



# SPECIAL COUNCIL MEETING AGENDA

Tuesday, April 1, 2025, 8:30 a.m.

Council Chambers

City Hall, 11995 Haney Place

All meetings are hybrid, allowing virtual or in person participation.

Pages

1. **CALL TO ORDER**  
**Territory Acknowledgement**  
The City of Maple Ridge carries out its business on the traditional and unceded territory of the Katzie (q'ícəy) First Nation and the Kwantlen (q'w'a:nλ'ən) First Nation.
2. **APPROVAL OF THE AGENDA**  
Special Council Meeting Agenda - April 1, 2025  
  
**RECOMMENDATION:**  
THAT the April 1, 2025, Special Council Agenda be approved as circulated.
3. **PUBLIC COMMENT ON AGENDA ITEMS**
4. **GENERAL MATTERS**
  - 4.1 **2025-2029 Financial Plan Bylaw 8019-2025** 3  
To approve the financial plan which incorporates 2025–2029 Capital Program, one-time decision packages approved in December 2024, previously approved capital projects currently underway, and ongoing decision packages from the December business planning session.  
  
**RECOMMENDATION:**  
THAT the 2025-2029 Financial Plan Bylaw 8019-2025 be given first, second and third reading.
  - 4.2 **Maple Ridge 2025 Property Tax Rates** 23  
To establish property tax rates for municipal and regional district purposes for 2025.  
  
**RECOMMENDATION:**  
THAT Maple Ridge 2025 Property Tax Rates Bylaw No. 8026-2025 be given first, second and third reading.
  - 4.3 **2025-2029 Sewer Rate Bylaw No. 8027-2025** 31  
To set the annual sewer rates, which levies fund the cost of providing both the City's local sewer infrastructure and maintenance, as well as regional wastewater treatment costs.  
  
**RECOMMENDATION:**  
THAT Maple Ridge Sewer Rate Amending Bylaw No. 8027-2025 be given first, second and third reading.

**4.4 Repeal Recycling Levy Bylaw No. 4655-1992**

To repeal the Recycling Charges Bylaw, as Recycle BC now provides curbside recycling services at no cost to residents.

**RECOMMENDATION:**

THAT Maple Ridge Bylaw No. 8028-2025 to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992 be given first, second, and third reading.

**5. ADJOURNMENT**

## 2025-2029 Financial Plan Bylaw 8019-2025

**Recommendation:**

**THAT the 2025-2029 Financial Plan Bylaw 8019-2025 be given first, second and third reading.**

**Report Purpose and Summary Statement:**

This report provides Council with a detailed overview of community engagement efforts that informed the proposed 2025–2029 Financial Plan. It also summarizes changes to the proposed tax increase made since the presentation in January 2025.

The Financial Plan Bylaw incorporates the 2025–2029 Capital Program, one-time decision packages approved in December 2024, previously approved capital projects currently underway, and ongoing decision packages from the December business planning session.

**Previous Council Action:**

In January 2025, Council received a tax increase update and directed staff to undertake community engagement on the proposed 2025-2029 Financial Plan.

**Financial Impact:**

The report identifies a property tax increase equivalent to \$137 for an average home valued at \$1,100,000, equating to a 4.9% property tax increase for 2025.

**Funding Source:**

The City's Financial Plan accounts for all funding sources, including general revenue and reserves.

**Strategic Alignment:**

Liveable Community; Climate Leadership & Environmental Stewardship; Engaged, Healthy Community; Diversified, Thriving Economy; Governance & Corporate Excellence.

**Climate Impact:**

There are no direct climate impacts associated with this report.

**Communications:**

City staff engaged the public prior to presenting the Financial Plan to Council for adoption.

**Applicable Legislation/Bylaw/Policy:**

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

## **2025-2029 Financial Plan Bylaw 8019-2025**

### **BACKGROUND:**

Arriving at the 2025-2029 Financial Plan Bylaw reflects a months-long effort shaped by staff contributions across the organization, guided by Council direction, and informed by community input.

