

URBAN AND RURAL PLANNING ACT, 2000

NOTICE OF PROPOSED CHANGE TOWN OF PLACENTIA DEVELOPMENT REGULATIONS (2014 -2024)



Municipal Plan Amendment No. 3, 2026 Development Regulations Amendment No. 3, 2026

The Town of Placentia wishes to update the Municipal Plan and Development Regulation requirements regarding backlot setbacks in order to be consistent with the proposed changes set out during in the review process of 2024. The Town has received an application for backlot development at #31 Hunt's Road. As it is located behind #33 Hunt's Road, this lot is defined as a backlot development. Existing regulations restrict the location of the structure to 32 metres from a public road. The proposed change will set the following limit: The maximum length of a Backlot access shall be 200.0 metres.

This change allows for the location of the structure at a greater distance from the public road taking into consideration that the property has a private road to connect the lot to the publicly maintained Hunt's Road. This distance is sufficient to allow for public safety and emergency vehicle access thereby meeting the commitments of the Town regarding the safety and security of residents of the Town of Placentia.

The Town Council of Placentia wishes to receive any comments or representation on this proposed change. Anyone wishing to make a comment, objection, or representation should submit a signed statement outlining their concerns to Town of Placentia, Town Hall, by

12:00 Noon – Friday, June 19, 2026

by email cao@placentia.ca or drop off a letter at the Town Hall, 17-25 Patterson Drive, Placentia, NL A0B 2Y0.

For more information about the proposed change email cao@placentia.ca , or call 709-227-2151 Ext. 230.