



December 12, 2023

Mayor Mark Vardy
Town of Pouch Cove
P.O. Box 59
Pouch Cove, ZNL A0A 3L0

Dear Mayor Vardy:

**TOWN OF POUCH COVE
MUNICIPAL PLAN AMENDMENT NO. 2, 2023
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2023**

I am pleased to inform you the **Town of Pouch Cove Municipal Plan Amendment No. 2, 2023 and Development Regulations Amendment No. 2, 2023**, adopted by Council on September 25th, 2023 have now been registered.

Council, pursuant to **Section 24(2)** of the **Urban and Rural Planning Act, 2000**, must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The registered documents will come into legal effect on the date the notice appears in the *Gazette*. Council must also place a notice of registration in the local newspaper, if available. It is also recommended that Council post a notice of registration on its website and social media pages.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (kingsprinter@gov.nl.ca), by fax (729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of the **Town of Pouch Cove Municipal Plan Amendment No. 2, 2023 and Development Regulations Amendment No. 2, 2023**. As these are legal documents, they should be reserved in a safe place.

Yours Truly,

Kim Blanchard, MCIP
Manager of Land Use Planning

cc: Conrad Freake, CAO, Town of Pouch Cove
Reginald Garland, MCIP, Plan-Tech Environment

**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 25th day of September, 2023.

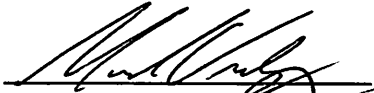
- b) Gave notice of the adoption of the Town of Pouch Cove Municipal Plan Amendment No. 2, 2023, by advertisement inserted on the 30th day of September and the 7th day of October, 2023 in *The Telegram* newspaper.

- c) Set the 18th day of October 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 1th day of Nov, 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 25th day of September, 2023.

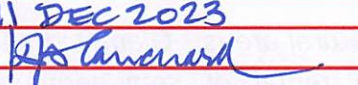
Signed and sealed this 1th day of Nov, 2023.

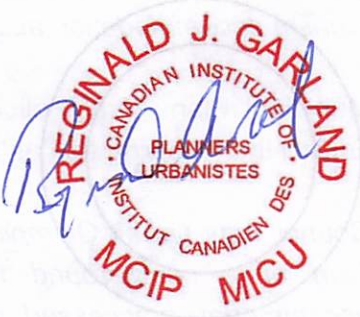
Mayor:  (Council Seal)
Clerk: 



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*.

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>4015-2023-002</u>
Date	<u>11 DEC 2023</u>
Signature	<u></u>



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 748-750 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 Designation in an areas of the 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

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Pouch Cove published a notice in the September 30th and October 7th edition of the Telegram newspaper advertising the proposed amendment seeking comments or representations from the public. The Town also posted a notice on its webpage and at a local convenience store. The amendment documents were also on display at the Town Office. Submission deadline was October 13, 2023. The Town did not receive any representations in response to the public consultation notice.

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.

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



DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

**Add "Glamping" by
Amendment to Schedules A, B and C**

JUNE 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF POUCH COVE
DEVELOPMENT REGULATIONS 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 Development Regulations Amendment No. 2, 2023 on the 25th day of September, 2023.

- b) Gave notice of the adoption of the Town of Pouch Cove Development Regulations Amendment No. 2, 2023, by advertisement inserted on the 30th day of September and the 7th day of October, 2023 in *The Telegram* newspaper.

- c) Set the 18th day of October 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 Development Regulations Amendment No. 2, 2023 as adopted (or as amended).

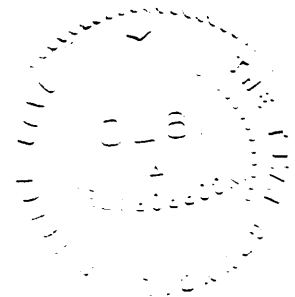
SIGNED AND SEALED this 1th day of Nov, 2023

Mayor:

x  (Council Seal)

Clerk:





URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF POUCH COVE
DEVELOPMENT REGULATIONS 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 Development Regulations Amendment No. 2, 2023.

Adopted by the Town Council of Pouch Cove on the 25th day of September, 2023.

Signed and sealed this 1 day of Nov, 2023.