In July 2024, Council approved financial planning guidelines targeting a 6.3% municipal tax increase for the 2025 budget to balance service delivery, infrastructure investment, and fiscal responsibility. This increase supports four key priorities: maintaining existing services, funding additional fire and police staffing, replacing aging infrastructure, and advancing parks and recreation projects.

In the December Financial Plan Update, Council heard that significant cost pressures had emerged during the budget process, raising the General Purpose tax allocation and increasing the projected municipal tax rate to 8.30%. These pressures were driven by inflation, recent collective bargaining agreements, and rising costs related to employee benefits, contracted services, parks maintenance, and software security.

Additional service enhancements aligned with Council's strategic priorities added 2.18%, bringing the preliminary tax increase to 10.48%. To reduce this, staff identified offsets totaling 3.61%, including energy savings, increased revenues, budget reallocations, and reserve funding, lowering the proposed tax increase to 6.87%.

In the January 2025 Financial Plan Update, Council reviewed a revised property tax increase of 5.5%. The reduction was driven by stronger-than-expected assessment growth, continued efforts to identify offsets, removal of curbside recycling pickup costs, and the reallocation of the recycling depot parcel charge to general taxation. Council also reviewed the expected impact on 2027 tax rates from RCMP staffing adjustments and directed staff to undertake additional community engagement on the draft 2025–2029 Financial Plan.

This report provides a summary of that engagement, outlines the updated proposed tax increase of 4.9%, and details the components included in the Financial Plan Bylaw.

### **ANALYSIS:**

#### **Discussion:**

As noted in the January 2025 update, assessment growth exceeded the budget target (1.7% versus 1.5%) and further offsets were identified. Among these was the removal of curbside recycling costs and the reallocation of the recycling depot parcel charge to property taxation. These adjustments further reduced the tax increase to 5.5%.

Since then, we have received the Revised Roll from BC Assessment and gained greater clarity on 2024 year-end financial results. Staff also continued refining offsets and cost reductions. As a result, the proposed tax increase has been further reduced from 5.5% to 4.9%.

A 4.9% property tax increase results in an estimated impact of \$137 for the average residential property valued at \$1,1M. (An “average home” includes both single-family and multi-family units).

<b>PROPERTY TAX INCREASES</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
General Purpose	2.45%	3.35%	2.90%	2.90%	2.90%
Police / Fire Protective Services	1.35%	1.35%	1.80%	-	-
Infrastructure	0.80%	1.00%	1.00%	1.00%	1.00%
Parks, Recreation & Culture Levy	0.30%	0.60%	0.60%	-	-
<b>STARTING POINT TAX INCREASES</b>	<b>4.90%</b>	<b>6.30%</b>	<b>6.30%</b>	<b>3.90%</b>	<b>3.90%</b>

Property Taxes on Residence Assessed at \$1,1M

<b>Municipal Property Taxes</b>	<b>2024</b>	<b>2025</b>	<b>Increase</b>
General Purpose	\$2,794	\$2,931	\$137 (4.9%)

Water and Sewer Rates

Regional cost increases for water and sewer services remain unchanged from those shown at the January 2025 meeting. Water rates will increase by 4.5%, and sewer rates by 23.5%, reflecting ongoing infrastructure needs and regional costs for a sewage treatment plant.

<b>Municipal Utility Rates</b>	<b>2024</b>	<b>2025</b>	<b>Increase</b>
Water	\$786.85	\$822.25	\$35.40 (4.5%)
Sewer	\$579.72	\$715.90	\$136.18 (23.5%)

### Recycling Levy

Maple Ridge residents were originally set to pay a \$43 charge for curbside recycling on their 2025 property tax notice. However, with Recycle BC now providing the service at no cost, the charge has been removed.

### Total Impact

Including general property taxes, water, and sewer rates, the total impact to the average residence in 2025 is approximately \$308. This does not include external agency levies like Translink or the provincial school tax, which BC municipalities are required to collect but do not control.

The 2025–2029 Financial Plan Bylaw includes capital projects approved in prior years that are currently underway. Given their size and complexity, many of these projects span multiple years to complete.

