

BUILDING/DEVELOPMENT PERMIT – ENGINEERING REQUIREMENTS

The following are some of the items that **MAY** be required by Engineering as part of Building Permits. The applicant will be contacted once Engineering has completed their full review.

SERVICES (STORM, WATER, SANITARY):

- Please note applicant should take into consideration the cost associated with new or replacement of existing services which may be required (sanitary, storm and water including a water meter) during project planning.
- Disconnections of existing services must be completed prior to demo if require
- Service connections or upgrades are required to be completed prior to Building permit being issued
- Contact engineering@pittmeadows.ca for the application Permit for Water, Sanitary and Drainage Disconnection and/or Connection application. There is a \$200 application fee.
- A water meter, if not already installed, will be required or replaced if not acceptable.
- **Rural only:** Please note this will also require a backflow assembly
- A fire suppression engineer may also need to determine if a high flow meter is required to accommodate the flow if the sprinklers are activated.
- Please note that replacement of existing service connections (sanitary, storm, and/or water) from the Property Line to the City main if required will be at the Applicant's cost.
- A geotechnical report may be required confirming the land may be used safely for the use intended as it relates to the high-water table and concerns regarding the integrity of the basement/foundation.
- Please refer to the City of Pitt Meadows Waterworks Bylaw and City of Pitt Meadows Sanitary Sewer and Drainage Bylaw <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>
- Please note that developments with more than two dwelling such as 3, 4, 5 or 6-plex developments will require the developer to employ and retain a Consultant Engineer to review capacity of existing utilities and design servicing.

DEVELOPMENT COST CHARGES (DCC) AND AMENITY COST CHARGES (ACC):

- Please note applicant should take into consideration the cost associated with DCC and ACC during project planning.
- Please refer to the City of Pitt Meadows website DCC and ACC links below for additional information:
<https://www.pittmeadows.ca/homes-development/development-cost-charges>
<https://www.pittmeadows.ca/homes-development/property-development/amenity-cost-charges>

HIGHWAY USE PERMIT:

This permit is required with most Building permits when there is any potential damage to adjacent road and/or access and/or when traffic control may be required (please note this requires additional City approval)

- Highway Use Permit application to be completed (highlighted sections only) www.pittmeadows.ca/highwayuse
- Permit Fees \$257.50 (\$100 permit fee, \$157.50 inspection + GST)
- Security Deposit varies typically between \$1,000 - \$5,000,
- Permit requires insurance naming the City of Pitt Meadows as additional insured or Certificate Holder as

per section 3.10 and 4.4 of the application form

- Please refer to the City of Pitt Meadows Highway and Traffic Bylaw <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>

DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN (ESC):

This is to ensure, for example, that the project does not result in unauthorized material in our drainage systems.

- Please refer to the “Schedule C: Design Criteria Part A.4.11 Drainage, Erosion and Sediment Control Plan” of the City of Pitt Meadows Subdivision and Development Servicing Bylaw found under <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>
- The ESC plan must be signed and sealed by a Qualified Professional

STORM WATER MANAGEMENT PLAN (SWMP):

*This is to ensure that the project does not create additional demand on our drainage system. **Please note some exemptions apply.***

- Please refer to the “Schedule C Part E: Storm Drainage System” found in the City of Pitt Meadows Subdivision and Development Servicing Bylaw <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>
- SWMP must be signed and sealed by a Qualified Professional

CIVIC ADDRESSING

New addresses are provided and approved by Engineering if required

BOULEVARD LANDSCAPING:

- Landscaping is to be provided as per Part H Boulevard Landscaping of the City of Pitt Meadows Subdivision and Development Servicing Bylaw found under <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>
- Site plans to include boulevard, existing and/or proposed driveway and sidewalk with dimensions and a continuation of the on-site landscaping

LOT GRADING:

- Lot grading plan to be provided indicating existing and proposed elevations at intersections of property lines and the general direction of surface run-off within the site of the proposed subdivision or development and the adjoining properties. Refer to section E.3.19 of the City of Pitt Meadows Subdivision and Development Servicing Bylaw found under <https://www.pittmeadows.ca/city-hall/bylaw-services/find-bylaw>

Should you have any questions on the items above, please contact Engineering at (604) 465-2428 or engineering@pittmeadows.ca