PUBLIC CONSULTATION

Development Regulations
Amendment No. 4, 2026

The general public is invited to view a draft copy of the Town of Pouch Cove Development Regulations Amendment No.4, 2026.

The proposed amendments will amend the Development Regulations Land Use Zoning map in the vicinity of Peyton's Pond and Shoe Cove Pond from Residential-3 to Residential-2.

The Amendment is required to accommodate a proposed residential development.

The public may provide any comments or concerns on the proposed change to the Town.

The Town of Pouch Cove Development Regulations Amendment No. 4, 2026 shall be on display from 9:00 a.m.-4 p.m., Town Hall in Pouch Cove.

The deadline for written comments shall be 4 p.m. on **December 1, 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

DEVELOPMENT REGULATIONS, 2020-2030

Development Regulations Amendment No. 4, 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. 4, 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. 4, 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.

AMyers

MCIP: Anna Myers

Member, Canadian Institute of Planners (MCIP)



Development Regulations/Amendment
REGISTERED

Number _____

Date _____

Signature _____

TOWN OF POUCH COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2026

BACKGROUND

The Town of Pouch Cove proposes to amend its Development Regulations. The Town has received an application to develop approximately 80-90 un-serviced residential lots between Peyton's Pond and Shoe Cove Pond and extending on to the existing Vale Subdivision. Council has given conditional approval subject to a successful rezoning of the property and the developer entering into a Development Agreement to the satisfaction of Council which will provide more details on lot size, phasing, road access and development issues and constraints.

ANALYSIS

The application was tabled at the regular meeting of Council and was conditionally approved subject to a successful rezoning of the property. The parcel of land is situated between Peyton's Pond and Shoe Cove Pond. Presently, this area is zoned Residential-3 (R-3) in the Pouch Cove Development Regulations. The developer has requested a rezoning to a smaller lot size of 1860 m2 with a 30 m frontage as listed in the Residential R-2 Land Use Zone Table.

The purpose of this Development Regulations Amendment is to rezone land as identified in the attached map be rezoned from Residential-3 (R-3) to Residential-2 (R-2).

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 not required for this Amendment.

PUBLIC CONSULTATION

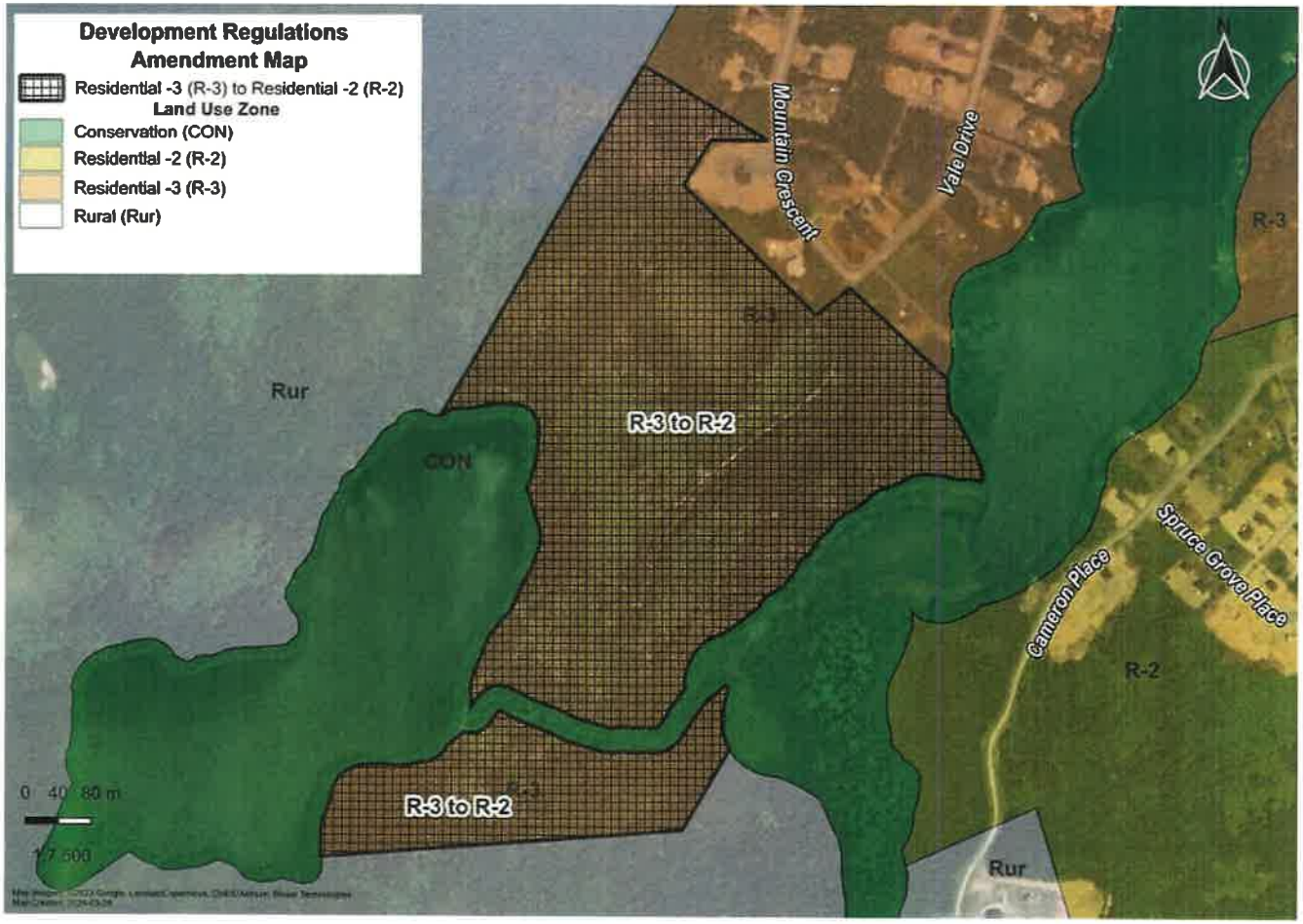
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. The notice was posted at the following locations on .....: Town Hall (660 Main Road, Pouch Cove), Memorial Park Chalet (794 Main Road, Pouch Cove), Pouch Cove Pharmacy (378 Main Road, Pouch Cove), and Capetown Convenience (143 Main Road, Pouch Cove).

Town Staff also delivered notices to occupied residences of The Vales Subdivision.

The notice was published on the Town website page.

DEVELOPMENT REGULATIONS AMENDMENT NO.4, 2026

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



Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Town of

Pouch Cove

Development Regulations

Amendment No. 4, 2026

FROM Residential-3 (R-3) TO

Residential_(R-2)

Dated at Pouch Cove

This _____day of _____, 2026

Mayor

Town Clerk

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

ANNA MYERS
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

NOTICES FOR PUBLIC CONSULTATION