Planning Applications Approval Process

Municipal Planning Strategy Amendment and Land Use By-law Amendment

- Complete application received
- Preliminary review of proposal
- Initiation report (includes recommendation on whether to consider amendments)
- **Decision by Regional Council to initiate MPS / LUB amendment process**
  - Public information meeting
  - Recommendation from Planning Advisory Committee
  - Detailed review of proposal
  - Staff report (includes recommendation on MPS and LUB amendments)
  - Recommendation from Community Council
  - First reading at Regional Council
  - Public hearing at Regional Council for both MPS and LUB amendments
- **Decision by Regional Council on MPS / LUB amendments** – no appeal process
  - Ministerial approval – Service Nova Scotia and Municipal Affairs
  - Notice of approval of MPS and LUB amendments published
  - Subdivision or building permit applications when changes are in effect

*Estimated time to final decision:* 11 months

*Estimated time is based on a typical case; however, delays may occur at any step.*