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APPLICATION FEES

TYPE OF APPLICATION

Rezoning - single family lots	\$2,578.00
Rezoning - Multi-family use	\$4,708.00
Rezoning - Commercial, Industrial, Institutional use	\$4,708.00
Rezoning - Comprehensive Development Zone (additional to rezoning)	\$2,035.00
Zoning Bylaw Text Amendment - no land rezoned	\$1,913.00
Public Hearing Fee	\$882.00
Public Information Meeting (paid prior to meeting)	\$271.00
To extend an inactive rezoning application	\$678.00
Official Community Plan Amendment - no rezoning	\$1,913.00
Official Community Plan Amendment with rezoning	\$1,052.00
Official Community Plan Amendment for temporary industrial use permit/ Temporary commercial use permit	\$1,913.00
 Strata Title Conversion	 \$1,038.00
 Subdivision Examination (consolidation/lot line adjustment - no additional lots)	 \$1,085.00
Subdivision/Bare Land Strata Examination (2 or more lots)	\$2,422.00
Subdivision Approval Fee (per new lot)	\$68.00
Phased Strata Subdivision Examination	\$346.00
Intent to create a Strata Plan by declaration of Phased Development (Form P) approval	\$210.00
Preliminary Subdivision and Bare Land Strata Approval Renewal	\$346.00
 Development Permit for one single family unit (Environmental)	 \$692.00**
Development Permits for all other purposes	\$2,442.00**
Minor Amendments to An Issued Development Permit	\$336.00
Development Variance Permits for a single family unit	\$1,058.00**
Development Variance Permits for all other purposes	\$2,442.00**
Temporary Commercial and Industrial use Permits	\$2,103.00**
 Agricultural Land Reserve – Exclusion, Subdivision or Non-Farm Use	 \$600.00
(\$300.00 - municipal portion)	
 Soil Deposit Permit - within the ALR	 \$746.00
Soil Deposit Permit - outside the ALR	\$204.00
Soil Deposit Permit Security - see Bylaw No. 4570-1991.	
Tree Cutting Permit - more than 3 trees on a parcel of 1 ha or less	\$204.00
Tree Cutting Permit - more than 3 trees on a parcel of 1 ha or more	\$407.00
Tree Replacement Security - See Bylaw No. 5896-2000	\$543.00/tree
Landscape Design Review and Inspection (2% of landscaping value)	\$280.00 (min)
Landscape Design Review and Inspection (2% of landscaping value)	\$2,799.00 (max)
Administration Charge	\$271.00
Land Use Information Letters	\$136.00
Heritage Alteration Permit	\$68.00

** An additional \$50.00 deposit at the time of application is required for registration of a Development Permit or Development Variance Permit. This fee is refundable if the application is denied by Council or withdrawn prior to Council approval.

*** An additional \$0.15/cubic metre for <1000 m³ of fill or \$0.30/cubic meter for >1000 m³ of fill is required prior to permit issuance. This is a refundable fee if the applicant does not proceed as intended.

Refund Policy:

1. **Where a refund occurs prior to 14 days after submission 90% of fees paid shall be refunded.**
2. **Where a refund event occurs after 14 days has lapsed since the submission date the amount refunded shall be no greater than the Public Hearing fee.**
3. **Where a refund event occurs after the application has proceeded to Public Hearing there shall be no refund of fees paid.**
4. **There is no refund for applications that do not require a Public Hearing.**

April 1, 2011

ZONING INFORMATION

General Information only - this is not a Bylaw. Consult Zoning and Subdivision Bylaws for details.

