

**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**

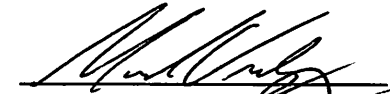
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Pouch Cove.

- a) Adopted the Pouch Cove Municipal Plan Amendment No. 2, 2023 on the 25<sup>th</sup> 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 30<sup>th</sup> day of September and the 7<sup>th</sup> day of October, 2023 in *The Telegram* newspaper.
  
- c) Set the 18<sup>th</sup> 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 1<sup>th</sup> 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 25<sup>th</sup> day of September, 2023.

Signed and sealed this 1<sup>th</sup> 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	
<b>REGISTERED</b>	
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.*