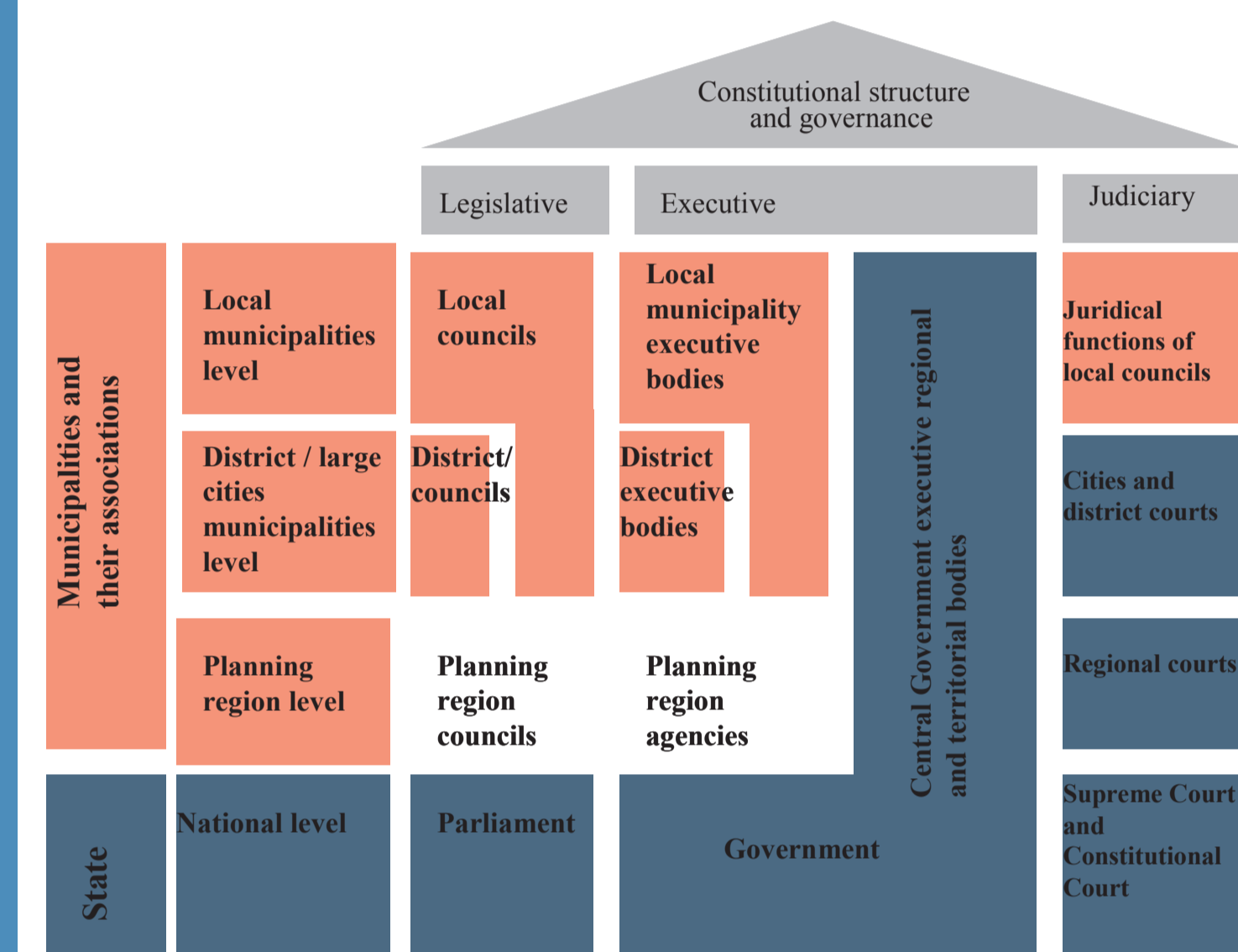
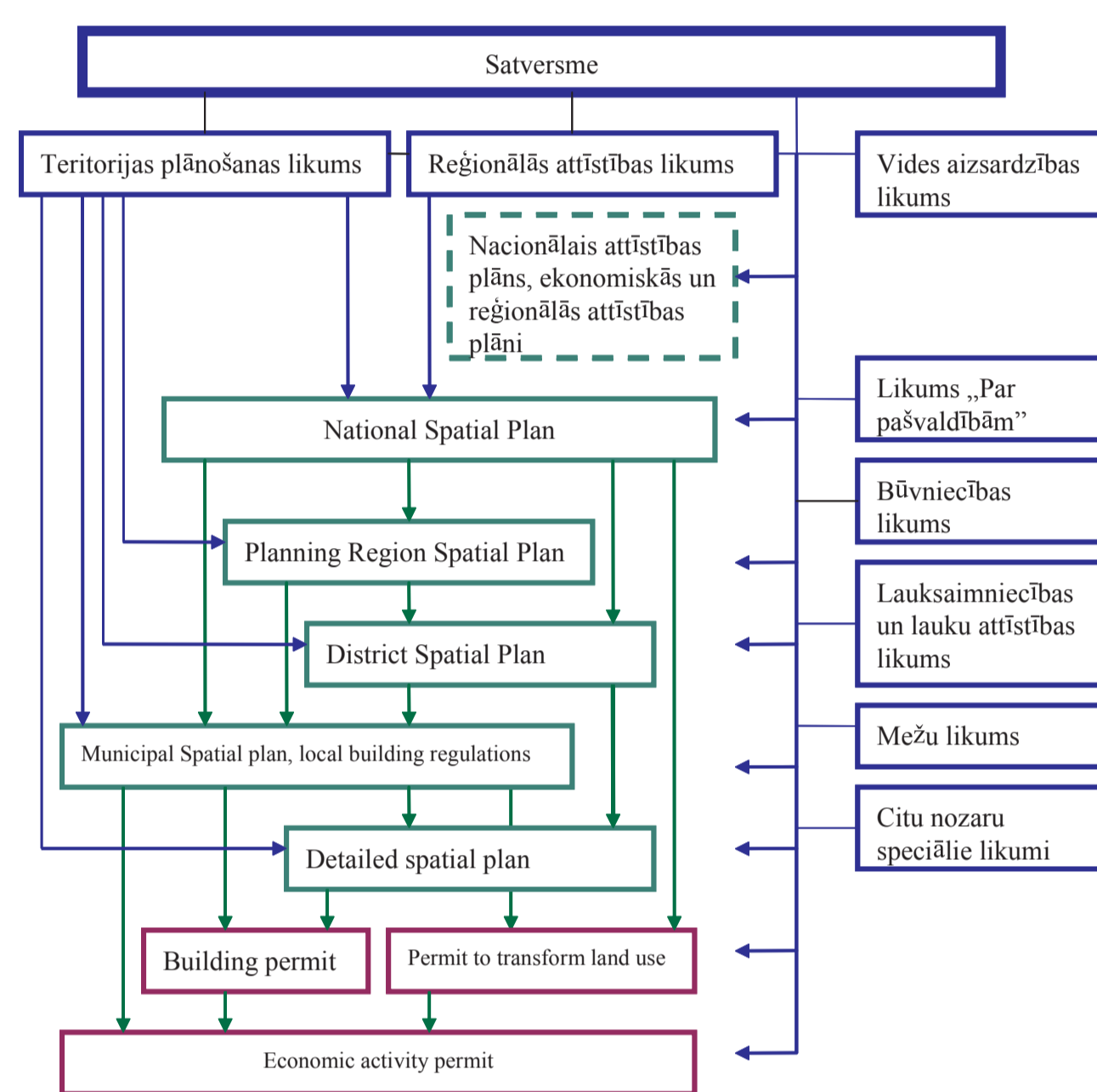