Zone	Description	Minimum Parcel Size	Height	Principal Use Minimum Setback				Comments
				Front	Rear	Ext.	Int.	
A-1	Small Holding Agricultural	2.0 ha	11	7.5	7.5	3	1.5	no Residential use permitted
A-2	Upland Agricultural	4.0 ha	11	7.5	7.5	3	1.5	
A-3	Extensive Agricultural	8.0 ha	11	7.5	7.5	3	1.5	
A-4	Intensive Greenhouse District	0.80 ha	11	7.5	7.5	4.5	1.5	
A-5	Agricultural Only	8.0 ha	12	15	15	15	15	
R-1	Residential District	371 m ²	9	5.5	8	3	1.2	minimum floor area required municipal/community Water well water large urban lots duplex nor 2 1/2 storeys nor 4 storeys minimum 5 storeys nor 2 1/2 storeys nor 2 storeys nor 1 storey nor 2 storeys
R-2	Urban Residential District	315m ²	9.75	3.0*	13*	3.0	1.2	
R-3	Special Amenity Residential District	213 m ²	9.75	3.0*	11*	2.0	1.2	
CD-1-93	Amenity Residential District	371m ²	9	3*	14.5*	3*	1.2*	
RS-1	One Family Urban Residential	668 m ²	11	7.5	7.5	4.5	1.5*	
RS-1a	One Family Amenity Residential	668 m ²	11	7.5	7.5	4.5	1.5*	
RS-1b	One Family Urban (Medium Density) Residential	557 m ²	9.5	6	6	3	1.5	
RS-1c	One Family Urban (Low Density) Residential	1200m ²	11	9	9	9	2.5*	
RS-1d	One Family Urban (Half Acre) Residential	2000 m ²	11	9	9	9	2.5*	
RS-2	One Family Suburban Residential	0.40 ha	11	7.5	7.5	4.5	1.5*	
RS-3	One Family Rural Residential	0.80 ha*	11	7.5	7.5	4.5	1.5*	
SRS	Special Urban Residential	837 m ²	11	7.5	10	4.5	2	
RT-1	Two Family Urban Residential	891 m ²	9.5	7.5	7.5	4.5	1.5*	
RM-1	Townhouse Residential	557 m ²	10.5	7.5	7.5	7.5	7.5	
RM-2	Medium Density Apartment	1300 m ²	15	7.5	7.5	7.5	7.5*	
RM-3	High Density Apartment	1300 m ²		7.5	7.5	7.5	7.5*	
RM-4	Multiple Family Residential	1115 m ²	10.5	7.5	7.5	7.5	7.5*	
RM-5	Low Density Apartment Residential	1115 m ²	10.5	7.5	6	7.5	6	
RE	Elderly Citizens Residential	2.0 ha	12	7.5	9	7.5	4.5	
RMH	Mobile Home Residential	4.0 ha	4.5	4	4	6	6	
RG	Group Housing	0.80 ha	10	7.5	9	4.5	4.5	
RG-2	Suburban Residential Strata	4.0 ha	10	15	15	15	8	
RG-3	Rural Residential Strata	10.0 ha	10	15	15	15	8	
C-1	Neighbourhood Commercial	668 m ²	7.5	7.5	6	7.5	1.5	single store and residence urban neighbourhood centre pedestrian commercial/residential commercial/residential mix nor 2 1/2 storeys nor 2 1/2 storeys auto oriented uses self serve gas stations gas station, convenience store, residence motel/camping roller rink, racquet centres etc.
C-2	Community Commercial	2500 m ²	7.5	3	6	3	0	
C-3	Town Centre Commercial	186 m ²	0	0	6	0	0	
CRM	Commercial/Residential		24*	0	6*	0	0	
H-1	Heritage	186 m ²	11	0	6	0	0	
C-4	Neighbourhood Public House Urban Commercial District	186 m ²		0	6	0	0	
C-4a	Neighbourhood Public House Suburban Commercial District	929 m ²	11	0	7.5	0	0	
C-5	Village Centre Commercial	668 m ²	11	3	6	3	0	
CS-1	Service commercial	929 m ²	7.7	9	6	7.5	0	
CS-2	Gasoline Service Bar	1100 m ²	6	9	4.5	7.5	6	
CS-2a	Community Service Station	1100 m ²	7.5	9	6	7.5	6	
CS-3	Tourist Commercial	0.80 ha	7.7	9	6	12	12	
CS-4	Recreation Commercial	0.40 ha	7.7	9	6	7.5	7.5	
M-1	Service Industrial	2000 m ²	12	6	6	6*	3*	light industrial use completely enclosed within a building gravel pits
M-2	General Industrial	2000 m ²	18	6	6*	6	1.5	
M-3	Business Park	2000 m ² *	15	6	3*	4.5	1.5	
M-4	Extraction Industrial	2.0 ha	15	7.5	7.5	7.5	7.5	
M-5	High Impact Industrial	2.0 ha	18	15	15*	15*	15*	
P-1	Park and School		18	7.5	7.5	7.5	7.5	includes private hospital boarding of children church, day care church/private education municipal offices, works yards, hospitals, colleges etc.
P-2	Special Institutional	668 m ²	11	*	*	*	*	
P-3	Children's Institutional	0.40 ha	11	*	*	*	*	
P-4	Church Institutional	0.40 ha	11	7.5	7.5	4.5	3	
P-4a	Church Institutional/Educational	0.40 ha	10	7.5	7.5	7.5	7.5	
P-5	Corrections and Rehabilitation		30	7.5	9	7.5	4.5	
P-6	Civic Institutional		18	*	*	*	*	

