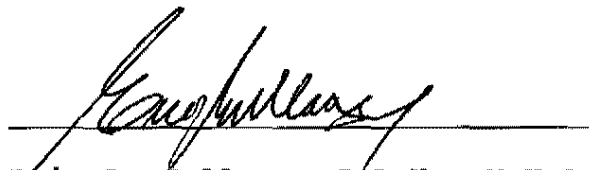
NOTICE OF APPROVAL

OF

COMMUNITY OF FORTEAU MUNICIPAL PLAN 1988-1998

I, Eric A. Gullage, Minister of Municipal and Provincial Affairs, under and by virtue of the power conferred by the Urban and Rural Planning Act, hereby approve the Community of Forteau Municipal Plan 1988-1998 adopted by the Community Council of Forteau on the 14th day of March, 1989.

Dated at St. John's this 12th day of September, A.D., 1989.



Eric A. Gullage, C.L.U., M.H.A.
Minister of Municipal & Provincial Affairs

URBAN AND RURAL PLANNING ACT

COUNCIL RESOLUTION TO ADOPT A MUNICIPAL PLAN

Resolved pursuant to Section 16 of the Urban and Rural Planning Act, that the Council of Forteau adopt the Municipal Plan which is attached hereto and is impressed with the Seal of the Council, signed by the Mayor, and certified by the Clerk.

Resolved further pursuant to Section 18 of the Urban and Rural Planning Act, that the Council apply to the Minister of Municipal Affairs for the setting of the time and place of a Public Hearing to consider objections or representations to the Municipal Plan.

PROPOSED BY: Inman Bechler

SECONDED BY: Monica Hancock

Certified as a correct copy of a Resolution passed at a meeting of Council held at Forteau on the 14 day of March, 1989.

Blaine Dyer
MAYOR

Neil Dyer
CLERK

SEAL AND SIGNATURE

Signed and sealed pursuant to Section 16(3) of the Urban and Rural Planning Act this 14 day of March 1989.

(SEAL)


MAYOR

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan adopted by the Council of Forteau on the 14th day of March, 1989.


CLERK

COMMUNITY
OF
FORTEAU



MUNICIPAL PLAN
1988-98

PREPARED BY

W. B. TITFORD LIMITED
TOWN PLANNING CONSULTANTS

FORTEAU MUNICIPAL PLAN 1988-98

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1. INTRODUCTION

1.1 PLANNING IN NEWFOUNDLAND

The Municipal Plan

This Municipal Plan has been prepared in accordance with the requirements of Section 15 of the Urban and Rural Planning Act, following surveys and studies of land use, population growth, the local economy, present and future transportation and communication needs, public services and other relevant factors.

The Plan outlines the goals, objectives and policies of Council regarding the development of the Municipal Planning Area over the next ten years. This Municipal Plan, consisting of a written text in which the goals, objectives and policies are set out, also includes Land Use Maps indicating the proposed allocation of land into various Land Use categories.

Ministerial Approval

When the Municipal Plan is formally adopted by resolution of the council under Section 16(1) of the Act, two copies must be impressed with the Seal of the Council and signed by the Mayor. The council must then give notice of its intention to seek the approval of the Minister of Municipal Affairs by publishing a notice in the Newfoundland Gazette and in a newspaper published, or circulating, in the town. The notice must state where and when the Municipal Plan may be inspected by any interested person and the time and place set by the Minister for the hearing of any objections or representations. At the Public Hearing, a Commissioner appointed by the Minister will hear the objections and representations, and subsequently forward to the Minister a written report, together with copies of all the evidence taken at the Public Hearing.

After the Public Hearing is concluded and the Commissioner's report has been submitted, the Council must apply to the Minister for approval of the Municipal Plan. The Minister requires two copies of the Municipal Plan certified correct by the Clerk of the Council, a copy of the adopting resolution and of all written objections and representations considered at the Public Hearing. On receipt of this material, the Minister may approve the Municipal Plan, with or without modification, or may disapprove it and order that a new Municipal Plan be prepared. Upon approval, the Minister will endorse a copy of the plan and return it to the council. Within ten days of receipt of the final approval by the Minister, the Council must publish a notice of approval in the Newfoundland Gazette and in a local newspaper.

The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is binding upon the Council and upon all other persons, corporations and organizations. The Plan has to be reviewed by the Council at the end of every five years from the date on which it comes into effect and at that time revised as necessary to take account of developments which can be foreseen during the next ten-year period.

The Municipal Plan may be amended in whole or in part for just cause by repeating the process by which it was adopted and approved initially.

Development Schemes

At any time after the adoption of the Municipal Plan, the Council can prepare and adopt Development Schemes under Sections 31-33 of the Act for the purpose of carrying out specific proposals of the Municipal Plan. A development Scheme may provide for the acquisition, assembly, consolidation, subdivision and sale or lease by the municipality of land and buildings which are necessary to carry out provisions of the Municipal Plan. The Scheme 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 agreements with the owners of the land as will permit

its acquisition and use for those purposes. The Development Scheme 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 the Development Scheme.

Development Schemes are prepared and approved in exactly the same way as the Municipal Plan, and, when approved, form part of that Plan.

Municipal Plan Administration

When a Municipal Plan comes into effect, the council is required to develop a scheme for the control of the use of land in strict conformity with the Municipal Plan in the form of land use zoning, subdivision, and any other regulations necessary. After adoption by the council, these regulations must be submitted to the Minister for approval.

Regulations must comply with the requirements of the Urban and Rural Planning Act, and Standard Provincial Regulations have been developed to form the basis of these regulations. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building regulations.

The day-to-day administration of the Municipal Plan, and subsequent regulations, is in the hands of staff members authorized by the Council. Council staff have the duty of issuing all necessary permits approved by Council and making recommendations to the Council in accordance with the Municipal Plan policies and implementing regulations regarding all development in the Municipal Planning area.

1.2 SUMMARY OF BACKGROUND REPORT

(a) Regional Context

- Forteau is an administrative and social service centre for the communities of the Straits Area connected by road from L'Anse au Clair to Red Bay, representing about 2500 people.
- Tourism is a growing economic resource based on sports fishing in the Forteau and Pinware Rivers and archaeological discoveries. Many sites of potential archaeological significance have been noted along the Labrador and Quebec coastline requiring further exploration.
- Tourist travel to the area is mainly by way of the Island of Newfoundland, crossing to Labrador by ferry from St. Barbe to Blanc Sablon.
- Air Nova and Quebec Air maintain daily scheduled air service to the Blanc Sablon Airport.

(b) Physical Environment

- The community lies in the valley of Forteau Brook and extends along the shoreline of Forteau Bay.
- The valley soil is mainly sandy. There is substantial movement of groundwater through the soil from the surrounding hills.
- Environmental constraint is required with respect to:
 - (i) Water Supply catchment area
 - (ii) Forteau Brook as a scheduled salmon river
 - (iii) Potential sites of archaeological significance
 - (iv) Aggregate resource areas as defined by the Department of Mines and Energy.

(c) Growth

- The population of Forteau is expected to increase to 670 by 1993 and to 730 by the end of the planning period.
- It is estimated that 55 dwelling units will be required to meet population growth demand during the planning period. The majority of them will be in the form of single-family detached dwellings.
- Areas having residential development potential are:
 - (i) Sesame Street Subdivision Area.
 - (ii) Land area in the vicinity of the high school at Buckle's Point.
 - (iii) Backland north of the highway at English Point.

(d) Commerce and Industry

- Commercial development is centrally located along the highway.
- A mixture of residential and commercial uses along the highway results in a large number of individual highway access points.
- Possible additional commercial uses include a motel and lounge, office building, automotive sales and a variety of other retail and highway commercial uses.
- Industrial uses are mainly located at the shoreline and directly related to the fishery. Heavy equipment, utility storage and wholesale warehousing are located with direct highway access.
- The roadway to the water supply reservoir is a prospective site for future industrial location.

