

# PLANNING PERMITTING PROCESSES



THE TOWN OF LUNENBURG HAS A MUNICIPAL PLANNING STRATEGY (MPS), LAND USE BYLAW (LUB), AND SUBDIVISION BYLAW THAT ARE THE BASIS OF PLANNING POLICY AND REGULATION IN THE TOWN.

THE NOVA SCOTIA BUILDING CODE, THE MUNICIPAL GOVERNMENT ACT, AND THE NOVA SCOTIA UTILITY & REVIEW BOARD (UARB) ALSO APPLY TO PLANNING.

Depending on your project, different Planning permits may apply. Below are some examples (from most to least complex) to provide an approximate idea only. **If you are considering ANY type of build or renovation on your property, CONTACT US to discuss what you need.**

**Planning inquiries: [planning@townoflunenburg.ca](mailto:planning@townoflunenburg.ca) or 902-634-4410 ext. 225.**

## MPS AMENDMENT

**When does it apply?** When a development is not enabled as-of-right under the provisions of the MPS and LUB. If a proposed LUB amendment is not in compliance with the MPS, an MPS amendment is also required.

Planner > PAC > Public Participation Meeting > Council 1st Reading > Public Hearing > Council 2nd Reading > Council Decision > Provincial Director of Planning Review > Minister's Approval > Public Notice

*Est. duration 6 months*

## LUB AMENDMENT

**When does it apply?** When a development is not enabled as-of-right under the provisions of the LUB. If a proposed LUB amendment is in compliance with the MPS, an amendment to the MPS is not required. If it is not in compliance, see above.

Planner > PAC > Public Participation Meeting > Council 1st Reading > Public Hearing > Council 2nd Reading > Council Decision > Applicant may appeal to UARB > Public Notice

*Est. duration 6 months*

## RE-ZONING

**When does it apply?** A re-zoning is basically an amendment to the LUB usually in the form of an amendment to a zoning map of the LUB. Note that if a proposed re-zoning is not in compliance with the MPS, an amendment to the MPS is also required as above.

Planner > PAC > Public Participation Meeting > Council 1st Reading > Public Hearing > Council 2nd Reading > Council Decision > Applicant or any aggrieved person may appeal to UARB > Public Notice

*Est. duration 6 months*

## DEVELOPMENT AGREEMENT

**When does it apply?** Certain types of developments are listed in the MPS that can only be carried forward through the Development Agreement process. Contact us to check.

Planner > PAC > Public Participation Meeting > Council 1st Reading > Public Hearing > Council 2nd Reading > Council Decision > Applicant or any aggrieved person may appeal to UARB > Public Notice

*Est. duration 6 months*

## VARIANCE

**When does it apply?** When your proposal does not meet the provisions of the LUB under the following conditions only: percentage of land for a build; requirements relating to yards; location/number of parking spaces; ground area of a build; height of a build; floor area of a home-based business; or the size of a sign.

Development Officer Decision > Notice to every assessed property owner within 30m of applicant property > Applicant or a notified owner may appeal to Council

*Est. duration 4-5 weeks*

## AS-OF-RIGHT

**When does it apply?** When a development is able to obtain a Development Permit under the LUB without the necessity of an amendment to the LUB. Contact us to check.

Development Officer Decision > Applicant may appeal to UARB

*Est. duration 2-3 weeks*

## PERMIT EXEMPT

**When does it apply?** The LUB lists certain projects that do not require the issuance of a Development Permit, such as an interior renovation that does not result in a change of dwelling units or a change in use. Contact us to check.

Development Officer Decision > Applicant may appeal to UARB

*Est. duration 2-3 weeks*