

TOWN OF PLACENTIA



**MUNICIPAL PLAN
AMENDMENT No. 3, 2026**

(Backlots-Change setback requirement from public road)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 3, 2026

TO THE TOWN OF PLACENTIA MUNICIPAL PLAN, 2014-2024

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Placentia:

- a) adopted the Amendment No. 3, 2026 to the Town of Placentia Municipal Plan on July 21, 2026.
- b) gave notice of the adoption of the Amendment No. 3, 2026 to the Town of Placentia Municipal Plan by the Town posting the notice of public hearing on the Town website and Facebook page, and putting posters up throughout the community in the following locations: Town Hall, Dunville North Atlantic, Jerseyville Post Office, Foodland Placentia, Dollarama Placentia, Placentia Post Office, Freshwater Post Office, and Dunville Post Office on July 22, 2026.
- c) set August 11, 2026 at the Arts Centre, 21 Patterson Drive, Placentia at 7 p.m. at for the holding of a public hearing to consider objections and submissions.

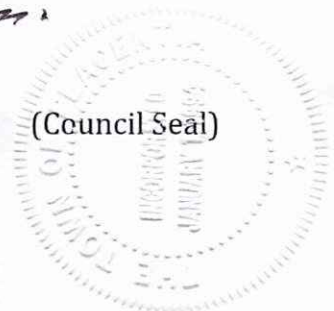
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Placentia approves the Amendment No. 3, 2026 to the Town of Placentia Municipal Plan, as adopted.

SIGNED AND SEALED this 19 day of August, 2026.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>3800 - 0008 - 2026</u>
Date	<u>August 24, 2026</u>
Signature	<u>Sean [Signature]</u>



(Council Seal)

UNITED STATES OF AMERICA

IN SENATE

COMMITTEE ON THE JUDICIARY

REPORT OF THE COMMITTEE ON THE JUDICIARY

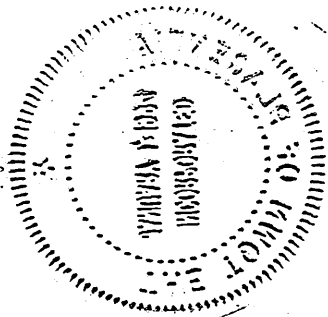
ON THE NOMINATION OF

JOHN EDGAR HOOVER

TO BE JUDGE OF THE SUPREME COURT OF THE UNITED STATES

IN SENATE

CONFIRMED



CONFIRMED

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 3, 2026

TOWN OF PLACENTIA MUNICIPAL PLAN

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Placentia adopts the Amendment No. 3, 2026 to the Placentia Municipal Plan, 2014-2026.

Adopted by the Town Council of Placentia on July 21, 2026.

Signed and sealed August 19, 2026.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



UNITED STATES DEPARTMENT OF JUSTICE

WASHINGTON, D. C. 20535

DEPARTMENT OF JUSTICE

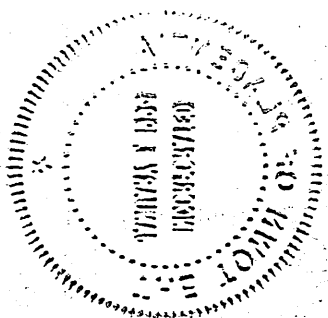
OFFICE OF THE ATTORNEY GENERAL

TO THE HONORABLE SENATOR [Name] FROM THE ATTORNEY GENERAL

RE: [Subject]

Dear Senator:

[Handwritten signature and notes]



Very truly yours,

[Signature]

TOWN OF PLACENTIA
MUNICIPAL PLAN AMENDMENT No. 3, 2026

BACKGROUND

The Town Council of Placentia wishes to amend its Municipal Plan. The proposed amendment seeks to change the text in the 2014-2026 Municipal Plan.

The Town of Placentia wishes to update Regulation 54, Backlot Development to be consistent with the proposed changes set out during in the Municipal Plan review process of 2024. The Town has received an application to for backlot development at #31 Hunt's Lane. As it is located behind # 33 Hunt's Lane, this lot is defined as a backlot development as set out in Regulation 54 of the Municipal Plan. The current 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 lane to connect the lot to the publicly maintained Hunt's Lane. 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.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. Notices were posted in the following locations: Foodland, Hotel Placentia (and restaurant), Canada Post Office, Dollarama, and posted on the Town website page on June 12, 2026. Discussions were undertaken by Town staff with neighbouring property owners

No submissions were received

MUNICIPAL PLAN AMENDMENT No. 3, 2026

TEXT CHANGES TO MUNICIPAL PLAN, 2014-2026:

In Chapter 2, under Land Use Designations, Residential, the following text will be changed as follows:

FROM

Backland Development

Development of properties behind existing residences will normally not be permitted unless there is sufficient land available for the additional houses to have standard frontage on a publicly maintained street. In specific circumstances (such as when a person owns a regulation-size building lot but there is not enough land available for full public street frontage) backland development may be considered on a discretionary basis. In such cases, the following requirements will be met:

- Full clearance for water and sewer services issued by the Municipality.
- To ensure that the development will not prejudice the use of adjacent backlands, Council will assess the potential use of adjacent lands. Where there is potential for additional development in the area, Council will satisfy itself that the lot and access road are properly located and that the road can accommodate future development. In such cases, the owner will be required to acquire title to sufficient land to accommodate a future municipal road, considering factors such as grades and sight lines. The specific width will be determined by the Placentia Development Regulations.
- Where there is no potential for additional development of adjacent lands, the access road will be treated as a private driveway. If the decision is made to

approve, a covenant shall be attached to the deed requiring that the access road to a public street remain private in future.

- In order that Council can meet its commitments for public safety and emergency services, the dwelling unit on a backland lot shall not be further than 32 metres from a public street that can be used year-round by service and emergency vehicles.
- Infilling of development on laneways already containing houses may be permitted, but will be evaluated carefully, considering the above factors.

TO

Backlot Development

Development of properties behind existing residences will normally not be permitted unless there is sufficient land available for the additional houses to have standard frontage on a publicly maintained street. In specific circumstances (such as when a person owns a regulation-size building lot but there is not enough land available for full public street frontage) backlot development may be considered on a discretionary basis. In such cases, the following requirements will be met:

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- To ensure that the development will not prejudice the use of adjacent lands, Council will assess the potential use of adjacent lands. Where there is potential for additional development in the area, Council will satisfy itself that the lot and access road are properly located and that the road can accommodate future development. In such cases, the owner will be required to acquire title to sufficient land to accommodate a future municipal road, considering factors such as grades and sight lines. The specific width will be determined by the Placentia Development Regulations.
- Where there is no potential for additional development of adjacent lands, the access road will be treated as a private driveway. If the decision is made to approve, a covenant shall be attached to the deed requiring that the access road to a public street remain private in future.
- In order that Council can meet its commitments for public safety and emergency services, the dwelling unit on a backlot lot shall not be further than 200 metres from a public street that can be used year-round by service and emergency vehicles.
- Infilling of development on laneways already containing houses may be permitted, but will be evaluated carefully, considering the above factors.