The bylaw presents a consolidated financial plan encompassing the General Revenue Fund, Sewer and Water Utility Funds, and the Capital Program, and is structured to meet legislative requirements.

The full capital project listing and other Financial Planning & Reporting documents will be available at: <https://www.mapleridge.ca/your-government/plans-strategies/financial-planning-reporting>.

### Housing Accelerator Fund (HAF)

As Council is aware, the City has received \$4.2 million from the Housing Accelerator Fund (HAF), with additional payments expected as outlined in the funding agreement. These funds have not yet been allocated to specific projects or initiatives in the Financial Plan. Staff will report back to Council in June with details on projects and initiatives that will be supported by HAF funding, including update reports on the Certified Professional and Concierge programs.

### **Risk:**

No specific contingencies have been allocated in the Financial Plan to address uncertainties arising from global political tensions. Staff will continue to closely monitor the situation. Council retains the authority to amend the Financial Plan at any time in response to emerging risks or unforeseen developments.

### **Public Engagement:**

To support development of the 2025–2029 Financial Plan, City staff conducted three phases of community engagement between October 2024 and February 2025, reaching over 1,400 residents.

### Phase 1: Citizen Survey

The first phase was anchored by the Citizen Survey, which focused on satisfaction with municipal services—44% of respondents rated services as good or very good. Recreation emerged as a key theme, with residents highlighting the quality of parks, trails, the leisure centre, and the library.

### Phase 2: Service Priorities

Building on the Citizen Survey, the second phase highlighted key service themes and community priorities. Residents identified parks, playgrounds, sports fields, and trails as top-rated services, with 78% indicating strong support. Attracting new businesses and employees also emerged as a priority, with 75% emphasizing this area for future investment. Recurring comments included:

- Increasing efforts to attract and retain shopping amenities
- Improving transportation and mobility throughout Maple Ridge
- Maintaining a strong focus on community safety

### Phase 3: Budget and Tax Considerations

In the final phase, residents were presented with sample tax impact scenarios associated with proposed investments in the 2025–2029 Financial Plan. Materials also showcased major upcoming capital projects and invited further feedback.

Engagement activities included three pop-up events and feedback collected through the Engage Maple Ridge platform. Feedback remained consistent with earlier phases:

- Strong support for recreation services, with residents calling for “more sports fields for lacrosse and baseball” and “more pools”
- Concerns about rising taxes, with nearly one-third of respondents acknowledging the City’s cost pressures while expressing hardship over rising household costs
- Several residents with mobility or visual impairments raised accessibility as a concern, citing insufficient lighting, lack of walkable sidewalks, and the need for improved mobility support
- General support for the City’s capital program, with comments such as “Lots of exciting plans” and “I think the budget looks great”

This multi-phase engagement process ensured that the 2025–2029 Financial Plan reflects the community’s priorities and concerns. The feedback gathered—ranging from strong support for recreation and accessibility improvements to caution around rising taxes—has directly informed the City’s approach to budgeting and investment. Ongoing dialogue with residents remains a critical part of responsible financial planning and strengthens the connection between City services and the community they serve.

### **Strategic Alignment:**

The 2025–2029 Financial Plan Bylaw, along with the 2025 Tax Rate and Utility Rate Bylaws, is the result of business and financial planning processes guided by Council’s Strategic Plan and Financial Sustainability Plan Policies.

**Applicable Legislation/Bylaw/Policy:**

The business planning process culminates in the adoption of the five-year Financial Plan, along with the tax and utility rate bylaws, which must be adopted by May 15 as required by provincial legislation.

**Financial Overview Report:**

In addition to the required content, the City will produce a 2025–2029 Financial Overview Report to provide added context, highlight key information, and support public and stakeholder understanding of the City's business planning process.

**CONCLUSION:**

The Financial Plan is a multi-year planning and reporting tool that reflects Council's priorities and commitment to quality service delivery. With a 4.9% property tax increase—among the lowest of comparator municipalities—the Plan balances fiscal responsibility with community needs.

