



**DISCRETIONARY USE  
BACK LOT DEVELOPMENT – SINGLE-FAMILY DWELLING  
37-39 Tuffs Road**

The Town Council invites feedback regarding a development application to develop a Back Lot at 37-39 Tuffs Road for construction of single-family dwelling. The proposed lot has a front lot line of 11.6m along Tuffs Road with an area of 1.1ha.

The property is located within the Residential (**RES**) use zone of the Witless Bay Development Regulations. The development application is being considered by Council under Condition 16 of the RES use zone titled “Back Lot Development”. If approved, the proposed development will meet all development standards for a single-family dwelling on a back lot development.

A back lot development proposal requires the use of Council’s discretion. Prior to Council’s consideration of the matter, the Council invites feedback on the proposal.

Additional information on this proposed development is available by emailing the Town Office at [office@townofwitlessbay.ca](mailto:office@townofwitlessbay.ca) or by telephone 709-334-3407.

Submissions are to be in writing and received by email at [office@townofwitlessbay.ca](mailto:office@townofwitlessbay.ca) or hand delivered to the Town Hall by **12:00 noon, Thursday, February 6, 2024**.