(e) Public Buildings and Recreation

- Public buildings and services are concentrated at the Sesame Street-highway junction and near the Forteau fish plant.
- Pupil enrolment at Mountain Field Central High School and Forteau elementary has remained fairly stable over the past several years.
- An arena for the use of all communities in the area, is located at L'Anse Amour.
- A youth camp, overlooking First Pond on Forteau Brook, is in need of repair and general improvement.
- It has long been intended to develop a trailer park and camp grounds along the old highway route east of Forteau Brook.
- An area alongside the high school is capable of use for a variety of outdoor recreational purposes.

(f) Municipal Streets and Services

- The municipal water supply is obtained from an excavated reservoir utilizing ground water and surface water sources. Strict preservation measures are necessary within the catchment area.
- The water supply chlorination plant is located near areas of potential residential and industrial development and requires the installation of a means of providing chlorine contact time enabling the supply of potable water to these areas.
- Water and sewer services are available to all of the community except in Buckle's Point and English Point.
- Municipal sewage is subject to comminution and is pumped to outfall into Forteau Bay, south of the fish plant.

- The highway is paved, but all local streets are unpaved. Council anticipates eventual local street paving.
- There is no overall storm drainage system, but no significant drainage problem has been identified.
- Garbage is collected and disposed of on a joint community basis by a sanitary land fill operation in a quarry at Crow Head just inside the eastern community boundary. A teepee incinerator on site in the quarry is presently inoperative.
- A 20-person volunteer fire brigade is equipped with a standard community fire package unit housed in a garage attached to the community centre.

1.3 BASIC ASSUMPTIONS

In evaluating the probable course of future growth and its effect on the timing and relative importance of works to be undertaken to accommodate it, a number of assumptions have been made as follows:

- The Forteau population will increase to about 730 by 1998; the school age population will remain fairly stable; the labour force will increase by about 100 persons; and the elderly population will almost double in numbers by the end of the planning period.
- Residential construction will continue to be mostly in the form of single-family, owner occupied, detached dwellings, but with the introduction of other housing types more economically attractive to certain population groups, such as childless couples, singles and the elderly.
- Forteau will continue to be viewed by the area population and by provincial authorities as an administrative and social service centre for the Labrador Straits Area, and that growth in this sector of the local economy will also result in additional growth of commerce and industry.
- Publicity generated by archaeological discoveries in the area and probability of other such finds being uncovered, will result in a substantial increase of tourism and demand for additional tourist services.
- New sources of federal-provincial financial assistance will enable extension and improvement of municipal services.

To the extent that these assumptions are in error, the Program of Public Works will be affected as to timing, municipal cost and/or budgetary ability. This must then be adjusted to meet circumstances as they arise. However, the stated Objectives and Policies will continue to control and guide development whatever the pace of development might be.

2. LAND USE OBJECTIVES AND POLICIES

The Urban and Rural Planning Act, Section 15(2), requires that a Municipal Plan "...contain proposals for such general development of the Municipal Planning Area as can be foreseen for a period not exceeding ten years from the date of completion of the Municipal Plan and shall be designed to co-ordinate the public purposes of the Authorized Council that bear upon urban development so as to achieve the common well-being of the community and to conserve the financial and material resources of the Municipal Planning Area...".

Main aspects of the Plan implementing this requirement and, in so doing, establishing the planned basic structure of the Community are as follows:

- Recognition of Forteau as an administration and social service center for the communities of the Straits Area connected by road from L'Anse au Clair to Red Bay; that access to administrative and service facilities is primarily dependent on highway use and should be directly accessible from the highway to avoid any need for external traffic to travel through residential areas.
- Establishment of a 40 hectare site (approximately 100 acres), adjoining Sesame Street to the north, as a residential reserve providing for the long-term growth of the community.
- Establishing guidelines for development of serviced residential subdivisions; provide for residential growth during the planning period by extension of Sesame Street, improvement and extension of municipal services to Buckle's Point and land in the vicinity of the high school, and arranging for the installation of municipal water and sewer services to English Point. Guidelines are also established for controlling unserviced residential development of backland at English Point until full municipal services are available.

- Designation of land fronting the roadway to the water supply reservoir for industrial use to accommodate anticipated industrial needs not requiring ocean frontage, thus providing direct highway access and separating this industrial area from other uses.

- Commercial use of most of the highway frontage through developed sections of the community. This frontage is vital to the commercial need of catering to passing regional and tourist traffic as well as being conveniently central to the community population.

- Recognition of the prevalence of snowmobile and all-terrain vehicle use and the resultant need to establish separate travel routes and roadway crossing points for these vehicles as a matter of public safety. Use is made of poorly drained land and other open space areas through which these routes may be established and preserved from encroachment by other uses.

2.1 Residential

The housing forecast of the Background Report anticipates a demand for about 55 new dwelling units during the 1988-98 planning period. A substantial majority of these are expected to be in the form of single-family detached dwellings, as is the present prevailing practice. It is Council's intention to require new dwelling construction to locate only where municipal water supply, sewer and local street services are directly available. To accomplish this Council intends to extend Sesame Street farther northwards and construct a road connection from this to the highway, providing an additional subdivision area capable of accommodating approximately 25 serviced building lots. Land adjoining this to the north, capable of further residential development, will be reserved for this purpose to be developed in accordance with an overall plan of subdivision as Council may adopt when required.

Council also intends to up-grade the water supply line to Buckle's Point and arrange for development of a serviced residential subdivision in the

immediate vicinity of Mountain Field Central High School. This will enable some additional semi-serviced residential development along Buckle's Point Road and fully serviced residential use in close proximity to the high school, thereby connecting the school to the municipal sewer system. This work may be carried out in stages as required to meet residential demand in this area and as necessitated by budgetary limitations.

The availability of municipal water and sewer services enables the use of smaller residential building lots than was previously the case. It is therefore Council's intention to encourage the development of smaller building lots as a means of conserving land for long-term future use and as a means of utilizing costly municipal services more efficiently.

Availability of municipal services also means that some residential infilling is now possible in the older section of the Community. Council will encourage such infilling as this will tend to forestall early expenditure for additional extension of municipal services to accommodate growth elsewhere in the community.

An exception from Council's requirement for municipal water and sewer services occurs at English Point. Substantially all of the useful highway frontage in this location has now been occupied and some development in depth is now underway. Well-water supplies in the area, although adequate in quality and quantity during most of the year, generally freeze to an inoperable state during the winter. The same is also undoubtedly true of septic disposal systems. In addition, development utilizing private septic sewage disposal systems to the rear of properties fronting on the highway will eventually result in polluting ground-water supplies. It is therefore Council's intention to investigate the feasibility of providing municipal water and sewer services to English Point and to arrange for this to be done as soon as possible. In the meanwhile council will ensure that further development in this area is carried out in strict conformity with requirements of the Department of Health and in accordance with a local street system designed to channel and promote rapid run-off of surface drainage.

The following are the objectives and policies which Council will observe in respect of residential land use during the period of the plan.

- Objectives:
- (i) To promote a convenient, safe and satisfactorily serviced residential environment by controlling the classes of land use and characteristics of development permitted within residential areas.
 - (ii) To designate land for residential use and promote its further development in a manner designed to make efficient use of municipal services and to conserve municipal financial resources.
 - (iii) To enable development of other housing types, in addition to single-family detached dwellings, as may be required to supply future economic demand.
 - (iv) To ensure that residential development takes place in a manner that does not prejudice access to and appropriate development of neighbouring land.
 - (v) To maintain and preserve highway safety by restricting further residential development fronting on the highway to infilling of existing residential areas.

