

# Land Use Planning: An Overview

## Municipalities Newfoundland and Labrador Annual Convention

# What is Land Use Planning?

“Planning addresses the use of land, resources, facilities and services in ways that secure the physical, economic and social efficiency, health and well-being of urban and rural communities”.

(Canadian Institute of Planners, 2019)

Land Use Planning allows local governments to control and direct development within their communities.

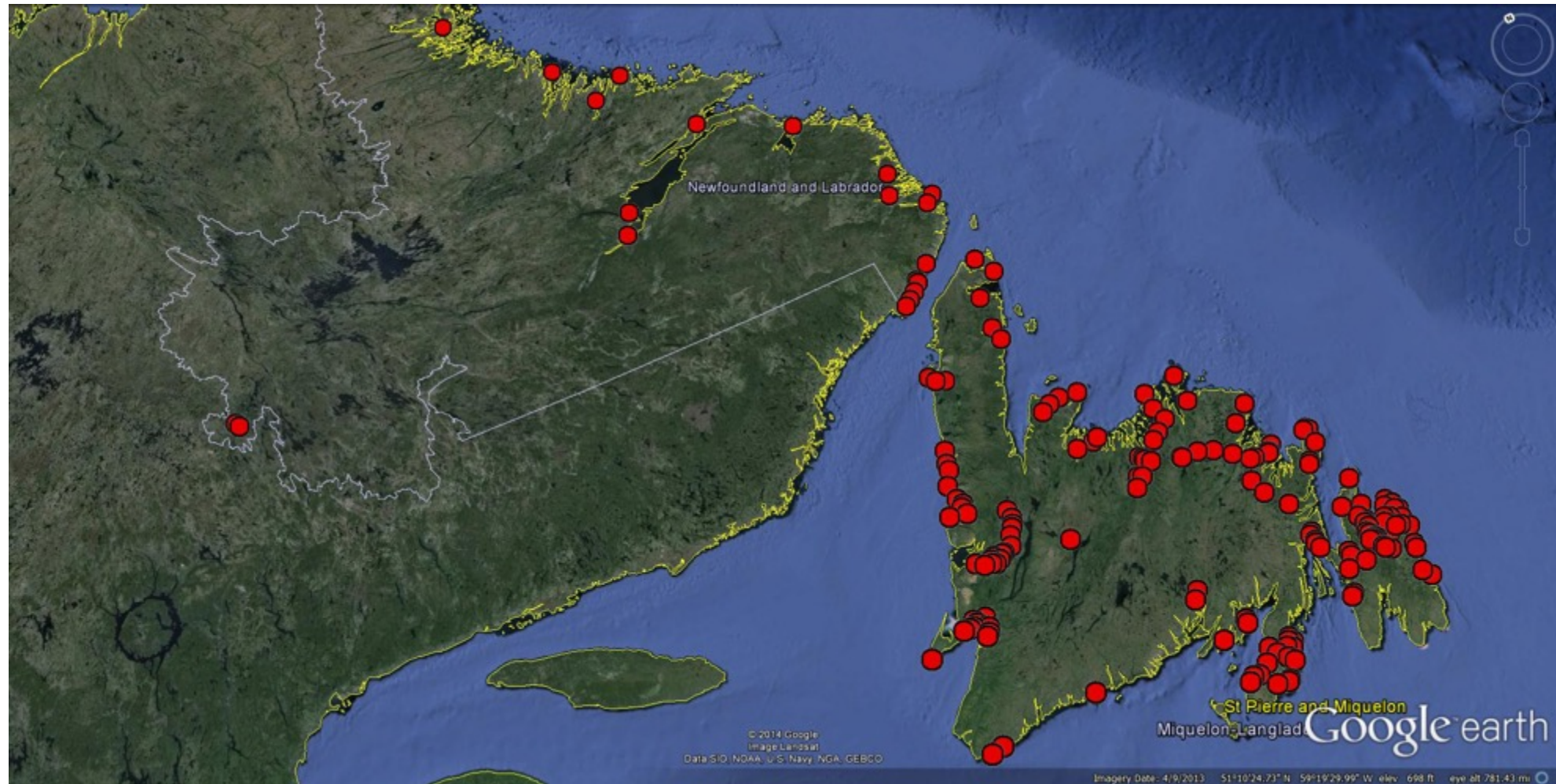
# Urban and Rural Planning Act, 2000

- Legislative framework for land use planning in NL
  - Gives Council the authority to carry out land use planning
  - Sets out the process for bringing municipal plans and development regulations and amendments into legal effect
- Plan and Regulations are legally binding on:
  - Municipality and Council
  - Persons undertaking development within planning area