Mayor:

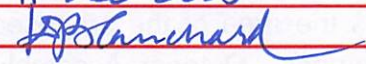


(Council Seal)

Clerk:

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

Development Regulations/Amendment	
REGISTERED	
Number	<u>4015-2023-001</u>
Date	<u>11 DEC 2023</u>
Signature	<u></u>



TOWN OF POUCH COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

BACKGROUND

The Town of Pouch Cove proposes to amend its Development Regulations. The Town has received an application to develop four Glamping Domes plus an accessory building on 1.323 hectares of land located at 748-750 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 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 application was tabled at the regular meeting of Council and was conditionally approved. The parcel of land fronting on Pouch Cove Line, Route 21, is located in the Residential-3 (R-3) Land Use Zone and land to the rear is located in the Rural (RUR) Land Use Zones. The Development Regulations do not address Glamping as a land use in either zone. It was the decision of Council to conditionally approve the Glamping proposal subject to an amendment to the Town's Municipal Plan and Development Regulations.

The purpose of this Development Regulations Amendment is to add the following definition for glamping to Schedule A, Definitions. Add "**glamping**" as examples of the Outdoor Assembly class, Schedule B, Classification of uses of Land and Buildings and add "**glamping**" as a discretionary use to the **Residential-3 (R-3)** and **Rural (RUR)** Land Use Zones Tables.

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

permitted 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

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Pouch Cove published a notice in the September 30th and October 7th edition of the Telegram newspaper advertising the proposed amendment seeking comments or representations from the public. The Town also posted a notice on its webpage and at a local convenience store. The amendment documents were also on display at the Town Office. Submission deadline was October 13, 2023. The Town did not receive any representations in response to the public consultation notice.

AMENDMENT No. 1, 2023

The Town of Pouch Cove Development Regulations are amended by:

A) Adding the following definition for glamping to Schedule A, Definitions, as shown below:

"Glamping" means a form of camping involving short term rental of yurts, tiny homes, domes, safari tents, and other forms of semi-permanent tourism accommodations.

B) Adding "glamping" as examples of the Outdoor Assembly class, Schedule B, Classification of Uses of Land and Buildings, as shown below:

GROUP	DIVISION	CLASS	EXAMPLES
A. ASSEMBLY USES	2. Open Air Assembly Uses	(a) Outdoor Assembly	Bleachers and Grandstands Outdoor Concert Area Outdoor Ice Rinks Swimming Pools Amusement Parks Fairgrounds/Exhibition Grounds Splash Pad Playground Outdoor Play Courts Camping Grounds R. V. Camping Parks Tourist cabins (rental) <i>Glamping</i>

C) Adding “glamping” as discretionary uses to the **Residential-3 (R-3)** Land Use Zone Table as shown below:

ZONE TITLE - RESIDENTIAL (R-3)
PERMITTED USES – see Regulation 89. Single dwelling, double dwelling, triplex and recreation open space.
DISCRETIONARY USES – see Regulation 32 and 90. Boarding house residential (bed and breakfast only), convenience store, child care, home businesses (office, medical and professional service, personal service, and light industry Uses see condition), cemetery, traditional agriculture (see condition) <i>glamping</i> and antenna.

D) Adding the following condition to the **Residential-3 (R-3)** Land Use Zone Table as shown below:

23. Glamping

- (a) Glamping shall be in the form of a campground containing one or more units of semi-permanent tourism accommodation accessed by an internal road network. The semi-permanent tourism accommodation shall not have a driveway directly accessing a town road.
- (b) Glamping shall be prohibited on a developed residential lot.
- (c) For this Land Use Zone, glamping shall be restricted to vacant land along Pouch Cove Line only.
- (d) Glamping must be registered under the *Tourism Accommodation Act*.

E) Adding “glamping” as discretionary uses to the **Rural (RUR)** Land Use Zone Table as shown below:

ZONE TITLE - RURAL (RUR)
<p>PERMITTED USES – see Regulation 89. Agriculture, forestry, recreational open space, and conservation.</p>
<p>DISCRETIONARY USES – see Regulation 32 and 90. Outdoor assembly, single dwelling, veterinary, outdoor market, general industry, service station, mineral working, recreational open space, animal, antenna, water treatment plant, wind power and fire fighter training facility, <i>glamping</i> and antenna.</p>

F) **Adding** the following condition to the **Rural (RUR)** Land Use Zone Table s shown below:

12. Glamping

- (a) Glamping shall be in the form of a campground containing one or more units of semi-permanent tourism accommodation accessed by an internal road network. The semi-permanent tourism accommodation shall not have a driveway directly accessing a town road.
- (b) Glamping must be registered under the *Tourism Accommodation Act*.