* See the Bylaw for special conditions.

SCHEDULE "D"

5794-1999

MINIMUM LOT AREA AND DIMENSIONS

Except as otherwise provided in this Bylaw, the minimum area, width and depth of lots to be created by subdivision shall be in accordance with this Schedule. Lots to be created in zones which are not specified herein shall conform to the minimum lot area and dimension requirements specified in the applicable zone.

<u>ZONE</u>	<u>MINIMUM WIDTH</u>	<u>MINIMUM DEPTH</u>	<u>MINIMUM AREA</u>	
A-1	60 m	150 m	2.00 ha	
A-2	75 m	150 m	4.00 ha	
A-3	100 m	150 m	8.00 ha	see item 2 below
R-1	12 m	see item3 below	24 m	371 m ²
6758 R-2	see Section 601B			
5523 R-3	see Section 601C for details			
CD-1-93	12 or 15m	see item5 below	24 or 30 m	371 m ²
RS-1	18 m	27 m	668 m ²	see item 1 below
RS-1a	18 m	27 m	668 m ²	
RS-1b	15 m	27 m	557 m ²	
RS-1c	24 m	36 m	1200 m ²	
RS-1d	30 m	40 m	2000 m ²	
RS-2	36 m	60 m	.40 ha	
RS-3	60 m	75 m	.80 ha	see item 2 below
6643 RST	See Section 601D, Item 7.0 Minimum Lot Size		See Section 601D, Item 7.0 Minimum Lot Size	
6650 RST-SV	See Section 601E, Item 7.0 Minimum Lot Size		See Section 601E, Item 7.0 Minimum Lot Size	
SRS	18 m	27 m	837 m ²	
RT-1	22 m	30 m	891 m ²	
5523 RM-1	18 m		557 m ²	
RM-2	30 m		1300 m ²	
RM-3	30 m		1300 m ²	
RM-4	18 m		1115 m ²	
RM-5	30 m		1115 m ²	
6380 RM-6	30 m		2000 m ²	
RE	60 m		2.00 ha	
RG	60 m		.80 ha	
RG-2	75 m		4.00 ha	
RG-3	125 m		10.00 ha	
RMH	75 m		4.00 ha	
C-1	18 m	27 m	668 m ²	see item 6
below				
C-2	30 m	70 m	2500 m ²	
C-3	6 m	27 m	186 m ²	
C-4	30 m	30 m	929 m ²	see item 6
below				
C-5	6 m	27 m	668 m ²	
6585 C-6	30m	70m	4047m ²	
CRM	18m	27m	668m ²	

	H-1	6 m	27 m	186 m ²	
	CS-1	18 m	36 m	929 m ²	see item 6 below
	CS-2	30 m	36 m	1100 m ²	
	CS-3	36 m	60 m	.40 ha	
	CS-4	36 m	60 m	.40 ha	see item 6 below
	M-1	30m	50m	2000 m ²	
6647	M-2	30m	50m	2000 m ²	
	M-3	30m		2000 m ²	see item 4 below
	M-4	60m	150m	2.0ha	
	M-5	60m	75m	2.0ha	
	P-2	18 m	27 m	668 m ²	
	P-3	36 m	60 m	.40 ha	
	P-4	36 m	60 m	.40 ha	
	P-4a	36 m	60 m	.40 ha	