Council retains the authority to amend the Financial Plan at any time, ensuring the City remains responsive to emerging challenges and opportunities.

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Prepared by: C.K. Lee  
Manager of Financial Planning

**Attachments:**

- (A) Ongoing Decision Packages
- (B) 2025-2029 Financial Plan Summary of 2025 Consolidated Plan
- (C) 2025-2029 Financial Plan Bylaw 8019-2025
- (D) 2025-2029 Financial Plan Bylaw 8019-2025 Schedules 1, 2, 3



## Report Approval Details

Document Title:	2025-2029 Financial Plan Bylaw 8019-2025 Report.docx
Attachments:	<ul style="list-style-type: none"><li>- Ongoing Decision Packages.pdf</li><li>- 2025-2029 Financial Plan Bylaw 8019-2025.docx</li><li>- 2025-2029 Financial Plan Bylaw 8019-2025 Schedules 1, 2, 3.docx</li><li>- 2025-2029 Financial Plan Summary of 2025 Consolidated Plan.docx</li></ul>
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer

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## Ongoing Decision Packages

### Climate Leadership & Environmental Stewardship

#### **Key Result: Plant 750 Trees by Q4 2026**

Request: Enhance urban forestry service

Council has set an ambitious goal of achieving 40% tree canopy coverage across urban areas by 2050, supported by the Urban Forest Management Strategy and Action Plan. Key initiatives include revising the Tree Management Bylaw, streamlining tree-related processes, and enhancing efficiency in inspections and approvals. Additionally, the plan focuses on securing and managing tree-related grants, developing relevant policies and procedures, and coordinating stewardship activities with external partners to maximize tree planting opportunities. These efforts aim to strategically and collaboratively expand the urban forest canopy within the targeted timeline.

### Engaged, Healthy Community

#### **Key Result: Complete a Community Safety Action Plan**

Request: Create a Social Planning service

The creation of a Social Planning Service, including the establishment of a dedicated Manager of Social Planning role, represents a strategic investment in addressing community needs and advancing social well-being. This initiative aims to provide focused leadership in developing and implementing policies, programs, and partnerships that address key social issues. By creating this dedicated position, the City can enhance its capacity to collaborate with stakeholders and deliver targeted solutions that align with broader community and Council priorities. This service will play a critical role in fostering a healthier, more inclusive, and resilient community.

Request: Increase Community Safety Officer hours of service

Community Safety Officers (CSOs) face increasing risks due to growing desperation among individuals experiencing homelessness, heightened violence, and unpredictable behaviors linked to severe drug addiction and mental illness. A risk assessment conducted in April 2023 confirmed that all CSO job functions are medium to high risk, even with existing controls and PPE. To enhance officer safety and effectiveness, it is proposed to create two additional CSO positions, ensuring two-officer teams on every shift, seven days a week. This approach, aligning with the contact-and-cover model, significantly improves safety and compliance while meeting a service level previously approved by Council.

**Key Result: Provide a diversity of inclusive and accessible recreation opportunities**

Request: Ensure the quantity and quality of City-led events are maintained

Steep inflation since COVID has significantly increased event costs, particularly for safety measures like traffic management, first aid, security, and supervision, which are critical to maintaining public safety. With the end of federal and provincial COVID relief funding, the City faces rising expenses while meeting growing resident expectations for events as the population expands. To maintain high-quality service levels, funding is proposed to support key events such as Canada Day (road closures, entertainment, and personnel), Celebrate the Night (enhanced environmental activations and lighting), and neighborhood engagement initiatives like Rock the Blocks. This investment ensures bold, safe, and engaging community events that meet evolving expectations.

Request: Provide additional community- led event grants

The community led festivals grant funding supports the successful operation of existing community events while enabling the development of new cultural celebrations, such as Diwali and Bon Odori (Japanese Festival). This funding also enhances activations in Memorial Peace Park, creating vibrant experiences for residents and attracting tourism visitors, fostering cultural diversity, and strengthening community engagement.