A. GENERAL

- Policies:
- (i) Subject to policies contained in subsections B to E following, single and double dwellings and recreational open space may be permitted within areas designated for residential land use as shown on the Plan of Land Use (Map No.2), subject to control by Council of specific development and locational arrangements in accordance with Development Regulations.

- (ii) Subject to policies contained in subsections B to E following, row dwellings, apartment buildings and uses of a residential convenience nature, such as a church, junior school, day care centre, confectionary store or small business office, may be permitted within serviced residential land use areas at the discretion of council, subject to limitations prescribed in development regulations. However, within unserviced and partially serviced residential areas, row dwellings and apartment buildings will not be permitted and other uses will be limited to a convenience store or business office subsidiary to a main residential use as council may determine to be compatible with the residential character of the area.

- (iii) Council may permit residential infilling within some highway frontage areas on a discretionary basis, where residential development has already occurred but which is expected eventually to be mainly developed for a variety of commercial and other uses. (See Commercial And Mixed Development Policy (v))

- (iv) Development may be permitted only on lots which have the required amount of frontage on a public street.

- (v) Where vacant land is to be developed in depth from an existing road, Council may require the preparation of a suitable plan of overall subdivision of vacant land in the immediate vicinity to an extent deemed necessary to ensure that such other vacant land will not be adversely affected for future residential use. Council may adopt this plan of subdivision by Resolution of Council and development for that area will thenceforward be required to conform with it or with such revisions to it as Council may subsequently adopt.

- (vi) Council may, on its own initiative, prepare and adopt a plan of subdivision or new street design in respect of any land area and undertake to acquire property, rights-of-way and easements to develop a portion or all of the area. The cost of such work will be assessed as a Service Levy authorized by Sections 148-153 of The Municipalities Act.
- (vii) Serviced building lots owned by Council, as may result through the implementation of Policy (vi), will be sold at market value. Revenue received from the sale of such building lots will be applied to adjust the cost assessed as a Service Levy.

B. FORTEAU PROPER

- Policies:
- (i) Areas designated for residential use in the Forteau Proper Area as shown on Map No. 2 may be further developed for residential purposes by infilling where sufficient street frontage and land area is available to provide building lots of a size consistent with the availability of municipal services.
 - (ii) Boarding houses and mobile homes may be permitted in this area in addition to uses enabled by A. GENERAL Policies (i) and (ii), provided Council is satisfied that such uses will not adversely affect the character and quality of the immediate neighbourhood.
 - (iii) In the extreme south of the area, served by municipal water supply only, residential infilling may be permitted as for the preceding Policy (i), provided Council is assured that private sewer lines are constructed to outfall below low water level and that environmental quality of this shoreline area is being maintained in a publicly acceptable manner.

C. SESAME STREET AREA

- Policies:
- (i) The area designated for residential use in the Sesame Street Area as shown on Map No. 2 is intended for phased, fully serviced residential subdivision development compatible with the collector road concept also shown on Map No. 2.
 - (ii) The extension of Sesame Street and construction of the collector road from Sesame Street extension to the highway as indicated by Exhibit 1, is expected to be sufficient, together with residential development elsewhere, to meet residential land requirements during the planning period. This phase of the subdivision is to be consistent in quality with existing development on Sesame Street and is accordingly intended for low-density development, comprised mainly of single detached dwellings. Now that municipal water and sewer services are available, minimum lot size may be reduced from that previously required to a size more economically consistent with fully-serviced, low-density residential use and will be prescribed by development regulations.
 - (iii) The extensive remaining portion of this area represents the major community land resource to accommodate long-term future residential growth. Further development of this area is to be undertaken only in conformity with a comprehensive development plan designed to accommodate such additional uses as may then be more apparant, particularly as to the most effective use of the collector road frontage.

A possible development concept for this area is shown in Exhibit 1 for Council's reference. This concept is based on the use of cul-de-sacs of varying length,

easily adaptable to phased development. The use of cul-de-sacs reduces the length of public roadway required for development and is also adaptable to the development of an easily accessible, parallel, route system for off-street vehicles in the manner indicated.

In compliance with standard subdivision regulations, cul-de-sacs longer than 110 m (360 ft.) and less than 230 m. (755 ft.) are provided with an emergency vehicle access at their extremity. These emergency access routes are also the rights-of-way for looped water lines in accordance with Policy 3.1 (iv), and, in the instance of the pair of cul-de-sacs east of the collector road, is also a sewer line easement.

The relative difficulty of snowclearing turning circles is often a matter of operational concern. This may be mitigated by reserving the equivalent of one building lot for snow storage, depending on the volume of snow generally experienced in these locations. However, this concern may be balanced against the stated advantages of the cul-de-sac system and its general attractiveness as a low-traffic residential street.

D. MOUNTAIN FIELD AREA

- Policies: (i) The area designated for residential use in the area of Mountain Field Central High School as shown on Map No. 2 is intended to enable housing development in close proximity to the school without necessitating further frontage development along the highway.