1. In the RS-1 zone, where a Municipal water supply system is provided upon subdivision but no Municipal sanitary sewer system is provided:
 - (a) lot area shall be not less than .4 hectares; and
 - (b) notwithstanding the foregoing, where the Municipality has received in writing the certification of the Local Medical Health Officer that the proposed lot area in a subdivision will assure continued adequate septic tank operation and will create no health hazard when all lots in the subdivision are occupied and adjacent lands are similarly developed and where the Municipality has established a plan providing for subsequent resubdivision of the land for small lot urban development, lot area in the subdivision shall be not less than 2000 m².
2. In the RS-3 and A-4 zones, where a community water system as defined herein is not provided upon subdivision, the lot area in the subdivision shall be not less than 2.0 hectares and the lot width shall be not less than 60 metres.
3. In the R-1 zone where a comprehensive plan of development has been provided upon subdivision, the minimum width at the building line may be reduced to a minimum of 6 metres, provided that at a line parallel to the building line and 8 metres to the rear thereof, the minimum width shall be 12 metres.
4. In the M-3 zone, a minimum development site area for subdivision of 10 hectares is required.
5. In the CD-1-93 zone, the width shall be measured at a distance of 5.5 metres from the front lot line.
6. For these zones, parcel size and dimensions are dependent upon available servicing. See text of relevant zone for details.



DEVELOPMENT COST CHARGES

LAND USE

Bylaw 6865-2011
Adopted
October 26, 2011

GROWTH AREA

Single Family/Duplex	\$ 19,099/unit
Townhouse	\$ 15,810/unit
Apartment	\$ 9,057/unit
Commercial	\$ 22,428/ha (\$31.73/m ²)
Institutional	\$ 62,794/ha

INFILL AREA

Single Family/Duplex	\$ 16,714/unit
Townhouse	\$ 12,993/unit
Apartment	\$ 8,047/unit
Commercial	\$ 4,005/ha (\$25.44/m ²)
Industrial	\$ 3,794/ha (\$12.15/m ²)

RURAL AREA

Single Family/Duplex (No Municipal Water)	\$ 8,823/unit
Single Family/Duplex (Municipal Water)	\$ 9,923/unit

TOWN CENTRE COMMERCIAL AREA

Commercial	\$ 4,005/ha
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Deep Roots
Greater Heights

POLICY MANUAL

Title: DEVELOPMENT INFORMATION MEETINGS	Policy No: 6.20 Supersedes: Revised January 26, 2010
Authority: <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational Approval: <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT <input type="checkbox"/> General Manager	Effective Date: March 22, 2005 Review Date:

POLICY STATEMENT:

That with respect to Development Information Meetings, be it resolved that the policy take effect when approved by Council.

1. For any application involving an Official Community Plan amendment (other than a conservation boundary adjustment or for legal reasons), or for the rezoning of land to permit a significant amount of development in compliance with the Official Community Plan (any development proposing 25 or more dwelling units – or in the case of a staged development, where the site has the potential for 25 or more dwelling units) or where in the opinion of the Director of Planning, that a smaller development could have a significant impact on the amenities or character of the surrounding area particularly in the area of infill development , the applicant shall be required to hold a Development Information Meeting. The meeting is the responsibility of the applicant to host and all costs related to the meeting are to be assumed by the applicant. A fee is also charged by the Municipality to cover the cost of staff time as set out in the current District of Maple Ridge Fee By-law, should a staff member attend the meeting as an observer.

For such proposals, the following materials should be made available at the Public Information Meeting:

- a) **Project Analysis**
 - reconciliation of major elements of the plan
- b) **Neighbourhood Context**

That may include:

 - overall relationship in character and massing to the surrounding area
 - impact on views
 - relationship to adjacent buildings
- c) **Site Planning**

That may include:

 - effectiveness of building locations and open spaces
 - parking access and provision
 - cross-sections or topographic information for sloping sites
 - inventory of site features, including plants and vegetation to be retained
 - preliminary grading information
 - extent of soft and hard landscaping

