

PUBLIC CONSULTATION

Municipal Plan Amendment No. 3, 2026

Development Regulations Amendment No. 3, 2026



The general public is invited to view a draft copy of the Town of Pouch Cove Municipal Plan Amendment No. 3, 2026 and Development Regulations Amendment No.3, 2026.

The proposed amendments will amend the policy and conditions for Medical Treatment and Special Care and redesignate an area on Walls' Road from Rural to Residential and rezone the same from Rural to Residential-2

The Amendment is required to accommodate a proposed residential development with medical and special care facilities. The public may provide any comments or concerns on the proposed change to the Town.

The Town of Pouch Cove Municipal Plan Amendment No. 3, 2026 and Development Regulations Amendment No. 3, 2026 shall be on display from 9:00 a.m.-4 p.m. at the Town Hall, at Memorial Chalet 794 Main Road, Pouch Cove Pharmacy 378 Main Road and Cape Town Convenience 143 Main Road, all in Pouch Cove.

The deadline for written comments shall be 4 p.m. on **October 30, 2026**.

More information may be obtained by contacting:

Town of Pouch Cove

P. O. Box 59 Pouch Cove, NL A0A 3L0

Tel: (709) 335 2848

Fax: (709) 335-2840

Email: info@pouchcove.ca

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



**Municipal Plan Amendment No. 3, 2026
("Rural" to "Residential")**

**RESOLUTION TO APPROVE
TOWN OF POUCH COVE
MUNICIPAL PLAN AMENDMENT No. 3, 2026**

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. 3, 2026 on the day of _____, 2026.
- b. Gave notice of the adoption of the Town of Pouch Cove Municipal Plan Amendment No. 3, 2026, by
- c. Set the at 7:30 p.m. at for the Public Hearing.

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. 3, 2026 as adopted (or as amended).

SIGNED AND SEALED: _____

Mayor: _____

Clerk: _____

(Council Seal)

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

URBAN AND RURAL PLANNING ACT, 2000
TOWN OF POUCH COVE MUNICIPAL PLAN, 2020-2030
RESOLUTION TO ADOPT
MUNICIPAL PLAN AMENDMENT No. 3, 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 Municipal Plan.

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

Signed and sealed this 2026.

Mayor: _____

Town Clerk _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3 2026 to the Town of Pouch Cove Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Anna Myers

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



TOWN OF POUCH COVE

MUNICIPAL PLAN AMENDMENT No. 3, 2026

BACKGROUND

The Town Council of Pouch Cove seeks to make changes to the 2020-2030 Municipal Plan.

The Town of Pouch Cove proposes to amend its Municipal Plan. The Town has received an application to develop a sixteen-unit seniors complex on 1.53 hectares of land described as Lot 4 at the end of Wall's Road. The greater portion of the overall land parcel is located in the Rural designation. Lots 1-3 along with three lots on the southside of Wall's Road will require redesignation to Residential. To date, there is no application on file with the Town Office to develop these additional lots.

Municipal Plan Policy 3.2.1.8, Medical Treatment and Special Care states: "Medical Treatment and Special Care shall be limited to only homes for the aged. The development, in the form of apartment style residence for seniors, may be permitted, provided that adequate pedestrian and vehicular access and parking can be provided. The size and scale of the development shall be reviewed by the Council in any decision to permit this form of development within a residential area".

ANALYSIS

A Concept Plan would reveal the developer's intention with respect to the design of the sixteen unit seniors complex. The developer has not filed a Concept Plan with the Town. Based on preliminary analysis, the proposed development may not conform to the present Plan Policy. This Amendment proposes change Plan Policy to read: "Medical Treatment, Special Care, homes for the aged and seniors' accommodations may be in the form of an apartment style residence, individual, duplex or multi-unit development. Adequate

pedestrian and vehicular access and parking shall be provided. A medical treatment and special care use shall be located on a lot that shall conform to the frontage, building line setback, side yard, rear yard and lot coverage requirements. The size and scale of the development shall be reviewed by the Council in any decision to permit this form of development within a residential area. "

Ground Water Assessment

A Ground Water Assessment Study was prepared and approved by the Water Resources Management Division, Department of Environment and Climate Change. This study only covers the proposed sixteen-unit seniors complex located on Lot 4.

The purpose of this amendment is to amend Plan Policy 3.2.1.8 by broadening the scope of the policy to be more inclusive of the different types of apartment style residence, individual, duplex or multi-unit development. Secondly, this Amendment will re-designate Land at the end of Wall's Road from Rural to Residential.

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 Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required for this proposal.

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.