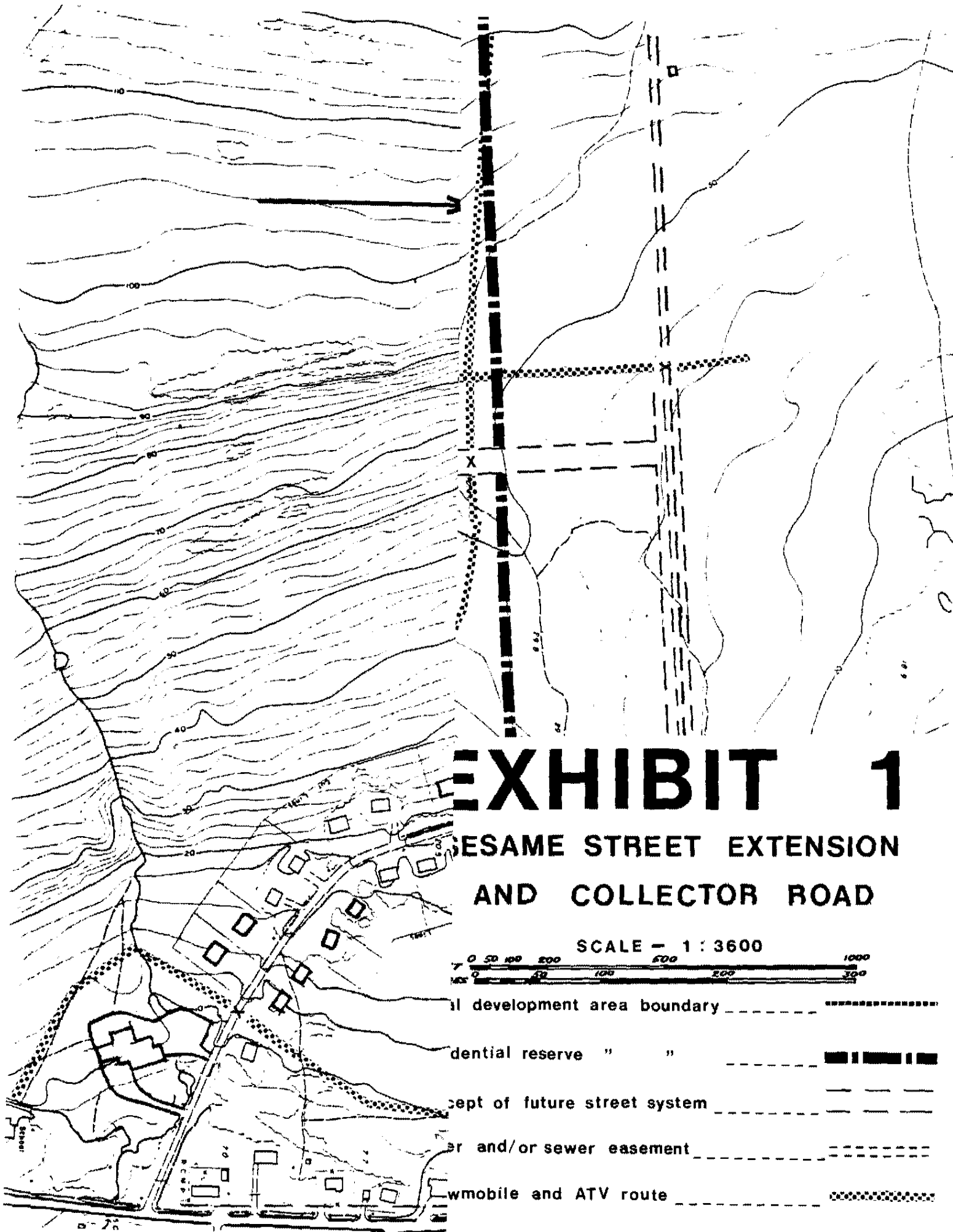


EXHIBIT 1

SESAME STREET EXTENSION AND COLLECTOR ROAD

SCALE - 1 : 3600



- Development area boundary -----
- Environmental reserve " " -----
- Concept of future street system -----
- Water and/or sewer easement -----
- Automobile and ATV route -----
- " " " " road crossing X

- (ii) Development in this area may be permitted only when municipal water and sewer services are directly available for connection to building lots.
- (iii) Extension of municipal water, sewer and street services to this area is expected to be carried out in a phased sequence designed to conserve public financial resources and to keep pace with the demand for new building lots. (A conceptual road system and phased sequence of development is shown in Exhibit 2 for council guidance.
- (iv) Boarding houses and mobile homes may be permitted in this area in addition to uses enabled by A. GENERAL Policies (i) and (ii), provided Council is satisfied that such uses will not adversely affect the character and quality of the immediate neighbourhood.

E. ENGLISH POINT

- Policies:
- (i) Areas designated for residential use in the vicinity of English Point are intended for single or double dwelling residential development on building lots of an area which, in the opinion of the Department of Health, are capable of accommodating private water supply and sewage disposal systems until such time as a municipal water and sewer system is installed .
 - (ii) Development on backland north of the highway may be permitted only in accordance with an overall plan of subdivision approved by Council and designed to facilitate the rapid runoff of surface water and minimize the number of points of local road access onto the highway. (A conceptual street system for backland development north of the highway is shown on Exhibit 3 for Council's guidance.)

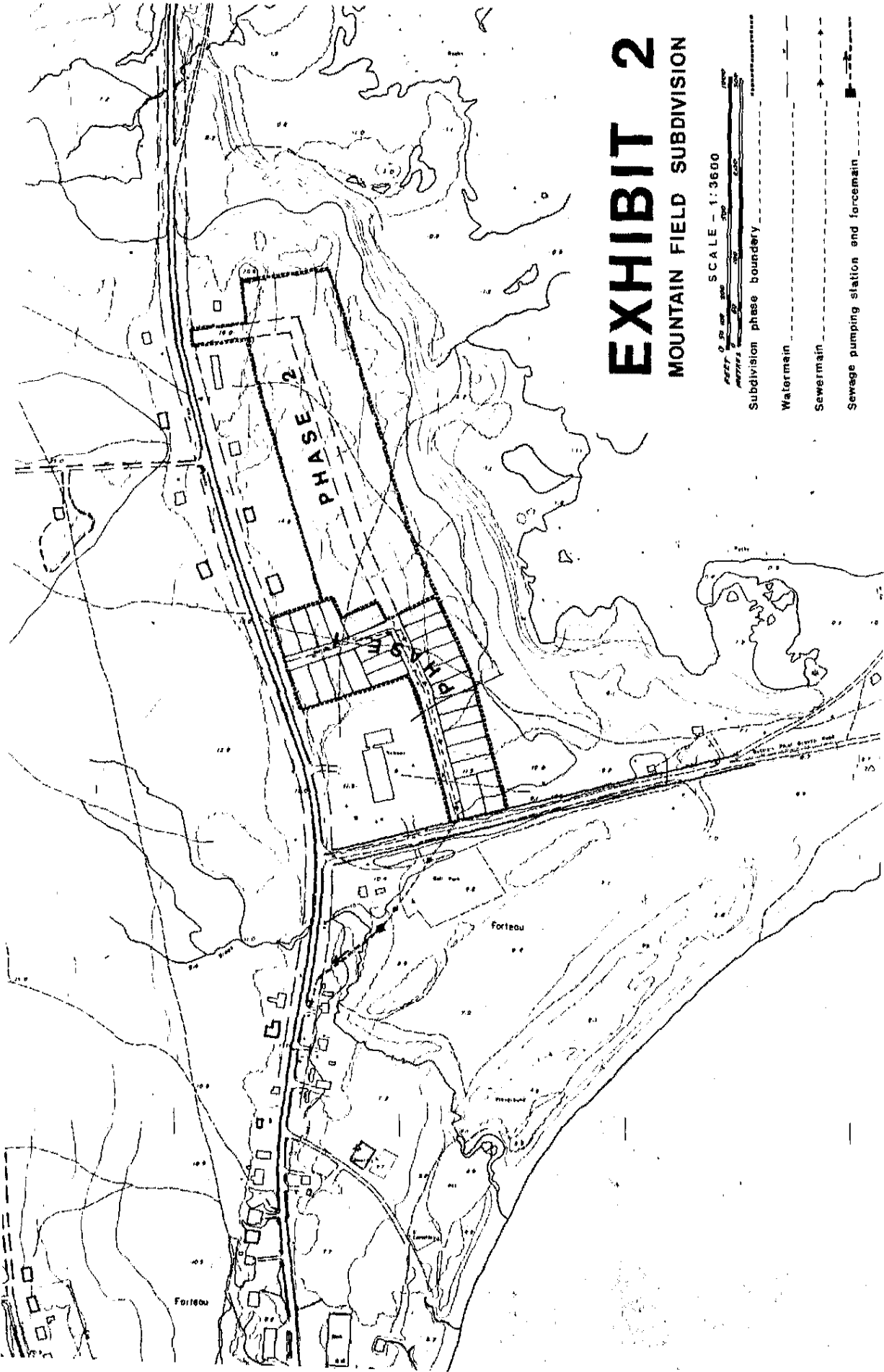


EXHIBIT 2

MOUNTAIN FIELD SUBDIVISION

SCALE - 1:3600
1" = 300'

Subdivision phase boundary

Watermain

Sewermain

Sewage pumping station and forcemain

(iii) Council will be particularly observant as to the maintenance of a healthy environment in this area and will investigate the feasibility of providing municipal water and sewer services to this section of the community.

(iv) Mobile homes may be permitted in this area in addition to uses enabled by A. GENERAL Policies (i) and (ii) pertaining to unserviced and partially serviced locations, provided Council is satisfied that such use will not adversely affect the character and quality of the immediate neighbourhood.

2.2 Commercial And Mixed Development

Commercial development is to be concentrated mainly along municipally serviced highway frontage central to the community population, thus providing visibility and ease of access to highway users as well as being conveniently available for local use. In recognizing the economic attractiveness of this location for a variety of commercial uses, Council also recognizes the potential for increasing conflict between vehicular and pedestrian traffic, and between local and through traffic in this area. It is therefore Council's intention to establish building lines on both sides of the highway, in locations expected to be most intensively developed for commercial uses, sufficient to enable eventual construction of frontage roads with limited points of highway access and provision of adequate space for off-street parking.