- d) **Building Design**
That may include:
 - general massing and overall articulation
 - appropriateness of form to use
 - roofscape-form and function (screening of essential services)
 - e) **Comment sheets**
 - The distribution of a comment sheet to allow the public to record any concerns or comments they might have with the project or any aspect of the project is recommended.
2. The applicant shall be responsible for the format of the meeting and the keeping of a detailed record of the meeting. After the meeting, a summary report shall be submitted to the Planning Department as soon as possible. The report should include the meeting record, copies of all comment sheets, an analysis of the comment sheets, and a discussion on how the issues and concerns identified from the Development Information Meeting are to be addressed in the project.
 3. Applicants will be required to discuss the timing of the development information meeting with the Planning Department and agree upon the appropriate scheduling of the meeting. An applicant who holds a development information meeting without having reached agreement with the Planning Department will be required to reschedule another meeting at an agreed upon time.
 4. Staff from the Planning Department will not generally attend the meetings but may attend as an observer at the discretion of the Director of Planning.
 5. The arrangement for and provision of facilities for the Development Information Meeting are the responsibility of the applicant. The meeting should be at a time that ensures adequate opportunity for the public to attend. The location of the meeting should be in close proximity to the project site and should be large enough to accommodate the anticipated turnout. Appropriate venues may include community halls, schools or churches, but do not include private homes and/or offices of applicant.
 6. The applicant shall be responsible for all notification of the Development Information Meeting. The notice shall contain the following:
 - a) The application number;
 - b) The location of the subject property;
 - c) The purpose of the application;
 - d) The date, place, and time of the Development Information Meeting;
 - e) An invitation to obtain information on the application from either the Planning Department or the developer/applicant with contact numbers;
 - f) A map showing the location of the property(ies) involved in the application;
 7. The applicant should mail or otherwise deliver the notice of the meeting to all property owners and residents within 50 metres of the subject property(s) and to the Planning Department, at least 10 days in advance of the meeting date. The Planning Department will provide applicants with a list of property owners, their mailing addresses and mailing labels.
 8. The notice of the Development Information Meeting must be published in at least 2 consecutive issues of a local newspaper, the last publication to appear not less than 3 and not more than 10 days before the meeting. The notice must be a minimum 9 cm x 12 cm (3 inches x 4 inches) in size and include a property location map, the civic address of the property under application, the date, time and location of the Development Information Meeting, and a contact number for the applicant and the Planning Department.

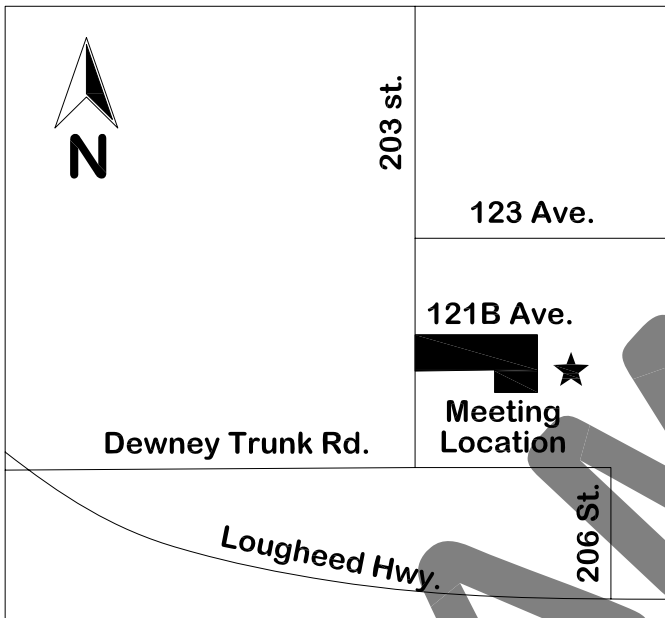
9. Notification signs shall be posted on the site in accordance with the District of Maple Ridge Policy regarding the Posting of Development Signs.

PURPOSE:

To establish a minimum standard for the hosting of a meeting by a developer to inform the public of proposed development changes in their neighbourhood and to allow for the identification of issues and concerns early on in the development process.

Development Information Meeting

You are invited to attend a development information meeting where representatives from (your company name here) will present details on an Official Community Plan Amendment and Rezoning Application (RZ/xxx/xx) at (insert addresses). The purpose of the application is to develop (insert information eg. 21 single family lots from 380-400 square metres in size). The intention of this public meeting is to seek input from the area residents on the proposed amendments and address any questions which may arise.



