



National Planning Permit Process – Info Sheet

Parks Canada is pleased to invite you to participate in Canada-wide consultations on the proposed National Planning Permit Process (NPPP). The NPPP is modernizing outdated regulations for construction and renovation permits in Parks Canada administered places. The new process will also fulfill a Ministerial commitment to develop a more consistent and transparent decision-making process.

Together, proposed **Draft Land Use Planning Regulations** and **Draft Regulatory Interpretative Guidelines** make up the foundation of the new permit process. Parks Canada is seeking your input on these draft documents and the proposed new and standardized review processes.

Due to the ongoing COVID-19 pandemic, consultation will take place **online** and will be conducted from **January 10, 2022** to **March 4, 2022**. Please refer to the [website](#) to complete the survey, review the drafts, provide comments, and/or participate in a virtual information session.

Five Key Principles

In 2018-2019, stakeholders provided input on a modernized permit process through public consultations. From those conversations, 5 key principles were established (below). These 5 principles provide the foundation of the proposed Regulations and Interpretative Guidelines. The new process will enforce strict planning controls in protected areas through a consistent process with opportunities for public participation.



As part of these consultations, Parks Canada is seeking input on the following:

- Has the right balance been struck between protecting these significant places and creating a streamlined review process?
- Have the 5 key principles been appropriately addressed in the process?
- Will this proposal be an improvement over the current system?

How did we get here?

Currently, there are four regulations under the *Canada National Parks Act* that regulate construction, signage, cottages and, in Jasper, zoning. Some of these existing regulations date to the 1960s and no longer reflect how we protect and present Canada's natural and cultural heritage. They do not incorporate current building standards, the impact assessment process, new tools in cultural resource management, Indigenous engagement, or best practices in the planning profession, all of which aim to protect the public interest



What are we doing about it?

The proposed new planning permit process is a strategic path forward. A new three-stage approval process is proposed that will require permits or authorization at each stage:

- **Stage 1: Site Plan** – Planning review of a project for land use compatibility and conformity with applicable policies and growth limits. Impact assessment and public consultation occur at this stage. Three classes of site plan permits are proposed, but only **one** permit is required per project.
- **Stage 2: Construction** – Technical review of a project to ensure safe use and occupancy of the structure (e.g. Building Code, Electrical Code). Not all projects will require construction permits and may proceed directly to Stage 3.
- **Stage 3: Occupancy** – All projects are required to obtain a Certificate of Completion prior to use or occupancy. Once issued, the file is considered closed.

The Regulations and Interpretative Guidelines set out when a permit is required and the review process applications will go through. Public consultation requirements vary depending on the permit type and range from on-site notice to a public meeting. An online permit registry and new digital systems are also proposed.

The proposed Regulations will also require that rights-based consultations with Indigenous peoples be carried out for any activity that has the potential to impact traditional or treaty rights, prior to the issuance of a permit.

In addition, the NPPP proposes a:

- Standardized minor variance process (for use under limited circumstances);
- New subdivision process for the division or consolidation of parcels;
- New land use designation amendment process to allow for changes to permitted land uses; and
- New review of decision process that will allow the applicant to request a review of a refused Site Plan permit.

The new process deliberately shifts terminology to ‘planning permits’ to break from existing regional ‘development review’ policies and refocus the Agency’s efforts on proposed land uses of most concern and its role and mandate to protect Parks Canada places. It aims to achieve cost-recovery by modernizing fee structures, provide flexibility by deregulating prescriptive zoning requirements, improve service standards, meet open government commitments and fulfill associated legal duty to consult requirements with Indigenous peoples.

How does this relate to Management Plans and other Parks Canada policies?

The proposed NPPP does not change any adopted plans or policies in a Parks Canada place. Rather, it represents a proposed update to the process of evaluating projects. In many ways, the proposed process is simply codifying existing Field Unit practices and implementing best practices.

All permit applications will be evaluated against the stipulations of the Management Plan, Community Plan, or any other long-term plan that’s in place. Permits will also need to meet any adopted land use or other relevant policies for that place. If an application does not meet the necessary criteria and is not in the best interest of that place, then a permit will not be issued.

To Learn More

Visit our public consultation website: www.parkscanadaplanningpermits.ca