Some locations along this highway frontage area are presently occupied by dwellings. These existing residential uses may be expected to continue well beyond the period of the Plan. Additional residential infilling may therefore be permitted in these locations, although gradual conversion to

EXHIBIT 3

ENGLISH POINT SUBDIVISION

SCALE - 1 : 3800
 FEET 0 25 50 75 100
 METERS 0 25 50

- Subdivision phase boundary
- Street reservation
- Public walkway
- Children's playlot
- Possible sewer system
- Sewer outfall

Note: The playlot and walkway from Phase 1 may be converted to a residential car-de-sec when fully serviceable.



or replacement by commercial use is a more likely prospect. It is the intention of the Plan that these locations be designated for mixed use enabling a wide range of uses compatible with highway frontage and with existing uses in the immediate vicinity. The mixed use classification is also aptly applicable to sections of highway frontage in English Point, but limited in type and intensity of use until piped municipal water and sewer services are available.

Retail commercial uses may also be located in the community as a convenience to local neighbourhoods. When a comprehensive development plan is prepared for the residential reserve area northeast of Sesame Street, consideration will be given to the need and desirability of designating a specific site within this area for development of local commercial uses to serve this potential population. Council's objectives and policies in support of these matters are stated as follows:

Objectives: (i) To promote commercial development in conveniently central locations.

(ii) To encourage development of tourist services.

(iii) To provide for ease and safety of traffic movement to and within commercial areas and along the highway.

(iv) To enable residential infilling between existing residential properties.

(v) To enable development of minor convenience commercial uses within residential areas.

Policies: (i) Areas designated for commercial and mixed uses are as shown on Map No. 2. Development standards for these areas will be prescribed by Development Regulations.

(ii) Council will require the provision of adequate arrangements for traffic access and off-street parking for the safe and unimpeded movement of pedestrian and vehicular traffic along public thoroughfares.

- iii) Land uses permitted within these areas include retail sales, highway and tourist services, and business offices as will be more specifically defined by development regulations.
- (iv) Minor industrial uses, such as minor repair services, warehousing and workshops normally associated with commercial uses may be permitted at council discretion.
- (v) Residential infilling may be permitted in areas designated for mixed development where Council is satisfied that such development is reasonably appropriate for the site and will not adversely affect or be affected by other nearby uses, either existing or anticipated.
- (vi) Commercial development of a minor local convenience nature only may be permitted in residential land use areas where Council is satisfied that such development is compatible with neighbouring land use and that appropriate arrangements are made for off-street parking.

2.3 Industrial

Council intends to reserve ocean frontage land useful for fisheries and other marine related industry for this purpose specifically, and to designate land for other industrial uses, such as open storage, warehousing and auto-body repair, elsewhere in the community, well separated from residential areas but readily accessible from the highway and where hydrant service is available for fire protection.

Objectives and policies in respect of industrial land use are as follows:

- Objectives: (i) To reserve useful shoreline frontage for marine-related industrial use.
- (ii) To reserve sufficient land in appropriately service-

- (ii) To reserve sufficient land in appropriately serviceable and accessible locations to accommodate industrial needs during the planning period.
- (iii) To control and direct industrial development in a manner designed to protect other land uses and the natural environment from adverse effects of industrial operation.

- Policies:
- (i) Areas designated for industrial use are as shown on Map No. 2. Development standards for these areas will be prescribed by development regulations.
 - (ii) Shoreline frontage industrial land use in Forteau Proper, at Buckle's Point and at English Point will be reserved for storage, processing and transportation uses associated with the fishery and other marine operations, including the storage of boats and fishing equipment.
 - (iii) Industrial land use located alongside the roadway leading to the municipal water supply is intended for a wide variety of type and scale of industrial uses, but excluding the bulk storage of hazardous substances.
 - (iv) Council will ensure that adequate provision is made for safe vehicular access and parking accommodation in relation to all industrial uses.

2.4 Public Buildings

Council intends to promote improvement and further development of the area in the vicinity of the Town Hall as the main centre for community activities and service clubs. However, when a comprehensive development plan is being prepared for the residential reserve area northeast of the Sesame Street Subdivision, consideration will be given to the prospect for and location of public buildings within that area.

Council recommends reserving land in the vicinity of the Health Centre and Elementary School in anticipation of eventual expansion of institutional services, and as a possible site for development of a senior citizens complex, including a recreational park beneficial to senior citizens, the Health Centre and the Elementary School. Land on the opposite side of the highway, across from St. Peter's Church is also to be reserved for public buildings of a community support nature, with particular consideration being given to the eventual development of a home craft museum and tourist information service within this site.

Council's objectives and policies pertaining to land use for Public Buildings are stated as follows:

Objectives: (i) To provide for the further development of public buildings and institutional services in conveniently central locations having ease and safety of access and adequate parking accommodation.

(ii) To promote community initiative in support of social needs and community betterment.

Policies: (i) Uses permitted in public building land use areas, as shown on Map No. 2, are those of a community service nature to be more specifically defined in development regulations.

(ii) Council will strive to improve roadway access and parking arrangements in the vicinity of the Town Hall. (A possible arrangement for this is shown on Exhibit 4 for Council's guidance.)

(iii) Land surrounding the Health Centre and Elementary School will be reserved for development related to either or both of these uses. Particular consideration will be given to development of a senior citizens complex within this area.

