

Development Agreement (Section 59 Community Planning Act) (Development Approved through Previous Rezoning)

- ▶ **Pre-Application** - Consultation with Municipal Planning Staff
- ▶ **Application** - Submission of Complete Application (Includes Building, Landscape/Drainage Design & Plot Plans) including \$850 Application Fee
- ▶ **Staff Report** - from Planning Staff to Council at Regular Council Meeting
- ▶ **Council** –
 - Refers to Planning Advisory Committee (PAC) for Written Views (Sc.110 CPA)
 - Sets Date for Public Hearing (approx. 30 days later)
 - Notifies Property Owners within 100m Radius of Proposed Change
- ▶ **Public Hearing** –
 - Council holds Public Hearing (Sc. 111 CPA)
 - Anyone who wishes to speak for or against the proposed amendment may do so.
 - Council reviews PAC's written views
- ▶ **Council Approves or Denies Application** - Following Public Hearing, Council, by resolution, approves or denies application to amend Sc. 59 CPA Development Agreement.
- ▶ **Final Steps** -
 - If approved, the new Amending Agreement will be signed by the Applicant and the Town, and is registered in the Land Registry with Service New Brunswick.

Zoning By-law Amendment (Only)

- ▶ **Pre-Application** - Consultation with Municipal Planning Staff
- ▶ **Application** - Submission of Complete Application (Includes Building, Landscape/Drainage Design & Plot Plans) including \$1,500 Application Fee
- ▶ **Staff Report** - from Planning Staff to Council at Regular Council Meeting
- ▶ **Council** –
 - Refers to Planning Advisory Committee (PAC) for Written Views (Sc.110 CPA)
 - Sets Date for Public Hearing (approx. 30 days later)
 - Notifies Property Owners within 100m Radius of Proposed Change
- ▶ **Public Hearing** –
 - Council holds Public Hearing (Sc. 111 CPA)
 - Anyone who wishes to speak for or against the proposed amendment may do so.
 - Council reviews PAC's written views
- ▶ **Council** –
 - Considers 1st & 2nd Reading of proposed Zoning By-law Amendment
 - Next Regular Meeting, Council considers 3rd and final reading subject to finalization of the Sc. 59 CPA Development Agreement, which sets out the terms and conditions of the Zoning By-law Amendment.
- ▶ **Final Steps** -
 - By-law Amendment and signed Development Agreement filed in the Land Registry with Service New Brunswick at which time the By-law becomes effective.

Municipal Plan & Zoning By-law Amendments

- ▶ **Pre-Application** - Consultation with Municipal Planning Staff
 - ▶ **Application** - Submission of Complete Application (Includes Building, Landscape/Drainage Design & Plot Plans) including \$1,800 Application Fee
 - ▶ **Staff Report** - from Planning Staff to Council at Regular Council Meeting
 - ▶ **Council**
 - Sets & Advertises Public Presentation Date – (Sc. 25 CPA)
 - ▶ **Public Presentation** –
 - Proposal is presented to the public who have 30 days following Presentation to submit objections.
 - ▶ **Council (after Public Presentation)** –
 - Refers to Planning Advisory Committee (PAC) for Written Views (Sc.110 CPA)
 - Sets Date for Public Hearing (approx. 30 days later)
 - Notifies Property Owners within 100m Radius of Proposed Change
 - ▶ **Public Hearing** –
 - Council holds Public Hearing (Sc. 111 CPA)
 - Anyone who wishes to speak for or against the proposed amendment may do so.
 - Council reviews PAC's written views
 - ▶ **Council** –
 - *Considers 1st & 2nd Reading of proposed Municipal Plan & Zoning By-law Amendments
 - Next Regular Meeting, Council considers 3rd and final reading subject to finalization of the Section 59 CPA Development Agreement, which sets out the terms and conditions of the Zoning By-law Amendment.
 - ▶ **Final Steps** -
 - Send to Minister of Local Government & Local Governance Reform for approval of the Municipal Plan By-law Amendment (Sc. 112 CPA).
 - Once Minister approves, file By-law Amendments & signed Development Agreement in the Land Registry.
 - Publish Public Notice stating Ministerial Approval, and Filing Information and Provide Minister with Copy of this Notice.
- *While Council is NOT required to vote on the by-law the day of the Public Hearing, the Mun. Plan Amendment will NOT become valid unless it is enacted within 6 months after date of the first Public Hearing Notice & Submitted to Minister for approval.