The meeting
will be held on

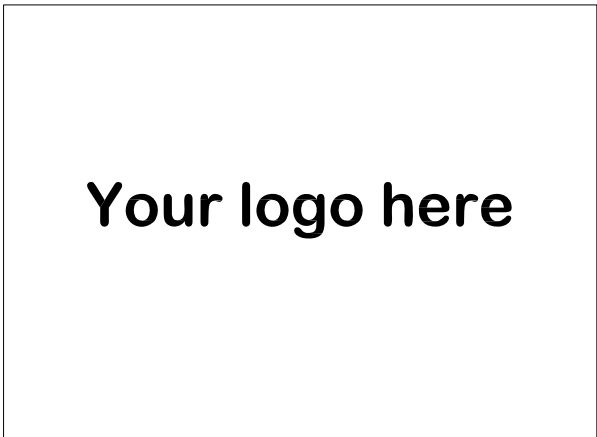
Date & Time
at
Location

Please join us. Your thoughts are important to us. If you are unable to attend the meeting and would like information regarding this proposal, please contact:

Company Contact Info

OR

Planning Department
District of Maple Ridge
11995 haney Place
604.467.7341



Your logo here

SCHEDULE A

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT, BYLAW NO. 254, 2010

FRASER SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

<u>Description</u>	<u>Rate</u>
1. Single Family Residential Use	\$1,731 per Dwelling Unit
2. Townhouse Residential Use	\$1,515 per Dwelling Unit
3. Apartment Residential Use	\$1,082 per Dwelling Unit
4. Non-Residential Use	\$0.811 multiplied by the number of square feet of Floor Area.

GVS & DD Definitions

“Apartment Residential Use” means any Dwelling Unit which is or will be situated in any building or structure that consists of, or will consist of, at least two floors containing four or more Dwelling Units, other than Dwelling Units that are Townhouse Residential Use;

“Floor Area” means:

- (i) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles; or
- (ii) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the Building Permit applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles;

“Single Family Residential Use” means:

- (i) a Parcel that results from a Subdivision that is used or may be used for a single building or structure that contains up to three Dwelling Units; or
- (ii) a Dwelling Unit that is or will be situated in a single building or structure that is constructed, altered or extended on a single Parcel and that contains up to three Dwelling Units;

“Townhouse Residential Use” means any Dwelling Unit which is or will be situated in any building or structure containing four or more Dwelling Units and which has a principal entrance which provides direct outdoor access at or from ground level;



THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows)

CAPITAL BYLAW No. 1A– 2007

A BYLAW BY THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows) (hereinafter called the “Board”) to replace the Capital Bylaw No.1 – 2001, School Site Acquisition Charge Capital Bylaw, adopted on May 29, 2001. The School Site Acquisition Charge Capital Bylaw No. 1A-2007 sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge Regulation 17/00.

WHEREAS, School District No. 42 (Maple Ridge – Pitt Meadows) is an eligible school district pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* for which the Board has indicated an eligible school site requirement in its approved capital plan beginning in 2003;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2007/2008 Eligible School Site Proposal, incorporated in the school district’s 2007-2011 Five Year Capital Plan submission to the Ministry of Education;

AND WHEREAS, the board approved the 2007/2008 Eligible School Site Proposal which indicates a significant increase in serviced land cost of eligible school sites from its original estimate in 2003/2004;

AND WHEREAS, the Ministry of Education provided notice that the Eligible School Site Proposal included in the 2007-2011 Five Year Capital Plan for School District No. 42 (Maple Ridge – Pitt Meadows) was accepted by the Minister of Education on April 13, 2007;

AND WHEREAS, the Board of School Trustees is required to introduce revisions to the School Site Acquisition Charge Capital Bylaw, as required, within 60 days of the notice from the Ministry;

NOW THEREFORE the Board of School Trustees for School District No. 42 (Maple Ridge – Pitt Meadows) in open meeting assembled, ENACTS AS FOLLOWS:

1. “**Eligible Development**” means
 - a) a subdivision of land in School District No.42 (Maple Ridge – Pitt Meadows), or
 - b) any new construction, alteration or extension of a building in School District No.42 (Maple Ridge – Pitt Meadows) that increases the number of self-contained dwelling units on a parcel.