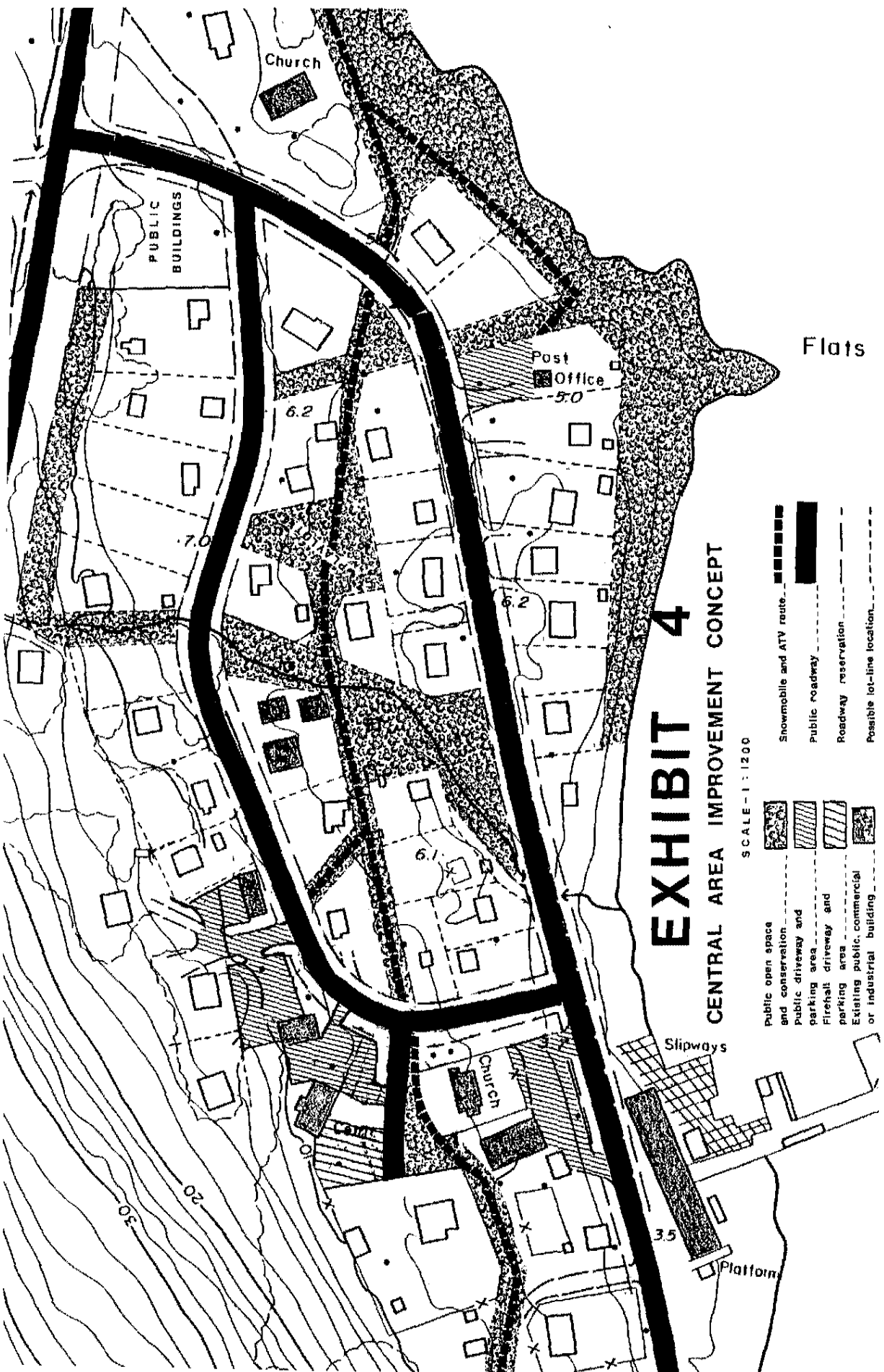


EXHIBIT 4

CENTRAL AREA IMPROVEMENT CONCEPT

SCALE - 1 : 1200

- Public open space and conservation
- Public driveway and parking area
- Firehall driveway and parking area
- Existing public, commercial or industrial building
- Snowmobile and ATV route
- Public roadway
- Roadway reservation
- Possible lot-line location

Flats

Slipways

Platform

Church

Post Office

Church

PUBLIC BUILDINGS

3.0

2.0

6.2

7.0

5.0

6.2

6.1

3.5

- (iv) Land at the road junction opposite St. Peter's Church will be reserved for development of a community service nature promoting tourism.
- (v) Offices of a governmental, social or cultural nature may also be located within areas designated for commercial use in accordance with Policy 2.2 (iii).
- (vi) Churches and junior schools may be located within residential land use areas at the discretion of Council in accordance with Policy 2.1 A. (ii).
- (vii) Council will establish by regulation development standards for public buildings to ensure provision of adequate on-site parking, landscaping, fencing, screening and other features necessary to preserve the safety and amenity of adjoining properties.

2.5 Recreation

Indoor recreational needs of the community are satisfied through use of the arena at L'Anse Amour, Mountain Field High School gymnasium, the Community Centre and facilities of local service organizations. However, outdoor recreational facilities are lacking or are in need of considerable repair. It is therefore Council's intention to promote development and continued maintenance of play areas for small children in locations conveniently central to the residential areas which comprise the community. It is also Council's intention to promote development of a community outdoor recreation centre alongside the high school site, providing for a variety of recreational pursuits as may be determined to be of interest to a broad range of age groups.

Council will also continue to promote maintenance and improvement of the youth camp facility overlooking First Pond on Forteau Brook and development of a camping park along the route of the old roadway east of the Forteau Brook Bridge.

for a variety of recreational pursuits as may be determined to be of interest to a broad range of age groups.

Council will also continue to promote maintenance and improvement of the youth camp facility overlooking First Pond on Forteau Brook and development of a camping park along the route of the old roadway east of the Forteau Brook Bridge.

Objectives and policies in this regard are stated as follows:

Objectives: (i) To ensure that facilities are provided, maintained and made reasonably available to satisfy the overall recreational needs of the community.

(ii) To promote development of a camping park attractive to tourists and other visitors to the area.

Policies: (i) Land areas designated for recreational use on Maps No. 1 and 2 will be reserved for this purpose.

(ii) The Land area on Buckle's Point Road opposite the high school will be reserved for further development as a community recreation area in a manner approved by Council.

(iii) The land area along the old roadway east of Forteau Brook Bridge will be reserved for development of a camping park in a manner approved by Council.

(iv) Land surrounding the youth camp on First Pond as shown on Map No. 1 will be reserved for use associated with the youth camp.

(v) Council will provide or arrange for the provision of minor recreational parks for the safety and enjoyment of children on a site adjoining the elementary school

2.6 Conservation

There are substantial areas of land within the Forteau Planning Area and within the community itself where protective rather than developmental measures must take priority. These include natural drainage routes, areas of steep terrain, wetlands, cemeteries, and shoreline frontage not required for other uses. Council intends to protect and preserve these areas from development in the interest of public enjoyment, safety and well-being of the community, to encourage tourism, and to enable continued public access to ponds and watercourses.

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

The municipal water supply catchment area requires distinctive conservational treatment. Council's objectives and policies pertaining to this area are accordingly contained in a separate subsection, and the area is separately defined on Map No. 1

Council's objectives and policies regarding conservational land use, other than the water supply catchment area, are stated as follows:

- Objectives:
- (i) To prevent encroachment of development into physically unsuitable locations and economically unserviceable areas.
 - (ii) To preserve access to and protect the environmental quality of ponds, watercourses and shoreline frontage for public benefit and enjoyment.
 - (iii) To see that cemeteries and archaeological finds are preserved and maintained in a suitable condition as historic references to previous inhabitants.

- Objectives:
- (i) To prevent encroachment of development into physically unsuitable locations and economically unserviceable areas.
 - (ii) To preserve access to and protect the environmental quality of ponds, watercourses and shoreline frontage for public benefit and enjoyment.
 - (iii) To see that cemeteries and archaeological finds are preserved and maintained in a suitable condition as historic references to previous inhabitants.
- Policies:
- (i) Development will not be permitted within areas designated for conservation as shown on Maps No. 1 and 2, other than cemetery use in locations specifically designated for this purpose, and such resource and recreational uses as Council may determine to be compatible with its stated objectives.
 - (ii) Council will ensure that road construction, resource extraction or other activity in the vicinity of Forteau Brook or Taylor's Gulch Brook is carried out in a manner that prevents siltation and other adverse effects on fish habitat in these waters, and that in general the work will be carried out in a safe, orderly and environmentally acceptable manner and the site restored to a suitable state on completion of the work.
 - (iii) 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)

A. MUNICIPAL WATER SUPPLY CATCHMENT AREA

The public water supply catchment area is a distinctive conservational land use where more stringent measures are required for protection of public health and preservation of the natural resource. Council's objectives and policies in this regard are stated as follows:

Objectives: (i) To protect and preserve the quality of the public water supply from contamination.

(ii) To ensure the continuous supply of an adequate volume of water to serve the needs of the Community.

Policies: (i) All development is prohibited within the public water supply catchment area as defined on Map No. 1.

(ii) Council will exercise such influence and authority as may be available to it to minimize or prohibit the use of all-terrain vehicles within this area.

2.7 Rural

Lands within the Forteau Planning Area not designated by previous sections for specified use or conservation, are designated for rural use. Within these rural use areas development is to be restricted to on-site natural resource uses which may not reasonably be carried out in serviced community locations.

Council's objectives and policies in respect of rural land use are stated as follows:

Objectives: (i) To preserve the undeveloped area surrounding the Community of Forteau from unwarranted encroachment by urban-type uses.

- (ii) To enable development associated with the use of naturally occurring resources in locations and in a manner acceptable to Council.
- (iii) To enable cemetery use in locations approved by Council.

