



PERMIT REQUIREMENT REGULATIONS

The following information is provided to assist the General Public in determining the requirement for a permit from the Town of Placentia prior to commencing development of any kind. Regulations are replicated from the Government of Newfoundland and Labrador ***MUNICIPALITIES ACT, 1999*** (*relevant sections following*) and from the Town of Placentia ***MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS 2014 – 2024*** (*relevant sections following*). A complete copy of the Municipalities Act, 1999 can be found at <https://assembly.nl.ca/legislation/sr/statutes/m24.htm>. A complete copy of the Town's Development Regulations can be found at www.placentia.ca (Town Hall, Permits & Applications Page).

Queries regarding this document may be directed to the Town of Placentia's Public Works Superintendent by emailing publicworks@placentia.ca.

PER THE TOWN OF PLACENTIA DEVELOPMENT PLAN 2014 - 2024

Council will exercise control over all development within the Planning Area in accordance with this Plan and the Development Regulations.

Any person wishing to develop or subdivide land for any purpose within the Placentia Planning Area shall make application for permission to Council. All new development or redevelopment as well as any change of use or alteration or improvement to any land or existing building will require a permit from Council. A building permit will not be granted until a development and/or subdivision permit has been obtained.

Compliance with Regulations – No development shall be carried out within the Planning Area except in accordance with these regulations.

Permit Required – No person shall carry out any development within the Planning Area except where otherwise provided in these Regulations unless a permit for the development has been issued by the Authority.

Storm Drainage

(1) A person shall not, within a municipality:

- i. dig or construct ditches, drains or culverts,
- ii. make greater use of existing ditches, drains or culverts,
- iii. connect to an existing storm drainage system whether publicly or privately owned, except in accordance with a written permit from the council.

(2) A Council shall not approve a permit under subsection (1) without the prior written approval of the Department of Environment and Climate Change.

Water & Sewage Prohibition

(1) A person shall not, within a municipality:

- i. construct a privy or sewer system, septic tank or sewer,
- ii. make use or use a new water supply system except in accordance with a written permit from the Council,

(2) A Council shall not approve a permit under subsection (1) without the prior written approval of the Department of Health and Community Services and the Department.

Signs – a person shall not, within a municipality, erect a sign except in accordance with the terms of a written permit issued by the Council.

Building Prohibition – A person shall not, within a municipality:

- i. erect a building,
- ii. extend, repair, relocate or demolish an existing building,
- iii. change the use for which an existing building is or was last held or occupied,
- iv. occupy a building that has been vacant for a period of six (6) months or new or a newly constructed building except in accordance with a written permit from the Council.