Request: Increase the number of lifeguards patrolling the pool

To address visibility challenges caused by sightline issues at the pools, an increase in lifeguard hours is proposed to ensure adequate coverage. This measure enhances safety standards, ensuring lifeguards can effectively monitor all areas and respond promptly to emergencies, providing a safer environment for all pool users.

**Key Result: Complete a de-integration transition plan for Ridge Meadows RCMP**

Request: Support the de-integration of RCMP services

Increased staffing will support the Ridge Meadows RCMP during the ongoing de-integration process, ensuring effective management of the high criminal investigation burden and maintaining service levels as the transition progresses. These enhancements will enable faster response times, improved capacity for criminal investigations, and more consistent handling of non-emergency calls. As the community adjusts to the creation of an autonomous Maple Ridge RCMP, these efforts will help maintain public safety and meet the demands of a growing population.

**Diversified, Thriving Economy**

**Key Result: Foundational Initiative**

Request: Provide increased marketing capacity for economic development

This budget request supports ongoing economic development marketing activities to enhance business engagement, attract investment, and build awareness. Proposed initiatives include creating promotional materials, executing targeted digital and print campaigns, and advertising in trade publications for key industries. Funding will also support participation in industry events, such as the Web Summit, International Council of Shopping Centers, and Screen BC Creative Week, ensuring a strong presence in forums that align with investment attraction and business growth objectives.

## Liveable Community

### **Key Result: Foundational Initiative**

Request: Increase Capital Program delivery

With increased resources allocated to capital design and construction, additional support in procurement is essential to ensure the successful delivery of the Capital Program. The growing scale and complexity of projects demand enhanced procurement capacity to manage contracts, sourcing, and vendor relationships effectively. By strengthening procurement resources, the City can streamline project timelines, maintain cost control, and ensure compliance with procurement legislation, ultimately enabling the efficient execution of critical infrastructure projects and strategic initiatives outlined in the Capital Program.

## Governance & Corporate Excellence

### **Key Result: Foundational Initiative**

Request: Enhance recruitment and onboarding support delivery

Key functions related to recruitment, employee engagement, and onboarding processes are enhanced. It includes administrative and coordination support for managing job postings, scheduling interviews, preparing offer packages, and compiling onboarding documentation. System-related issues in recruitment will be addressed ensuring smooth and efficient operations. Additionally, it enhances the onboarding and offboarding experience for employees, fostering a supportive environment that promotes innovation, growth, and development in alignment with organizational priorities.

## Ongoing Decision Packages with No Tax Impact

Request: Enhance the Capital Design & Construction Team

Historically, the City's Engineering department has delivered 13% of its capital budget, a challenge exacerbated by the anticipated annual growth of the capital budget in the coming years. The city's aging infrastructure, coupled with significant population growth projected for Maple Ridge over the next two decades years, will further increase the demand and reliance on civil infrastructure. Growth in the service area has not reflected population growth, directly impacting the department's ability to manage and deliver on its expanding capital portfolio effectively. Addressing this gap is essential to meeting current and future infrastructure needs.

Request: Provide support for filming attraction and management

Additional support is designed to strategically enhance Maple Ridge's film industry advantages by attracting investment, supporting business retention and expansion, and fostering creative industry development. This will provide essential support to the Film Coordinator, ensuring service levels are maintained, while driving initiatives like workshops for local business engagement, promoting Maple Ridge as a prime film location, and strengthening connections with industry organizations such as Creative BC and Screen BC. The focus will be on cluster development, talent profiling, and labor studies to position Maple Ridge as a hub for creative industries and film production.

Request: Increase Fire Service training supports

The service will focus on developing, implementing, and managing comprehensive training programs to ensure the safety, readiness, and effectiveness of fire service personnel. It will maintain compliance with industry standards, enhance skill development, and address emerging challenges in fire safety and emergency response. Training initiatives will support a well-prepared and resilient fire service, ensuring it can effectively meet the needs of the community.

