Land Use Planning Process
Players in the Planning Process

- Minister
- Council
- Planning Advisory Committee (PAC)

- Provincial Planning Director
- Municipal Planning Director / Officer
- Development Officer
- Building Inspector

- Municipal Clerk
- Assessment & Planning Appeal Board
Minister

- Adopts rural plans in unincorporated areas

- Approves municipal rural plans and any amendments
  - Only policies and proposals sections
Council Summary

- Either appoints members Commission or establishes a PAC
- Appoints Officers (Development & Building)
- Adopts and / or amends By-laws
Planning Advisory Committee

- Provide views on planning documents (ex. MP, ZB & Rezoning)
- Grant variances
- Grant temporary permits
- Permit similar / compatible uses
Provincial Planning Director

• May provide comments on a proposed rural plan if requested
• May serve a demand that an authorized person named therein be permitted to enter upon a property
Rural Community Planning Director / Officer

- Council may appoint a planner as rural community planning director or a person as rural community planning officer
- Council shall make these appointments upon adopting a resolution to adopt a rural plan or subdivision by-law
Commission Planning
Director / Officer

- Development Officer
- Prepare MP, ZB or rural plan
- Delegate powers with respect to subdivision by-law
- Delegate Development Officer powers with respect to zoning by-law
Development Officer

- Administers and enforces planning documents
- Approves subdivisions & property related documents
- Approves development conforming to zoning
- Grant variances (delegated power)
Building Inspector

- Receive building permit application
- Reviews the application for conformity to building by-law / regulation
- Reviews building plans for conformity to National Building Code / by-law
- Issues building permit
- Inspects construction for conformity to National Building Code / by-law
Municipal Clerk Summary

• Signs and seals subdivision plans (i.e. public land transfers)
• Certifies 2 copies of rural plan to send to Minister
• Provides a statutory declaration of compliance to sections 66 & 68
Assessment & Planning Appeal Board

Appeals may be made with respect to

- the terms and conditions imposed or the prohibition of a development
- the approval of another person's development or the granting of a permit
- the refusal of the development officer to approve a tentative plan
- the refusal to approve an instrument for registration in the registry office
Assessment & Planning Appeal Board

Appeals may be made on the grounds of

• Misapplication of the *Community Planning Act* or by-laws

• Special or unreasonable hardship
## Executive Summary

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- **Council**
  - Adopt rural plan
  - Adopts other by-laws
  - Amend by-laws
  - Appoints PAC
  - Appoints Officers

- **PAC**
  - Provide advice on planning documents
  - Temporary permits
  - Permit similar / compatible uses
  - Grant variances

- **Development Officer**
  - Administer planning documents
  - Approve subdivisions
  - Approve land related instruments
  - Approve development conforming to zoning
  - Grant Variances

- **New Brunswick**
Questions?

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