MUNICIPAL PLAN AMENDMENT NO. 6, 2026

The Town of Pouch Cove Municipal Plan is amended by:

A) Changing Municipal Plan Policy 3.2.1.8 as shown below:

FROM

3.2.1.8 Medical Treatment and Special Care

Medical Treatment and Special Care shall be limited to only homes for the aged. The development, in the form of apartment style residence for seniors, may be permitted, provided that adequate pedestrian and vehicular access and parking can be provided. The size and scale of the development shall be reviewed by the Council in any decision to permit this form of development within a residential area.

TO

3.2.1.8 Medical Treatment and Special Care

Medical Treatment, Special Care, homes for the aged and seniors' accommodations may be in the form of an apartment style residence, individual, duplex or multi-unit development. Adequate pedestrian and vehicular access and parking shall be provided. Medical treatment and special care use shall be located on a lot that shall conform to the frontage, building line setback, side yard, rear yard and lot coverage requirements. The size and scale of the development shall be reviewed by the Council in any decision to permit this form of development within a residential area.

B) Changing an area of land from "Rural" to "Residential" as shown on the attached copy of the Town of Pouch Cove Future Land Use Map, as shown below

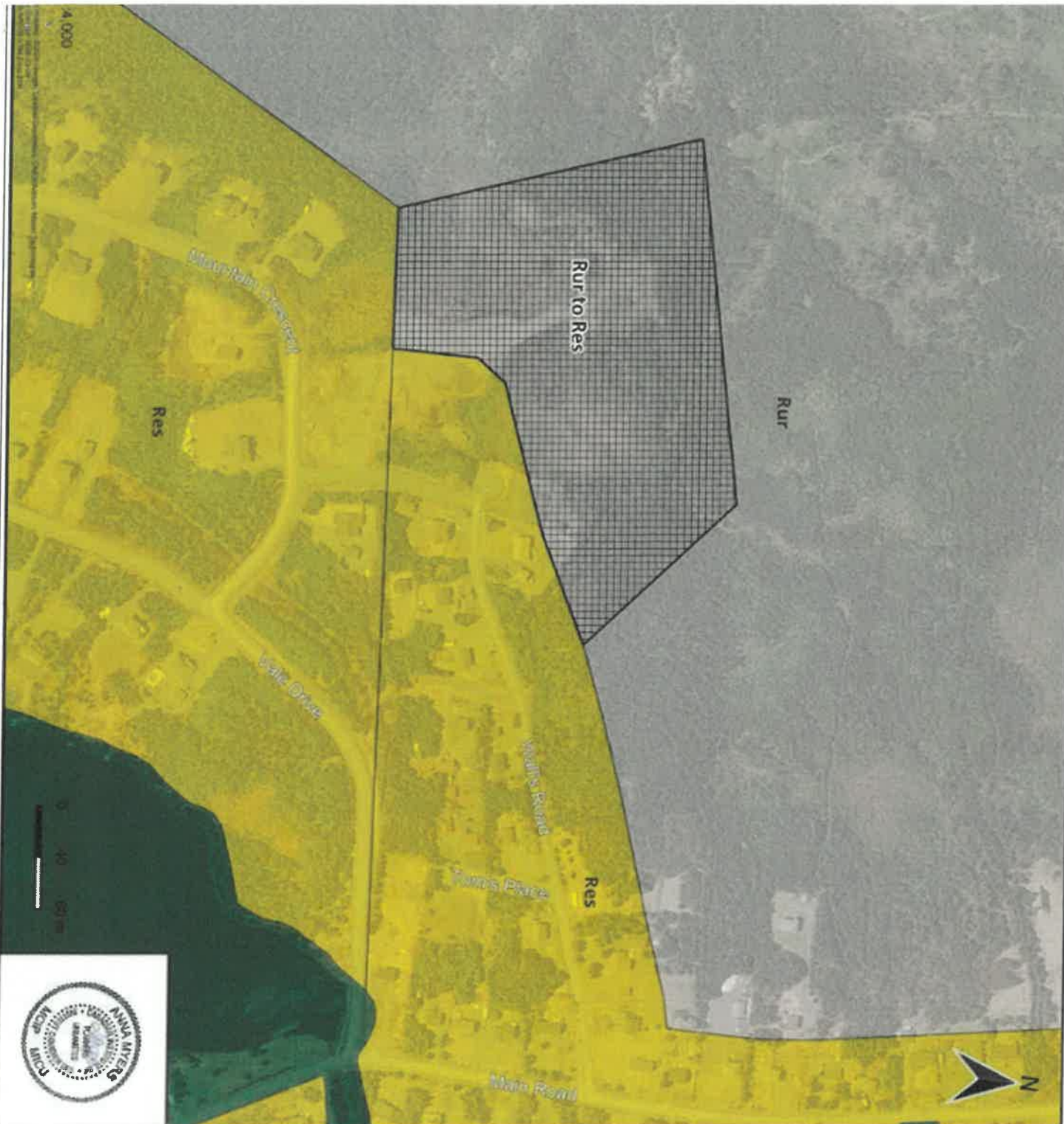
Town of Pouch Cove Municipal Plan Amendment No. 3, 2026

Amendment

 From Rural (Rur) to Residential (Res)

Land Use Designation

-  Conservation (C)
-  Residential (Res)
-  Rural (Rur)



Dated at Pouch Cove

This _____ day of _____,
2026.

