

# 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.*