# Planning Framework

- Municipal Plan
  - Council's land use policy
  - Sets goals and objectives for community growth and sustainability
  - Future land use designation map
- Development Regulations
  - Council's decision-making tool
  - Establishes zones and sets standards and conditions
  - Land use zoning map

# Planning and Municipalities in NL



# Municipality's Role

- Council's responsibility
  - Engage planner (MCIP/FCIP)
  - Oversee plan preparation
  - Conduct public consultation
  - Adopt and approve Planning documents
  - Amend Plan and Regulations when needed
  - Conduct comprehensive Review

# Province's Role

- Land Use Planning's responsibility
  - Provide interpretation of Planning legislation
  - Ensure compliance with the Act, provincial plans and regulations
  - Protect provincial interests
  - Administer Plan review and registration process
  - Maintain the registry of land use plans:  
<https://www.mae.gov.nl.ca/registry/index.html>

# Land Use Planning Registry



## Municipal Affairs and Environment

Home » For Municipalities » Land Use Planning Registry for the Town of Appleton

Home

Municipal Directory

Environment

Fire and Emergency Services

Funding

Capital Works

Waste Management

Employment Support

For Municipalities

Appeals




Capital Works

Community Enhancement  
Employment Program

## Land Use Planning Registry for the Town of Appleton

### Municipal Plan and Development Regulations

#### Town of Appleton Municipal Plan

- [Municipal Plan](#)  (407 KB)
- [Future Land Use Maps](#)  (65 KB)
- [List of Municipal Plan Amendments](#)  (153 KB)

#### Town of Appleton Development Regulations

- [Development Regulations](#)  (4.2 MB)
- [Land Use Zoning Maps](#)  (66 KB)
- [List of Development Regulation Amendments](#)  (300 KB)

# Provincial Land Use Planners

Region	Planner
Western	Elaine Mitchell
Central & Labrador	Christopher Hardy
Eastern	Kim Blanchard (NEA) Victoria Akerele

# Planning Process

Part III of the Act outlines the steps to registering Plan/Regulations

- Public consultation
- Provincial review & release
- Council Adoption
- Public Hearing
  - Appointment of Commissioner
  - Notice of Adoption and Public Hearing
- Council Approval
- Provincial review & registration
  - Notice of registration

# Public Consultation Tools

- newspaper ad
- request for written submissions
- social media postings
- website notice
- posters
- public meeting
- open house
- focus group(s)
- meetings with stakeholders
- survey
- pop-up booth
- presentations to community groups
- kids and planning activities
- one on one meetings
- site walk with interested persons
- background report
- pamphlet
- community newsletter
- share studies and reports
- public notices
- discussions with government departments
- blog
- community walk

# Public Consultation

- Public Input
  - Consultation process to be determined by Council
  - Provide meaningful opportunities for engagement suitable to the community
  - Solicit information from government departments and agencies
- Public Review of Draft Plan
  - Draft plan and regulations available for public review and comments
  - Important component of a transparent process

# Provincial Review & Release

- Department reviews submissions for compliance with
  - The Act
  - Minister's *Development Regulations*
  - Provincial interests, policies and law
- Once released from provincial review, Council can adopt and proceed with public hearing

# Adoption

- Adoption must occur at a regular public meeting of Council
- Council's motion must be recorded in the minutes

# Public Hearing

- Last opportunity for public to review plan and raise objections
- Overseen by independent commissioner, appointed by Council
- Commissioner considers all input, prepares Report for Council with non-binding recommendations

# Council's Approval

- Council must consider the Commissioner's Report
- Resolution to Approve, with or without recommended changes
- Additional public hearing may be held, if necessary

# Review & Registration

- Municipal Plan, Development Regulations, and associated maps reviewed for compliance with the *Act* and registered by the Department
- Notice of registration published by Council
  - *Newfoundland and Labrador Gazette*
  - Local newspaper

# Council Authority

- Council should use its municipal plan and development regulations:
  - When considering how the Town will grow and develop over time
  - In determining where to build municipal buildings or facilities
  - In determining suitable locations for different types of uses
  - In making decisions on development applications
  - In responding to referrals
  - When carrying out enforcement
  - When preparing for challenges to its decisions through Appeals and Court

# Limitations to Council's Authority

- With authority comes accountability
- Plans and Regulations are legally binding
- Decisions can be challenged through the Regional Appeal Boards and Supreme Court of Newfoundland and Labrador
- Investigation by MAE

# Questions

Need more clarification?

Come see us at World Café!

# Thank you

For more information or interpretation, please contact  
Local Governance and Land Use Planning Division

Telephone: (709) 729-3090

Email: [LandUsePlanning@gov.nl.ca](mailto:LandUsePlanning@gov.nl.ca)