

A GUIDE TO REZONING

This guide is intended to explain the rezoning process in the City of Maple Ridge. This guide has been prepared for convenience only and is not intended to take the place of municipal bylaws or provincial legislation.

Each property in the City of Maple Ridge has a zoning classification. Zoning is intended to ensure the orderly development of the community and avoid conflicts between incompatible uses. Zoning may regulate the following:

- The use of land, buildings, and other structures;
- The density of the use of land, buildings, and other structures;
- The siting, size, and dimensions of the permitted uses, buildings, and other structures; and
- The shape, dimensions, and area of parcels that may be created by subdivision.

Rezoning is the process of legally changing the zoning classification of a property. Prior to any development taking place on a property, the applicant should check the existing zoning regulations. If the development is not permitted under the existing zone, the applicant must apply to change the zoning classification of the property.

All rezoning applications must be approved by Council and adopted in the form of a zoning amendment bylaw. Any rezoning application should benefit the community and should not result in conflicts with the Official Community Plan. Rezoning can be a lengthy process as it involves a public hearing and four readings of the zoning amendment bylaw and may include the resolution of servicing deficiencies and approval from the senior government agencies.



Step 1: Pre-Application Meeting



Prior to submitting a rezoning application, it is required that the applicant meet to discuss the proposal with staff to allow the initial review of the application in line with the City bylaws and policies and familiarize themselves with the general rezoning requirements.



Step 2: Application Submission

A complete application is required to be submitted to the Planning Department. Complete application should include all the associated applications, required information and materials that are outlined in the “Pre-Application Review Letter” and the “Application Submission Checklist”, along with the applicable fees. An incomplete application will not be accepted.

For the rezoning applications that were received prior to July 26, 2023, a complete application may be received within one year from the date when the first reading to the zoning amendment bylaw is granted.



Step 3: Staff & External Agencies Review

Once all the required information is submitted, the rezoning application will be reviewed by the Planning Department for compliance with City bylaws and policies. The application will also be circulated to various internal departments and external agencies for review and comments. This may result in the need for clarification, additional information, or revisions to the proposal.



Step 4: Council Consideration

Following the detailed review of the application and the required revisions to the submission to meet the City’s requirements, a report will be prepared by staff for the Council’s consideration of the rezoning application. The rezoning application will then be considered by the Committee of the Whole, and subsequently, by Council at a regular meeting where Council may consider the application, require additional information, or deny the application. If Council decides to consider the application, Council will grant first and second readings to the zoning amendment bylaw and forward the application to a Public Hearing.



Step 5: Public Hearing

In accordance with the Local Government Act, a Public Hearing may be required for the proposed zoning amendment bylaw. This is an opportunity for anyone whose interests may be affected by the proposed development to express their comments to Council. Following the Public Hearing, Council may consider the application, request additional information, or deny the application. If Council decides to consider the application, Council will grant third reading to the rezoning amendment bylaw.



Step 6: Meeting Requirements and Final Adoption

Following the third reading, the applicant will be informed of any outstanding requirements that must be addressed before the final adoption is granted. Once all the requirements are met, Council may consider the zoning amendment bylaw for final adoption.

For further information please contact the Planning Department:

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