Mayor

Town Manager/Clerk

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

Municipal Plan/Amendment
REGISTERED

Number _____
Date _____
Signature _____



TOWN OF POUCH COVE



DEVELOPMENT REGULATIONS, 2020-2030

**Development Regulations Amendment No. 3, 2026
("Rural" to "Residential")**

RESOLUTION TO APPROVE
TOWN OF POUCH COVE
MUNICIPAL PLAN AMENDMENT No. 3, 2026

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. 3, 2026 on the day of _____, 2026.
- b. Gave notice of the adoption of the Town of Pouch Cove Municipal Plan Amendment No. 3, 2026, by
- c. Set the at for the Public Hearing

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. 3, 2026 as adopted (or as amended).

SIGNED AND SEALED: _____

Mayor: _____

Clerk: _____

(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

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

RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 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 _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 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.

Anna Myers

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



TOWN OF POUCH COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

BACKGROUND

The Town Council of Pouch Cove seeks to make changes to the 2020-2030 Development Regulations. The Town has received an application to develop a sixteen-unit seniors complex on 1.53 hectares of land described as Lot 4 at the end of Wall's Road. The greater portion of the overall land parcel is located in the Rural zone. Lots 1-3 along with three lots on the southside of Wall's Road will require rezoning to Residential-2I. To date, there is no application on file with the Town Office to develop these additional lots. From the information provided, Wall's Road will require an extension and realignment.

In order to accommodate the proposed development, a change would be required to Condition 11, Medial Treatment and Special Care, of the Residential (R-2) zone and Use Zone Table, Schedule C, which currently states:

11. Special Care Institutional Uses

- (a) Special Care Institutional Uses shall only be permitted at the discretion of council.
- (b) Special Care Institutional Uses shall be limited to apartment style residence for seniors and hone for the ages.
- (c) One off-street parking space shall be provided for every dwelling unit."

A corresponding amendment is required to the Municipal Plan policy to accommodate the proposed development. The Residential-2 zone lists Special Care and Institutional Use as a discretionary use. The purpose of the Development Regulations Amendment is to redefine the condition for Special Care and Intuitional use and to provide Council with greater direction in considering this types of application. The change in condition will apply to the Residential-1 (R-1), Residential-2 (R-2) and Mixed Development Land use Zone Tables. The Amendment will also rezone land at the end of Wall's Road from Rural to Residential -2.

A Ground Water Assessment Study was prepared and approved by the Water Resources Management Division, Department of Environment and Climate Change. This study only covers the proposed sixteen-unit seniors complex located on Lot 4.

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 Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to change the designation from Rural to Urban Development.

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.3, 2026

The Town of Pouch Cove Development Regulations are amended by:

A) Deleting condition 6, Special Care and Institutional Use, in the Residential-I (R1) and condition 11 in the Residential-2 (R-2) Land Use Zone Table and **Replacing** with the following condition and Adding the same condition to the Mixed Development (MD) Land Use Zone Table as shown below:

Medical Treatment Special Care

- (a) Medical Treatment and Special Care Uses shall only be permitted at the discretion of Council.
- (b) A Medical Treatment and Special Care facility shall be designed and maintained to a high standard with respect to safety and appearance.
- (c) Medical Treatment and Special Care Uses may be in the form of an apartment style residence, individual, duplex or multi-unit development.

B) Changing an area of land from "Rural" to "Residential-2I" as shown on the attached copy of the Town of Pouch Cove Land Use Zoning Map, as shown below

Town of Pouch Cove Development Regulations Amendment No. 3, 2026

Amendment

 From Rural (Rur) to Residential -2 (R-2)

Land Use Zone

-  Conservation (CON)
-  Residential -2 (R-2)
-  Residential -3 (R-3)
-  Rural (Rur)

Dated at Pouch Cove

This _____ day of _____,
2026.

Mayor

Town Manager/Clerk

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

Development Regulations/Amendment

REGISTERED

Number _____
Date _____
Signature _____