Request: Establish an internal animal control service

The Animal Control service will be enhanced to ensure consistent oversight, high investigative standards, and alignment with the Animal Control Bylaw. This includes managing complex and technical enforcement issues, coordinating with the courts for legal actions such as injunctions and warrants, Dog Destruction Orders in Provincial Court, proactive dog licensing and supporting Public Place and Parks enforcement. By improving the structure and focus of this service, frontline officers will receive stronger support, labour relations will improve, and service delivery will be elevated. These changes will also enable the department to prioritize strategic oversight, ensuring long-term effectiveness and community impact.

**CITY OF MAPLE RIDGE**

**BYLAW NO. 8019-2025**

A bylaw to establish the five-year financial plan for the years 2025 through 2029

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**WHEREAS**, the public has had the opportunity to provide comments or suggestions with respect to the financial plan;

**AND WHEREAS**, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as “Maple Ridge 2025-2029 Financial Plan Bylaw No. 8019-2025”.
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2025 through 2029.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

**READ** a first time the \_\_\_\_ day of April, 2025

**READ** a second time the \_\_\_\_\_ day of April, 2025

**READ** a third time the \_\_\_\_\_ day of April, 2025

**ADOPTED** the \_\_\_\_ day of April, 2025

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

ATTACHMENT: Statement 1, Statement 2 and Statement 3



**Statement 1****Consolidated Financial Plan 2025-2029 (\$ in thousands)**

	2025	2026	2027	2028	2029
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	45,789	25,241	29,978	4,183	2,357
Developer Projects & Amenity Contributions	9,261	3,200	-	-	-
Parkland Acquisition	1,683	200	200	200	200
Contribution from Others	2,138	1,557	1,567	1,577	1,587
Development Fees Total	78,871	50,198	51,745	25,960	24,144
Property Taxes	126,316	136,046	146,521	154,286	162,492
Parcel Charges	1,226	1,250	1,275	1,300	1,325
Fees & Charges	68,113	70,876	74,756	79,408	84,456
Interest	4,315	4,435	4,555	4,575	4,575
Grants	11,820	5,402	42,558	5,709	5,711
Total Revenues	290,661	268,207	321,410	271,238	282,703
<b>EXPENDITURES</b>					
Operating Expenditures					
Debt & Interest Payments	1,713	1,762	3,171	4,324	4,185
Amortization	30,808	30,808	30,808	30,808	30,808
Other Expenditures	188,029	179,127	187,874	195,198	202,730
Total Expenditures	220,550	211,697	221,853	230,330	237,723
<b>ANNUAL SURPLUS</b>	<b>70,111</b>	<b>56,510</b>	<b>99,557</b>	<b>40,908</b>	<b>44,980</b>
Add Back: Amortization Expense (Surplus)	30,808	30,808	30,808	30,808	30,808
Less: Capital Expenditures	221,255	91,844	147,700	20,245	13,600
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
<b>CHANGE IN FINANCIAL POSITION</b>	<b>(140,336)</b>	<b>(24,526)</b>	<b>(37,335)</b>	<b>31,471</b>	<b>42,188</b>
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	36,855	15,000	32,967	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	4,960	5,108	4,742	4,010	4,147
<b>TOTAL REVENUES LESS EXPENSES</b>	<b>(108,441)</b>	<b>(14,634)</b>	<b>(9,110)</b>	<b>27,461</b>	<b>38,041</b>
<b>INTERNAL TRANSFERS</b>					
Transfer From Reserve Funds					
Capital Works Reserve	1,028	-	-	-	-
Equipment Replacement Reserve	13,576	2,217	2,022	2,427	2,032
Fire Department Capital Reserve	1,280	-	-	-	-
Growing Community Reserve	12,938	1,800	-	-	-
Total Transfer from Reserve Funds	28,822	4,017	2,022	2,427	2,032
Less: Transfer To Reserve Funds					
Capital Works Reserve	(1,164)	1,784	3,250	1,673	5,469
Equipment Replacement Reserve	1,463	2,808	3,040	3,217	3,370
Fire Department Capital Reserve	2,673	1,419	1,026	46	244
Land Reserve	5	5	5	5	5
Total Transfer to Reserve Funds	2,977	6,016	7,321	4,941	9,088
Transfer From (To) Own Reserves	70,192	5,110	4,268	(7,898)	(10,290)
Transfer From (To) Surplus	12,404	11,523	10,141	(17,049)	(20,695)
Transfer From (To) Surplus & Own Reserves	82,596	16,633	14,409	(24,947)	(30,985)
<b>TOTAL INTERNAL TRANSFERS</b>	<b>108,441</b>	<b>14,634</b>	<b>9,110</b>	<b>(27,461)</b>	<b>(38,041)</b>
<b>BALANCED BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### REVENUE DISCLOSURE

