

Planning Applications Approval Process

Municipal Planning Strategy Amendment and Development Agreement

- Complete application received
- Preliminary review of proposal
- Initiation report (includes recommendation on whether to consider amendments)
- **Decision by Regional Council to initiate MPS amendment / DA process**
- Public information meeting
- Recommendation from Planning Advisory Committee
- Detailed review of proposal
- Staff report (includes recommendation on MPS amendment and DA)
- First reading at Community Council
- First reading at Regional Council
- Joint public hearing with Regional Council and Community Council for both MPS / DA
- **Decision by Regional Council on MPS amendment only** – no appeal process
- Ministerial approval of MPS amendment – Service Nova Scotia and Municipal Affairs
- Notice of approval of MPS amendment published
- Supplementary staff report to Community Council
- **Decision by Community Council on development agreement**
- 14 day appeal period for development agreement – NS Utility and Review Board
- Development agreement signed and registered
- Subdivision or building permit applications

*Estimated time to final decision:
13 months*

Estimated time is based on a typical case;

however, delays may occur at any step.