- Policies:
- (i) Rural resource-based industries and recreational uses may be permitted within areas designated for rural use as shown on Maps No. 1 and 2. Buildings subsidiary to a resource-based use, such as a dwelling or barn; or subsidiary to a recreational use may be permitted where Council is of the opinion that the building is necessary to the successful operation of the main use.
 - (ii) Extractive resource use, such as mining and quarrying, may be permitted in locations approved by Council, provided Council is assured that the work will be carried out in a safe, orderly and environmentally acceptable manner and that the site will be restored to a suitable state on completion of the work.
 - (iii) Cemeteries may be permitted in locations acceptable to Council.
 - (iv) Council may require buffer distance separation between rural uses and ponds, watercourses and other types of development as deemed necessary to preserve public safety, amenity of adjacent land uses, water quality, natural habitat, and public access.
 - (v) Council will be observant of mineral working and related activity as may act to diminish environmental quality, and will report this to appropriate provincial authorities for remedial action.

3. MUNICIPAL SERVICES OBJECTIVES AND POLICIES

3.1 Water Supply

The municipal water supply is largely dependent on ground water supply to the water reservoir. It is in the public interest therefore that the catchment area be preserved in its natural state so that its water absorbing and retentive qualities may be relied upon to provide an adequate quantity of water throughout the year. Continuous travel through the area, particularly by all-terrain vehicles, disturbs and destroys surface vegetation and compacts the soil. This reduces water absorption, increases evaporation, and creates conditions conducive to a rapid rate of surface water run-off. It is therefore Council's intention to limit public access to the water supply catchment area, particularly with respect to ATV travel in the area.

The proximity of the chlorination plant to locations proposed for future development requires alteration of the system to provide the necessary chlorine water-contact time prior to its entering the water supply distribution system. A municipal supply of potable water to the proposed industrial area and an eventual connection from the transmission line road to the residential reserve area may be accomplished only when the necessary alterations have been made.

When further extending the municipal water supply system it is intended that subdivision development will be designed to provide for "looped" water supply lines enabling a minimum disruption of service when repairs are necessary.

Council's objectives and policies in this regard are stated as follows:

Objectives: (i) To provide a safe and reliable municipal supply of water to all developed areas of the Community and, under present circumstances, guard against contamination of groundwater at English Point.

- (ii) To supply water at a sufficient volume and pressure to provide a publicly acceptable level of fire protection where water supply service is available.
- (iii) To anticipate the location and extent of future development and to install watermains of sufficient capacity to accommodate foreseeable growth.

Policies:

- (i) Council will advise the public of the need to limit travel through the water supply catchment area, particularly as to the detrimental result of all-terrain vehicle use within this area. (See Section 2.6 A)
- (ii) Property connection to the municipal water supply system will be permitted only in conjunction with connection to a municipal sewer system or where sewage can be privately disposed of by pipeline discharging directly to the sea.
- (iii) Council will adopt water supply system regulations covering matters authorized by Section 161 of The Municipalities Act.
- (iv) Council will ensure that designs for future extension of service provide for "looped" water systems where possible.
- (v) Council will arrange for alterations required to the chlorination plant enabling the supply of potable water to nearby areas of development.
- (vi) Council will determine the feasibility of providing a municipal supply of water to the residents of English Point and will arrange for installation if feasible. In the meanwhile Council will ensure that well-water supplies are regularly monitored by the Health Inspection Division of the Department of Health.

3.2 Sewage Disposal

The municipal sewerage system will be maintained and extended together with the water supply system to meet future development needs. In particular, Council will determine the feasibility of providing a sewer system for residents of English Point. Objectives and policies in this regard are as follows:

Objective: (i) To provide for the sanitary and environmentally safe disposal of sewage effluent.

Policies: (i) The sewer system will be extended to new areas of development at the time of water supply extension to these areas.

(ii) Council will determine the feasibility of providing municipal sewer service to residents of English Point and will arrange for installation, if feasible, in conjunction with the municipal water supply referenced in Policy 3.1 (vi).

(iii) Council will adopt regulations for control and management of municipal sewer systems regarding matters authorized by Section 161 of The Municipalities Act.

3.3 Storm Drainage

Objective: (i) To provide and maintain a storm-water drainage system that will control surface drainage, minimize property damage and maintain the integrity of surface water.

Policies: (i) Council will require the design and construction of storm drainage systems in conjunction with development of new areas.

(ii) Until such time as municipal water and sewer systems are installed at English Point, Council will be

particularly observant as to the design and maintenance of roadside ditches, culverting and surface drainage provisions generally in this area, to ensure that surface water run-off and septic seepage is effectively and quickly carried away.

- (iii) Council will adopt regulations for the control and management of municipal storm drainage systems with respect to matters authorized by Section 161 of The Municipalities Act.

3.4 Transportation System

Council anticipates paving its local road system when paving equipment is available in the area to pave the highway to Red Bay. It is therefore Council's intention to arrange for as much construction and servicing of streets as possible during the first 2-3 years of the Plan so that these may also be paved at that time.

In providing for improvement and extension of the municipal street system, Council is also observant of the need to establish travel routes for snowmobile and all-terrain vehicles, these being in regular and common use by the public, and the need for designation and appropriate signage of street and highway crossing locations. Council is also of the opinion that an ambulance service should be established in Forteau in conjunction with the Health Centre to serve the Straits Area from L'Anse au Clair to Red Bay; and that a helicopter landing facility should also be located in Forteau to facilitate emergency travel from points within the Straits Area and to external locations, such as the hospital at St. Anthony, as well as providing a base for helicopter operations generally in the Southern Labrador Area.

Although the airplane landing strip and associated facilities recently constructed near the L'Anse Amour road junction in Forteau have fallen into disrepair, Council considers that this landing strip should be paved

when feasible to provide an emergency landing strip and as a feature capable of attracting additional sportsmen and tourists to the area.

Objectives: (i) To provide a street system enabling the safe and convenient movement of traffic throughout the Community.

(ii) To minimize conflict between internal and highway traffic.

(iii) To provide facilities to accommodate emergency travel services for the Health Centre and the Straits Area generally.

(iv) To establish safe travel routes for off-street vehicles.

Policies: (i) Council will strive to maintain the integrity of the highway as a through traffic route by limiting road access to a minimum; discouraging private access; and encouraging construction of frontage sideroads along commercial highway frontage.

(ii) Council will promote the development of a helicopter landing facility on Buckle's Point to serve the needs of potential users and protect residents from the hazard of indiscriminate landings within the Community.

(iii) Council will promote provision of an ambulance service in conjunction with the Health Centre as an emergency service to the Straits Area.

(iv) Council will designate and mark travel routes through the Community for use by off-street vehicles in the manner as indicated on Map No. 2.

(v) Council will establish a hierarchy of roads and adopt a schedule of street reservations consistent with the

Municipal Plan and will prohibit the erection or location of fences, buildings and other fixed objects within these reservations.

- (vi) Council may acquire property contained within street reservations and arrange for removal of existing fences, buildings and other objects to the extent that it is convenient and financially prudent to do so.
- (vii) Council will arrange for paving municipal streets on a cost-share basis with the provincial government when paving equipment is available as a result of other work being carried out in the Straits Area.
- (viii) Council will promote the paving and further improvement of the Forteau airplane landing strip for regional supply and other emergency purposes and as a benefit to tourism and commercial/industrial users.

3.5 Garbage Disposal

The teepee incinerator, located in a quarry site on the height of land at Forteau's eastern boundary, is not now in use due to a structural problem. An area near the incinerator is being used as a sanitary landfill site. This garbage disposal site, whether by incineration or sanitary landfill, is operated as a regional disposal site utilized by all communities in the Straits Area, with the exception of Red Bay which is too distant from it. Policies in respect of the operation of this site are therefore of a joint regional nature rather than local. However, Council's objectives and policies in respect of this matter are stated as follows:

Objective: To maintain a sanitary, clean and uncluttered environment within the Community and its Planning Area.

