

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



**Development Regulations Amendment No. 5, 2026
(R-3 to R-2)**

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

RESOLUTION TO ADOPT

DEVELOPMENT REGULATIONS AMENDMENT No.5, 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 this2026.

Mayor: _____

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

Town Clerk _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 5, 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. 5, 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 the Land Use Zoning map of the Development Regulations from Residential-3 zone to Residential-2 zone in order to accommodate consistent residential development for land located south of Black Head Road near Shoe Cove Brook.

Access to the provincial road (Route 20) or Main Street is challenging from a safety perspective due to the hill on that stretch of road. In order to accommodate the preferred location for access to the provincial road as indicated by the Department of Transportation and Infrastructure, the subdivision design has been modified and includes land that is currently zoned as Residential-3 (one-acre lots). The developer wishes to provide more affordable lots under the Residential-2 zoning development standards which allows for lots of 1400 m² with water service.

Given the demand for affordable housing in the community, the ability of these lands to be serviced by water, and the provision of access to the back lands, the Town wishes to support this change to the Land Use zoning map.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed Development Regulations amendment designated as Urban Development. It is determined that 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.

SUBMISSIONS: [to be filled in later]

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DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2026

MAP AMENDMENT

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 5, 2026 map.



**Development Regulations/Amendment
REGISTERED**

Number _____

Date _____

Signature _____

TOWN OF POUCH COVE

Development Regulations Amendment

No. 5, 2026

FROM Residential – 3 TO Residential -2

Dated at Bonavita

This _____ day of _____, 2026

Mayor

Town Clerk

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.

