

**TOWN OF POUCH COVE  
DEVELOPMENT REGULATIONS, 2020-2030**



**Development Regulations Amendment No. 6, 2026  
(Building line setback for coastal lots in R-3 zone)**

**URBAN AND RURAL PLANNING ACT, 2000**  
**TOWN OF POUCH COVE DEVELOPMENT REGULATIONS, 2020-2030**

**RESOLUTION TO ADOPT**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2026**

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Pouch Cove adopts the amendment to the Town of Pouch Cove Development Regulations.

Adopted by the Town Council of Pouch Cove on the ....., 2026.

Signed and sealed this .....2026.

Mayor: \_\_\_\_\_

Town Clerk \_\_\_\_\_

<b>Development Regulations/Amendment</b> <b><u>REGISTERED</u></b>
Number _____
Date _____
Signature _____

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 6, 2026 to the Town of Pouch Cove Development Regulations has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



MCIP: Anna Myers  
Member, Canadian Institute of Planners (MCIP)



## **TOWN OF POUCH COVE**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2026**

#### **BACKGROUND**

The Town Council of Pouch Cove seeks to make changes to the 2020-2030 Development Regulations.

The Council for the Town of Pouch has received a request to amend its Development Regulations regarding the maximum building line setback in the Residential-3 zone.

In the Residential-3 zone, which was established to allow for large, un-serviced lots of about one-acre in size, the maximum building line setback from a street is 30 metres.

Council is seeking to allow for a greater building line setback for lots in the Residential-3 zone only that have coastline frontage. Council will review each application based on its merits.

These coastline frontage lots shall abut the 30-metre climate change setback or the Environmental Protection(EP) zone on the coast which is established for the purposes of the climate change coastal setback. No encroachment into the 30-metre coastal climate change setback from the edge of a cliff shall be allowed.

Property owners with these extended building line setback shall be responsible for (i) maintaining the driveway to the satisfaction of Council for Fire and Emergency measures, (ii) not obstructing access to undeveloped land that has potential for future development, (iii) maintaining privacy with neighbouring properties, and (iv) providing screening along the coast for protection of the East Coast Trail and public access on the coast.

## **ST. JOHN'S URBAN REGION REGIONAL PLAN**

No amendment to the St. John's Urban Region Regional Plan is required for this Amendment.

### **PUBLIC CONSULTATION [to be filled in later]**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. The notice was posted at the following locations on ....., 2026: Public postings..... The notice was published on the Town Facebook page. X (Twitter) and the Town website page.

# DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2026

## TEXT AMENDMENT

In the section: **CONDITIONS FOR RESIDENTIAL (R-3)**

### FROM

#### 1. Development Standards

The development standards for this zone shall be as follows:

a) <u>Minimum Lot Size</u>	<u>4050 m<sup>2</sup></u>
b) <u>Minimum Frontage</u>	<u>45 m</u>
c) <u>Minimum Floor Area</u>	<u>50 m<sup>2</sup></u>
d) <u>Minimum Building Line Setback</u>	<u>10 metres</u>
e) <u>Maximum Building Line setback</u>	<u>30 metres</u>
f) <u>Minimum Frontage at Front Lot Line</u>	<u>30 metres</u>
g) <u>Minimum Sideyard Width</u>	<u>2 metres</u>
h) <u>Minimum Rearyard Depth</u>	<u>15 metres</u>
i) <u>Maximum Height</u>	<u>8 metres</u>
j) <u>Maximum Lot Coverage</u>	<u>33 %</u>

### TO

#### 1. Development Standards

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c) <u>Minimum Floor Area</u>	<u>50 m<sup>2</sup></u>
d) <u>Minimum Building Line Setback</u>	<u>10 metres</u>
e) <u>Maximum Building Line setback</u> <u>subject to condition 5.2</u>	<u>30 metres</u>
f) <u>Minimum Frontage at Front Lot Line</u>	<u>30 metres</u>
g) <u>Minimum Sideyard Width</u>	<u>2 metres</u>
h) <u>Minimum Rearyard Depth</u>	<u>15 metres</u>
i) <u>Maximum Height</u>	<u>8 metres</u>
j) <u>Maximum Lot Coverage</u>	<u>33 %</u>

## FROM

### 5. Building Line

The Building Line is an arbitrary line running parallel to the street line and is set at the closest point to a street that a building may be placed as measured from the front lot line. A corner lot is deemed to have a building line setback on both the primary and flanking streets.

## TO

### 5. Building Line

#### 5.1 Definition

The Building Line is an arbitrary line running parallel to the street line and is set at the closest point to a street that a building may be placed as measured from the front lot line. A corner lot is deemed to have a building line setback on both the primary and flanking streets. Exceptions to the building line greater than the 10% allowable variance may only be considered according to Regulation 42.

#### 5.2 Development with Coastline Frontage

- a. Development shall be sited and landscaped to minimize the visual impact of buildings viewed from the ocean or East Coast Trail, and from other land fronting on the ocean. Landscaping may include selective retention of trees and shrubs between coastline and buildings and appropriate planting. Council may require a landscape deposit to ensure the approved landscape proposal is carried out to its satisfaction.
- b. The length of driveway shall not compromise the provision of municipal services as garbage pickup which would still occur at the public road, and the location of septic fields and backup locations which are the responsibility of the owner in consultation with the Department of Government Modernization and Service Delivery.
- c. The property owner would be responsible for maintaining the driveway in a manner suitable for access by emergency service vehicles. Council may require the driveway to have a hard surface or a minimum class 'A' road gravel, with a minimum driving surface width of 3 metres and capable of bearing 50,000 lbs of weight which will facilitate such access and prevent damage to these vehicles. A turnaround able to accommodate a minimum vehicle length of 10.7 metres must be constructed in either a circular or hammerhead style

arrangement. Vegetation must remain trimmed along the driveway so that there is no obstruction from overhanging trees or branches.

- d. Development with the increased front yard shall not prejudice future access and/or development of undeveloped land that has potential for future development, and, where there are adjacent lands which may require road access for future development, the driveway and/or road access must be designed such that when the future access is developed, the lot under consideration will not become non-conforming with the development standards of the Residential-3 zone.