



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to place the sign at the property 10 days prior to the scheduled Public Hearing will result in the application being withdrawn from the agenda of that Public Hearing.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.

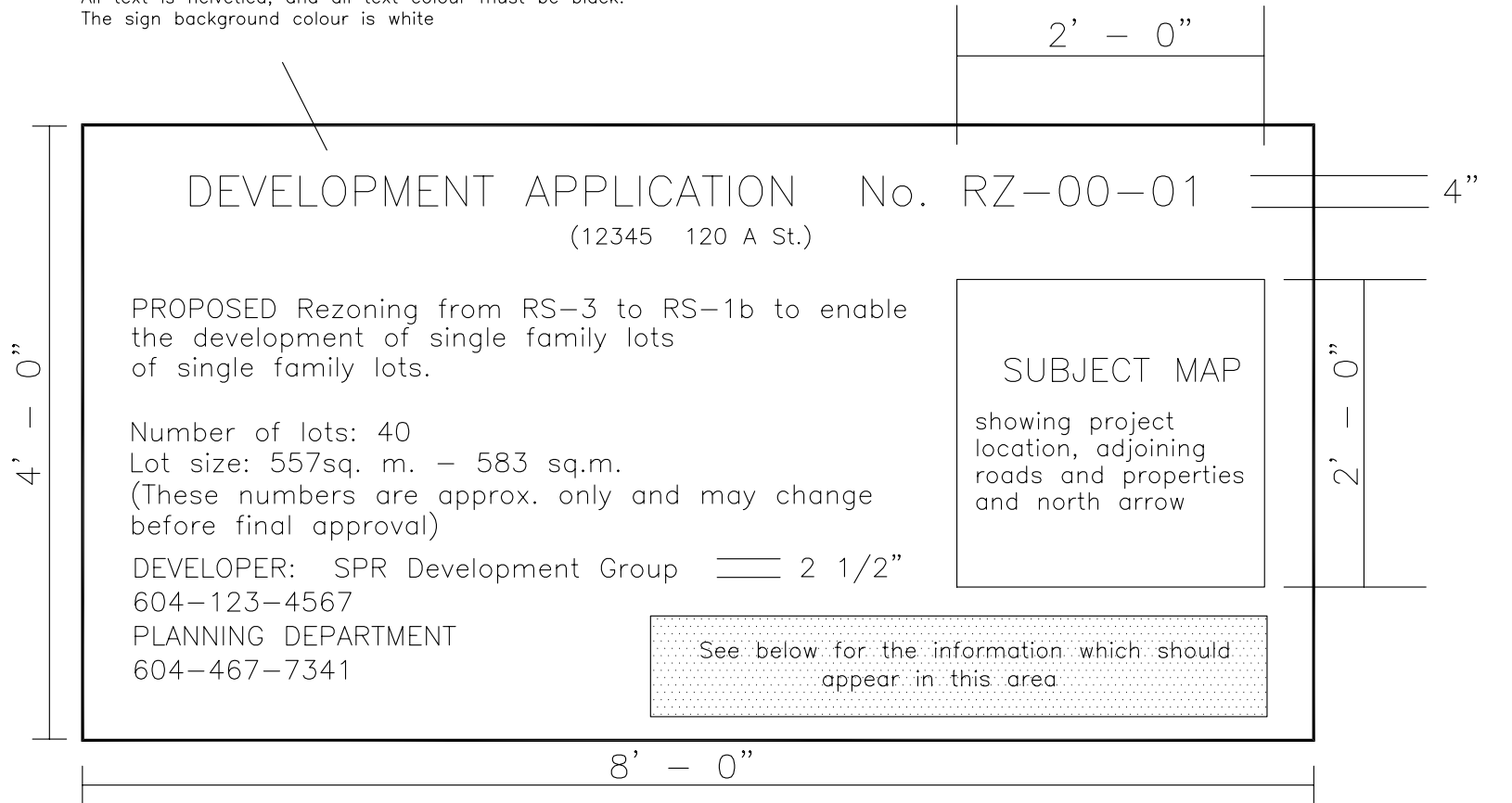
5. The sign(s) shall be placed in a prominent location on the site. Where a site abuts more than one road, one sign for each road frontage may be required.
6. The size, layout and arrangement of text on the sign(s) shall be according to the attached sketches. The overall dimensions of the sign shall 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



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

SAMPLE SIGN



CORPORATION OF THE
 DISTRICT OF MAPLE RIDGE
 PLANNING DEPARTMENT