Planning

Division Report · November 2026

DIVISION	REPORTING PERIOD	PREPARED BY	DATA AS OF
Planning	January – November 2026	Alex Henderson, RPP	November 20, 2026

EXECUTIVE SUMMARY

Development activity across the region continues to run ahead of last year. As of November 20, 2026, the Planning Division has issued 330 building permits (+17%) and 446 development and subdivision approvals (+17%), representing $63.7 million in construction value (+12%) and 163 net new dwelling units (+6%), with St. Stephen accounting for the largest share. Community planning work continues across member communities: the Fundy Shores public hearing on data centres has taken place, Eastern Charlotte community plan consultations are underway, and Rural District mainland meetings are being planned for January 2027. FCM has found the Saint Andrews–focused transportation planning application eligible, and the regional Natural Assets Inventory is on schedule for March 2027. Staff have opened 145 by-law enforcement files this year. PRAC approved all five applications before it in November and next meets January 21, 2027.

1 Local Planning & Building Inspection Report

Community Planning Update

- The Town of Saint Andrews' Community Engagement Committee is now fully functional and working on renewing the Town of Saint Andrews Municipal Plan consultation efforts.
- The Village of Grand Manan's PAC reviewed changes to the Subdivision By-law and asked for a new explainer of the DTI minimum subdivision road standards to be appended to the by-law. The changes need to be adopted by the Village Council before the by-law is given third reading.
- A public hearing took place for Fundy Shores By-law C-2-2026, the Rural Plan amendment on data centres. Rural Community Council may now move on to by-law readings.
- Community plan consultations are underway in Eastern Charlotte. A second mail-out was sent to areas that did not receive a survey due to issues with delivery.
- Coordinating with the Rural District Advisory Committee (RDAC) to get community meetings planned for the mainland of the Rural District in January 2027. Deer Island and White Head Island are now complete.

- No response yet from the Council of the Rural Community of Campobello Island on a date to present the background study.
- Proposed by-law amendments for McAdam's Rural Plan are being readied for presentation to Council.

SNBSC Planning Division 2026 Development Update

- Compared with the same period in 2025, year-to-date activity is up: building permits by 17%, development and subdivision approvals by 17%, construction value by 12%, and dwelling units by 6%.

Year to date	Jan–Nov 21, 2025	Jan–Nov 20, 2026	Change
Building permits	278	330	+17%
Development & subdivision approvals	376	446	+17%
Construction value	$56,723,730	$63,704,947	+12%
Dwelling units (net)	154	163	+6%

Year to date as of November 20, 2026, the region recorded $63,704,946.59 in construction value, 330 building permits, 446 development and subdivision approvals, and 163 net new dwelling units, broken down by Taxing Authority below.

Taxing Authority	Building permits	Dev. & subdivision approvals	Construction ($)	Dwelling units (net)
Grand Manan	14	25	$3,010,395	6
Saint Andrews	54	120	$11,521,418	13
Eastern Charlotte	71	85	$13,316,602	22
McAdam	7	11	$936,920	2
Campobello Island	7	13	$2,976,800	4
Fundy Shores	23	31	$3,943,657	13
St. Stephen	126	120	$25,212,475	93
Rural District	28	41	$2,786,680	10
Total	**330**	**446**	**$63,704,947**	**163**

Note: Dwelling units are net of demolitions. Construction values and permit numbers exclude rejected applications.

- Since the October report, the region added 31 building permits, 50 development and subdivision approvals, $3,666,155 in construction value, and 7 net new dwelling units.

Enforcement Update

- 145 by-law enforcement files have been opened so far in 2026.
- 377 properties have been brought into compliance, or had their files otherwise resolved, since reporting began in 2023 following Local Government Reform.

2 Regional Planning Report

Strategic Priority: 'Greater use of GIS analysis to create spatial plans and GIS data'

- The regional Natural Assets Inventory (NAI) is on schedule to be complete by March 2027 and has been funded partly by the Environmental Trust Fund (50%) and as a cooperative and regional planning project that will benefit all members.

Strategic Priority: 'Mature Planning Division, building internal capacity'

- The Federation of Canadian Municipalities (FCM) determined that the application to improve transportation planning for cars (movement and parking) in people-oriented spaces in the region, with a pilot focus on the Historic Business District in Saint Andrews, is eligible for the FCM grant program and funding. The full application is now being submitted in conjunction with Happy Cities and Mobycon.

3 Committee Report

PRAC Committee

- PRAC held its regular meetings in January, April, May, June, July, August, September, October, and November 2026. The Committee considered three (3) terms and conditions, ten (10) variances, ten (10) subdivision applications, one (1) temporary use, and two (2) non-conforming uses, and provided technical planning advice to Councils on rezonings, by-laws, and new public streets.
- In November, PRAC approved all five applications before it. Three involved access other than a public street for subdivisions: the re-approval of the private right-of-way for The Hollows Golf Community's 24-lot subdivision on Route 780, Utopia (Eastern Charlotte); a new lot for a proposed communications tower on Route 3 at Lawrence Station (Rural District); and a lot on the Magaguadavic River in Bonny River (Eastern Charlotte), including a variance for the length of its right-of-way. The other two were non-conforming use applications for additions to pre-existing structures on Donaher Lane, Utopia (Rural District). PRAC's next regular meeting is January 21, 2027.
- PRAC has enough members to meet quorum and all other operational requirements, but one seat remains available for a member from Campobello Island. To preserve regional representation, this vacancy should remain open until Campobello Council recommends an interested Island resident, or an Island resident applies to join PRAC.

Respectfully submitted,

Alex Henderson, RPP
Planning Division