

CHAPTER 255**PLANNING AND SUBDIVISION**

S.I. 5/2011

**DEPARTMENT OF PHYSICAL PLANNING
REGULATIONS**

(SECTION 6(5))

*[Commencement 10th January, 2011]***PART I
PRELIMINARY**

Citation.

1. These Regulations may be cited as the Department of Physical Planning Regulations.

Interpretation.

2. In these Regulations —

Ch. 255.

“Act” means the Planning and Subdivision Act;

“Committee” means the Town Planning Committee appointed under section 5 of the Act;

“Department” means the Department of Physical Planning established under section 6 of the Act;

“Director” means the Director of Physical Planning appointed under section 7 of the Act.

**PART II
CONSTITUTION OF THE DEPARTMENT OF
PHYSICAL PLANNING**Department of
Physical
Planning.**3.** In accordance with section 6(3) of the Act, there shall exist two divisions within the Department of Physical Planning —

(a) a Policy Planning Division; and

(b) a Development Review Division.

**PART III
POLICY PLANNING DIVISION**Policy Planning
Division.**4.** The Policy Planning Division of the Department shall be comprised of —

(a) a Land Use Plan Section; and

(b) a Zoning Bye-law Section.

5. (1) The Land Use Plan Section shall consist of persons within the Policy Planning Division who are directly involved in —

Land Use Plan Section.

(a) the review of applications for Land Use Plan Amendment; and

(b) the review and upkeep of the Land Use Plan.

(2) The Land Use Plan Section shall review and produce a written report to be signed by the Director in relation to Land Use Plan Amendment applications and shall submit such report to the committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Land Use Plan Section shall attend the Committee hearings.

6. (1) The Zoning Bye-law Section shall consist of persons within the Policy Planning Division who are directly involved in —

Zoning Bye-law Section.

(a) the review of applications for Zoning Bye-law Amendment and Minor Variance; and

(b) the review and upkeep of Zoning Bye-laws.

(2) The Zoning Bye-law Section shall review and produce a written report to be signed by the Director in relation to Zoning Bye-law Amendment and Minor Variance applications and shall submit such report to the Committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Zoning Bye-law Section shall attend the Committee hearings.

PART IV DEVELOPMENT REVIEW DIVISION

7. The Development Review Division of the Department shall be comprised of —

Development Review Division.

(a) a Site Plan Control Section;

(b) a Subdivision Section;

(c) an Architectural Control Section; and

(d) an Enforcement Section.

Site Plan Control
Section.

8. (1) The Site Plan Control Section shall consist of persons within the Development Review Division who are directly involved in the review of applications for Site Plan approval.

(2) The Site Plan Control Section shall review and produce a written report to be signed by the Director in relation to Site Plan applications and shall submit such report to the Committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Site Plan Control Section shall attend the Committee hearings.

Subdivision
Section.

9. (1) The Subdivision Section shall consist of persons within the Development Revision Division who are directly involved in the review of applications for Subdivision and Severance approval.

(2) The Subdivision Section shall review and produce a written report to be signed by the Director in relation to Subdivision applications and shall submit such report to the Committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Subdivision Section shall attend the Committee hearings.

Architectural
Control Section.

10. (1) The Architectural Control Section shall consist of persons within the Development Review Division who are directly involved in the review of applications of Architectural Design either within or outside of the area defined in the First Schedule to the Act.

(2) The Architectural Control Section shall review and produce a written report to be signed by the Director in relation to Architectural Design applications and shall submit such report to the Committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Architectural Control Section shall attend the Committee hearings.

Enforcement
Section.

11. (1) The Enforcement Section shall consist of persons within the Development Review Division who are directly involved in the review of applications for compliance with planning and related laws and Town Planning Committee decisions.

(2) The Enforcement Section shall review and produce a written report to be signed by the Director in relation to violations, complaints or deviations in respect of approved applications and shall submit such report to the Committee.

(3) Where the Committee is of the opinion that policy advice and planning expertise is required, a representative of the Enforcement Section shall attend the Committee hearings.

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