- Policies:
- (i) To consult regularly with representatives of neighbouring communities which use the regional garbage disposal site and officials of the Department of Environment as to the satisfactory collection and disposal of garbage.
 - (ii) To establish a suitable site for public disposal of solid waste, such as car bodies and other metal objects, and to avail of opportunities as arise for removal of this scrap material to minimize the extent of its accumulation.
 - (iii) To financially contribute on a "per capita" basis to the regional cost of garbage and solid waste disposal.

3.6 Fire Protection

It is Council's intention to promote improved fire-fighting capability for the Straits Area in general and the strategic location of improved equipment as a backup capability in support of local volunteer fire brigades. Forteau is seen as an appropriate site for the location of improved equipment because of its larger population; proximity to the Health Centre and high school; and as a necessary protection service for a proposed heliport and anticipated future use of the airplane landing strip. In this regard Council also intends to promote the continuous training for readiness of its volunteer fire brigade in the use of protective measures appropriate to the area, as, for example, in the use of fire fighting chemicals. Objectives and policies in this regard are stated as follows:

Objective: To establish a fire-fighting capacity in Forteau to a standard capable of providing a protective service to its people, property and facilities, and of providing a readily available back-up service to the similar needs of neighbouring communities in the Straits Area.

- Policies:
- (i) To support the organization and training of a volunteer fire brigade capable of responding quickly to emergency situations.
 - (ii) To ensure that suitable equipment, supplies and transportation facilities are available to the brigade to fulfill its protective responsibilities.
 - (iii) To ensure that fire-fighting equipment and supplies are adequately housed and maintained to be in a continuous state of readiness.

3.7 Program of Public Works

The following projects are seen as necessary to be undertaken during the 10-year planning period and are listed in a recommended order of priority. However, this sequence of priorities is intended as a guide only, as Council's decision to proceed with or select from among these works will depend on the urgency of need as perceived from time to time, coupled with Council's financial ability to fund the projects.

Project costs are estimated in 1988 dollars and include a 20 percent engineering fee and a 20 percent contingency allowance. Subdivision development costs include installed municipal services as required, but do not include pavement, curb, gutter or sidewalks, and no allowance has been made for land acquisition. Also, project cost estimates represent the overall cost of the project and are not reduced to reflect only municipal cost resulting from anticipated provincial cost-sharing arrangements, as such arrangements may be subject to variation from time to time.

CAPITAL WORKS PROJECTS

Priority	Project Description	Cost Estimate
1	Extension of Sesame Street, construction of collector road from this extension to the highway and installing water and sewer services. [Policies 2.1 C. (i) and (ii)]	\$ 590,000.
2.	Feasibility Study for English Point water and sewer system [Policies 3.1 (vi) and 3.2 (ii)]	15,000
3.	Local road construction for Phase 1 of English Point Subdivision. [Policy 2.1 E. (ii)]	155,000.
4.	Development of Phase 1 of Mountain Field Area Subdivision. [Policies 2.1 D.(ii) and (iii)]	680,000.
5.	Development of community recreation area near Mountain Field Central High School. [Policy 2.5 (ii)]	Indeterminate
6.	Street and parking improvements in the vicinity of the Town Hall. [Policy 2.4 (ii)]	115,000.
7.	Alterations required to chlorination plant. [Policy 3.1 (v)]	25,000.
8.	Up-grade Waterline to Buckle's Point	Indeterminate
9.	Paving municipal streets. [Policy 3.4 (vii)]	1,690,000.

Council adopts the following policies for the financial support of capital works projects required for the provision of necessary municipal services:

- Policies:
- (i) Repair and renovation of existing municipal services will be carried out at municipal expense.
 - (ii) The cost of providing municipal services to previously unserved areas will be defrayed by local improvement assessment of real property in accordance with Sections 142 to 147 of The Municipalities Act.
 - (iii) Where trunk services are to be up-graded, extended or newly installed to accommodate service requirements of previously unserved areas, the cost of this work will be apportioned to the area or among areas benefited by the work, and a service levy will be assessed on real property within the area or areas in accordance with Sections 148 to 153 of The Municipalities Act.

3.8 Municipal Finance

Objective: To provide a publicly acceptable level of services at minimum cost to present and future residents.

- Policies:
- (i) To annually prepare a five-year forecast of public works required to maintain, improve and extend necessary municipal services and to assign priorities to these works with reference to Section 3.7 of the Municipal Plan and to conditions as they prevail at that time.
 - (ii) With reference to the five-year forecast, to adopt a program of public works in conjunction with each annual budget.

4. IMPLEMENTATION

4.1 REGULATORY CONTROL

Powers and procedures for dealing with development applications in conformity with the Municipal Plan are contained in Land Use Zoning, Subdivision and Advertisement Regulations. These regulations support the Plan and will be adopted by resolution of council following adoption of the Municipal Plan and submitted for approval of the Minister along with the Municipal Plan. These regulations will combine standard parts and schedules, designed in accordance with provincial government policy, with use zone tables and maps designed to meet the Community's particular needs. Use zone tables may distinguish between permitted uses and discretionary uses, the latter being permissible at Council discretion.

Boundaries between land use designations shown in map form are approximate only except where they follow streams and roads. These are to be interpreted in terms of their general intent and amendment of the Plan is not required to permit minor adjustments of this nature.

If a proposed development conforms to all requirements of the regulations pertaining to the land use zone in which it is located, it must be permitted. However, in instances where Council determines that a development proposal is premature due to the lack of adequate services (eg. roads, watermains and sewers), the development may not be allowed unless the developer is prepared to pay the cost of providing the needed services to the standard required by Council.

4.2 DISCRETIONARY POWERS

Council's discretionary powers in dealing with development applications are as follows:

- Council may refuse a permit for development or attach conditions to a permit even though the application conforms with the regulations if, in the opinion of Council, the resultant effect, overall appearance, or other material aspect of a proposed development is deemed to be contrary to overall policies of the Municipal Plan.
- Council, to a limited degree and with respect to matters other than relating to land use, may by way of a "variance" approve an application which does not comply with implementing regulations, providing, among other things, that the variance is not contrary to the general intent of the Plan and is in the public interest.
- Public notice may be given concerning any application coming before Council to enable objections or representations to be received for consideration. However, such public notification must be given with respect to any proposed variance or authorized discretionary land use.

4.3 NON-CONFORMING USES

Existing development which does not conform with the land use designated by the Plan may continue in this non-conforming use subject to limitations as to the extent of enlargement and alteration to be prescribed in the Regulations.

4.4 DEVELOPMENT SCHEMES

At any time after the Municipal Plan comes into effect council may prepare and adopt a development scheme(s) for the purpose of carrying out the proposals of the Plan. In doing so, the council may specify the

manner in which a particular area of land is to be used, sub-divided or developed. This is prepared and submitted for approval using the same procedure as applies to the Municipal Plan and when approved forms part of the Municipal Plan.

Comprehensive Development Areas and such development scheme(s) as may have been in effect prior to adoption of this Municipal Plan are rescinded and replaced by the provisions of this plan.

4.5 APPEALS

When the Municipal Plan and the Regulations come into effect, council may appoint members to a Local Board of Appeal, with duties and responsibilities as prescribed in the Regulations. In the absence of such appointment, an Appeal Board established by the Minister will act as the Local Board of Appeal.

COMMUNITY OF
FORTEAU
PLAN OF LAND USE
MAP No.1
SCALE - 1 : 50,000



Area covered by Map No.2
Water supply catchment area
Youth camp area