LATVIA

PLANNING SYSTEM



RESPONSIBILITY ON SPATIAL DEVELOPMENT

- Local municipalities have main responsibility to decide and control on spatial development, land use, permitted economic activities and building regulations policy in their administrative territory.
- Minister for regional development and municipal affairs have right to control if the decisions of municipalities are accordance to laws, regulations and higher level spatial planning documents.

LEGAL BASIS for Spation Planning

- Law „On Municipalities”, Spatial Planning Law, Law on “Protective Belts”, Regional Development Law and Construction Law form the legal basis of spatial planning and permission of measures on the land.
- Civil Law, Law „On Municipalities”, Spatial Planning Law, Law on “Protective Belts”, and Construction Law form the legal basis for issuing the building permit.
- Spatial Planning Law, Forest Law, Agriculture and rural development Law and Law on “Protective Belts” form the legal basis for permit to transform of forest and agricultural land use to other land uses.

MAIN INSTRUMENTS FOR PHYSICAL PLANNING

- Local Municipality Spatial Plan – legally binding
- Detailed Plan – legally binding
- If local municipality does not have a spatial plan, respective District Municipality Spatial Plan provides regulations for detail plans.
- All plans have to be prepared in accordance higher level plans - District Municipality Spatial Plan, Planning Region Spatial Plan, National Spatial plan (regulations and guidelines).
- A Detailed development plan is necessary for new buildings that form part of a settlement or if the building has a significant impact on its surroundings, as well as for sensitive areas. It is legally binding.

For all levels of spatial planning and development planning are elaborated procedures for citizen participation and open access to planning information and documents.