Council's Role in the Planning Process

Understanding how planning applications move from submission to Council Decision

Planning applications follow a structured review process guided by provincial legislation, municipal planning policies, technical analysis, and public input. Council's role is to consider these factors when making decisions on devleopment applications.

01 Policy Framework

Official Plan, Zoning By-law, Planning Act, and Provincial Planning Statement establish the rules and vision for growth

Council → Establish strategic growth priorities

02 Pre-Consultation*

Applicant meets with staff and other stakeholders to identify application requirements and expectations

*Not legislatively required but recommended for complex applications

Council → Maintain awareness of emerging development activity

03 Application Submission

Formal application is submitted and a Notice of Complete Application is provided to property owners

Council → Receive high-level overview, as needed

04 Technical Review

Application circulated to internal departments, external agencies, and First Nations for review

Council → Understand technical considerations & supporting analysis

05 Public Consultation

Public notice is issued and community feedback is collected through the consultation process

Listen to community perspectives & concerns ← **Council**

06 Staff Report

Planning staff prepare an analysis and recommendation report, including draft by-laws

Review planning mertis & policy alignment ← **Council**

07 Council Decision

Council considers the application and determines whether to approve, deny, or defer

Make informed, policy-based decisions ← **Council**

08 Implementation

Approvals, agreements, servicing, construction, and compliance activities occur

Provide governance oversight & monitor outcomes ← **Council**

Did You Know? Most of the technical review occurs before an application reaches Council. By the time a planning application appears on a Council agenda, it has typically undergone detailed analysis by Planningn staff, internal departments, and external agencies.