

**TOWN OF POUCH COVE
MUNICIPAL PLAN 2020-2030**



MUNICIPAL PLAN AMENDMENT No. 2, 2023

Amendment to Plan Policies 3.1.2.5 and 3.2.13.2

JUNE 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF POUCH COVE
MUNICIPAL PLAN AMENDMENT No. 2, 2023

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

- a) Adopted the Pouch Cove Municipal Plan Amendment No. 2, 2023 on the day of _____, 2023.

- b) Gave notice of the adoption of the Town of Pouch Cove Municipal Plan Amendment No. 2, 2023, by advertisement inserted on the _____th day of _____ and the _____th day of _____, 2023 in *The Northeast Avalon Times* newspaper.

- c) Set the _____th day of _____ at 7:30 p.m. at the All Saints Anglican Church Hall 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 Pouch Cove approves the Town of Pouch Cove Municipal Plan Amendment No. 2, 2023 as adopted (or as amended).

SIGNED AND SEALED this _____th day of _____, 2023

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF POUCH COVE
MUNICIPAL PLAN AMENDMENT No. 2, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Pouch Cove adopts the Town of Pouch Cove Municipal Plan Amendment No. 2, 2023.

Adopted by the Town Council of Pouch Cove on the _____th day of 2023.

Signed and sealed this _____th day of _____, 2023.

Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Pouch Cove Municipal Plan Amendment No. 2, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

<p>Municipal Plan/Amendment REGISTERED</p>
Number _____
Date _____
Signature _____



TOWN OF POUCH COVE

MUNICIPAL PLAN AMENDMENT No. 2, 2023

BACKGROUND

The Town of Pouch Cove proposes to amend its Municipal Plan. The Town has received an application to develop a Glamping Site off the Pouch Cove Line. The proposal is to construct four Glamping Domes plus an accessory building on 1.323 hectares of land located at 748-850 Pouch Cove Line. The Glamping Domes will be constructed on 8-metre rounds with equipped living area, bathroom, and outdoor hot tubs. The domes will be insulated for year-round use. The Glamping Domes will cater to the tourism trade and will be offered as short-term rentals similar to an Air B & B Style.

Glamping, sometimes referred to as glamorous camping, is more luxurious than a traditional campground in that the structures providing tourism accommodation are available on-site and may include amenities such as beds and mattresses, electricity, bathroom and kitchen facilities, and hot tubs. The site may include on-site accessory facilities in the form of a laundry room, comfort station, and recreational amenities.

ANALYSIS

The parcel of land fronting on Pouch Cove Line, Route 21, is designated as Residential with land to the rear designated as Rural on the Town's Future Land Use Map. The Municipal Plan does not address glamping as a land use in either land use designation.

The purpose of this amendment is to amend Plan Policy 3.1.2.5 by adding the following text at the end of the last sentence under the section titled Pouch Cove Line:

Council may permit Glamping in the Residential 3 areas on Pouch Cove Line, in the form of a campground providing short term rental of semi-permanent tourism accommodation accessed by an internal road network.

Municipal Plan Rural Policies 3.2.13.2, Discretionary Uses will also be amended by adding the following text as the last sentence:

Council may permit Glamping in the designated Rural areas. Glamping shall be in the form of a campground providing short term rental of semi-permanent tourism accommodation accessed by an internal road network.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan has the area of the proposed Municipal Plan amendment designated as Urban Development. Outdoor Assembly Uses are a permitted use in the Urban Development Land Use Designation. It is determined that no amendment to the St. John's Urban Region Regional Plan is not required for this proposal.

PUBLIC CONSULTATION

AMENDMENT No. 2, 2023

The Town of Pouch Cove Municipal Plan is amended by:

A) **Adding** the following text after the end of the last sentence under the section titled Pouch Cove Line under Residential Plan Policy 3.1.2.5 as shown below:

Council may permit Glamping in the Residential 3 areas on Pouch Cove Line, in the form of a campground providing short term rental of semi-permanent tourism accommodation accessed by an internal road network.

B) Adding the following text after the end of the last sentence under the section Rural Plan Policy 3.2.13.2, Discretionary Uses, as shown below

Council may permit Glamping in the designated Rural areas. Glamping shall be in the form of a campground providing short term rental of semi-permanent tourism accommodation accessed by an internal road network.