2. “**School Site Acquisition Charge**” is a charge collected by local government, for each new residential parcel to be created by subdivision and for new multiple family residential units to be constructed on an existing parcel, for the purpose of providing funds to assist school boards to pay the capital costs of meeting eligible school site requirements pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge regulations.

3. Pursuant to Part 26, Division 10.1 of the *Local Government Act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the school district in accordance with the following formula:

$$SSAC = [(A \times B) / C] \times D$$

Where

SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;

A = \$22,525,000 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 9,351 (Eligible development units projected for the 2007 capital plan submission); and

D = a factor set by Provincial Regulation for the prescribed categories of eligible development.

4. The charges applicable to the categories of eligible development as prescribed by British Columbia Regulation 17/00 for the school district are set in the table below:

Prescribed Category of Eligible Development (BC Regulation 17/00)	D =(Factor set by BC Regulation 17/00)	School Site Acquisition Charge (per unit) SSAC = [(A x B) – A1 / C] x D
Low Density (less than 21 units / gross ha.)	1.25	\$1,000
Medium Low (21-50 units / gross ha)	1.125	\$900
Medium (51 –125 units / gross ha)	1.0	\$800
Medium High (126-200 units / gross ha)	0.875	\$700
High Density (greater than 200 units / gross ha)	0.75	\$600

**Pursuant to Provincial Regulations, maximum charge is \$1,000.*

5. The school site acquisition charge amendment does not come into effect until 60 days after the adoption day of this bylaw. The implementation date for the collection of charges will be June 25, 2007.
6. Any subdivision or building permit application accepted by local government prior to June 25, 2007 will not be subject to the school site acquisition charge provided that a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to June 27, 2008.

7. A school site acquisition charge is not payable if any of the following applies:
- (a) The eligible development is within a category that is exempt from school site acquisition charges pursuant to BC School Site Acquisition Charge Regulations;
 - (b) A school site acquisition charge has previously been paid for the same eligible development unless, as a result of further subdivision or issuance of a building permit, more eligible development units are authorized or will be created on a parcel;
 - (c) Where a building permit is issued on an existing parcel, which after construction, alteration or extension, the parcel will contain three or fewer self-contained dwelling units.
8. This Bylaw shall be cited for all purposes as the “School District No.42 (Maple Ridge-Pitt Meadows) Capital Bylaw No. 1A- 2007 (Re: School Site Acquisition Charge Capital Bylaw)”.

READ A FIRST TIME THE 25TH DAY OF APRIL, 2007

READ A SECOND TIME THE 25th DAY OF APRIL, 2007

READ A THIRD TIME, PASSED AND ADOPTED THE 25th DAY OF APRIL, 2007

Chair of the Board

Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of **School District No. 42 (Maple Ridge – Pitt Meadows) Capital Bylaw No. 1A-2007**, adopted by the Board the 25th day of April, 2007 .

Secretary-Treasurer



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TITLE: *DEVELOPMENT SIGN SPECIFICATIONS*
POLICY NO. *6.21*
APPROVAL DATE: *January 22, 2002*

POLICY STATEMENT:

That with respect to the posting of development signs, be it resolved that the policy take effect when approved by Council.

1. This policy shall apply to all Official Community Plan or Rezoning development applications.
2. Development signs shall be placed to indicate to the general public the intent of a development application and to indicate that the property(ies) involved in an application.
3. The developer/applicant shall be solely responsible for the preparation, placement and maintenance of the sign(s) and there shall be no cost to the municipality.
4. Each developer/applicant involved shall receive from the municipality a letter indicating when the sign(s) must be placed. The sign(s) shall be placed on the site a minimum of 21 calendar days following a development application being received by the municipality. Failure to place the sign at the property may prevent further processing of the application. A photo of the sign on the property must be provided as part of the development application.
 - Notification of a Development Information Meeting must be placed on the site a minimum of 10 calendar days prior to the Development Information Meeting. Failure to place the sign at the property 10 days prior to the scheduled Development Information Meeting will invalidate the Development Information Meeting and another meeting will be required.
 - Notification of a Public Hearing must be placed on the site a minimum of 10 calendar days prior to the Public Hearing. Failure to place the sign at the property 10 days prior to the scheduled Public Hearing will result in the application being withdrawn from the agenda of that Public Hearing.

The sign(s) must remain on the site until the development application is approved or denied. The sign is to be removed within 30 days after the Public Hearing.

5. The sign(s) shall be placed in a prominent location on the site. Where a site abuts more than one road, one sign for each road frontage may be required.

6. The size, layout and arrangement of text on the sign(s) shall be according to the attached sketches. The overall dimensions of the sign shall be 1.2 metres (4 ft.) by 2.4 metres (8 ft.).
7. The sign text shall be subject to the approval of the municipality and shall contain the following information:
 - a) The development application number;
 - b) The purpose of the application;
 - c) A description of development proposal (lot sizes, number of units, etc.);
 - d) The date, place and time of the Development Information Meeting;
 - e) The date, place and time of the Public Hearing;
 - d) An invitation to obtain information from either the Planning Department or the developer/applicant with contact numbers.
8. The sign(s) shall contain a 0.6 metre (2 ft.) by 0.6 metre (2 ft.) map showing the location of the property involved in the application.

PURPOSE:

To ensure proper notification to the public of proposed development changes in their community.

All text within the blank areas must be approved by the Planning Department prior to construction of the sign. All text is helvetica, and all text colour must be black. The sign background colour is white

0.6 m

DEVELOPMENT APPLICATION

(12345 120 A St.)

No. 2011-00-RZ

10 cm

PROPOSED Rezoning from RS-3 to RS-1b to enable the development of single family lots

Number of lots: 40

Lot size: 557sq. m. – 583 sq.m.

(These numbers are approx. only and may change before final approval)

DEVELOPER: SPR Development Group 6.5 cm

604-123-4567

PLANNING DEPARTMENT

604-467-7341

See below for the information which should appear in this area.

SUBJECT MAP
showing project location, adjoining roads and properties and north arrow

1.2 m

1.2 m

2.4 m

This proposal will be presented at a Development Information Meeting in the _____ on _____ at _____ pm.

BACKGROUND COLOUR – OLYMPIC BLUE

This proposal will be presented at a Public Hearing in _____ the Council Chambers at the Municipal Hall on _____ at _____ pm.

BACKGROUND COLOUR – TOMATO RED

4 cm

SAMPLE SIGN



**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**
PLANNING DEPARTMENT



REQUIREMENTS AND APPLICATIONS FOR **SITE PROFILES & CONTAMINATED SITES REGULATION**

All applications for rezoning, subdivision, development permit, development variance permit, soil removal permit and demolition permit are to be accompanied by a completed Site Profile for contaminated soil. Site profiles are forms that require information about the past and present uses of a site, as well as basic land descriptions.

The completed Site Profile will be processed in parallel with your development application. Completed site profiles are to be returned to the District of Maple Ridge. Once a satisfactorily completed site profile has been received by the District, the District will assess the site profile to determine whether it needs to be forwarded to the Ministry of Environment for evaluation. The District will not be able to approve your development application until this evaluation is completed by the Ministry.



DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT

CONSENT FORM

Complete the appropriate statement:

1. _____

(Owner(s) Please Print)

Solemnly declare that I am the owner as defined in the Local Government Act of the real property described as:

and I am registered as such in the Land Title Office, New Westminster, BC.

2. I _____

(Agent, Please print)

Solemnly declare that I am the authorized agent of the registered owner(s) of the real property described in paragraph 1 above.

It is understood that until the Corporation is advised in writing that the above named agent no longer acts on my behalf in the premises, the Corporation shall deal exclusively with that agent with respect to all matters pertaining to the application and is under no obligation to communicate with me or any other person other than the agent with regard to the application.

Agent _____
(Print) (Sign)

Owner _____
(Print) (Sign)

Owner _____
(Print) (Sign)

Date _____

Agent Info:

Address & Postal Code

Telephone: _____ Cell: _____ Fax: _____

Email: _____

Date _____

Date Received _____