Revenue Proportions	2025		2026		2027		2028		2029	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
<b>Revenues</b>										
Property Taxes	126,316	38.7	136,046	48.0	146,521	41.3	154,286	56.9	162,492	57.4
Parcel Charges	1,226	0.4	1,250	0.4	1,275	0.4	1,300	0.5	1,325	0.5
Fees & Charges	68,113	20.8	70,876	25.0	74,756	21.1	79,408	29.3	84,456	29.9
Borrowing Proceeds	36,855	11.3	15,000	5.3	32,967	9.3	-	-	-	-
Other Sources	95,006	29.0	60,035	21.2	98,858	27.9	36,244	13.4	34,430	12.2
<b>Total Revenues</b>	<b>327,516</b>	<b>100</b>	<b>283,207</b>	<b>100</b>	<b>354,377</b>	<b>100</b>	<b>271,238</b>	<b>100</b>	<b>282,703</b>	<b>100</b>
<b>Other Sources include:</b>										
Development Fees Total	78,871	24.1	50,198	17.8	51,745	14.5	25,960	9.6	24,144	8.4
Interest	4,315	1.3	4,435	1.6	4,555	1.3	4,575	1.7	4,575	1.6
Grants (Other Govts)	11,820	3.6	5,402	1.9	42,558	12.0	5,709	2.1	5,711	2.0
	<b>95,006</b>	<b>29.0</b>	<b>60,035</b>	<b>21.2</b>	<b>98,858</b>	<b>27.9</b>	<b>36,244</b>	<b>13.4</b>	<b>34,430</b>	<b>12.2</b>

#### OBJECTIVES & POLICIES

##### Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2025	2026	2027	2028	2029
General Purpose	3.80%	4.70%	4.70%	2.90%	2.90%
Infrastructure Replacement	0.80%	1.00%	1.00%	1.00%	1.00%
Parks & Recreation	0.30%	0.60%	0.60%	0.00%	0.00%
<b>Total Property Tax Increase</b>	<b>4.90%</b>	<b>6.30%</b>	<b>6.30%</b>	<b>3.90%</b>	<b>3.90%</b>

Additional information on the tax increases and the cost drivers can be found in the most recent Financial Overview Report.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

##### Parcel Charges

Parcel charges consist of a sewer charge and, for some properties, a local area service or improvement charge. They are a useful tool for assigning a fixed or variable cost to all, or a subset of, properties to support specific services. Unlike property taxation, parcel charges do not need to be based on assessed property value and can instead reflect other factors that more accurately represent the cost of delivering the service.

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### Fees & Charges

Fees should be reviewed annually and updated if needed. Fees are used to offset some or all the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

#### Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Overview Report.

#### Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

### PROPERTY TAX DISCLOSURE

#### Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value		Tax Rate (\$/1000)	Multiple (Rate/Res.Rate)
	('000s)		('000s)			
Residential	98,728	79.6%	37,049,000	90.7%	2.6648	1.0
Utility	987	0.8%	24,680	0.1%	40.0000	15.0
Major Industry	-	-	-	-	12.8896	4.8
Light Industry	6,357	5.1%	986,333	2.4%	6.4448	2.4
Business/Other	17,829	14.4%	2,766,443	6.8%	6.4448	2.4
Rec./ Non-Profit	74	0.1%	7,989	0.0%	9.2965	3.5
Farm	97	0.1%	4,466	0.0%	21.7234	8.2
<b>Total</b>	<b>124,073</b>	<b>100%</b>	<b>40,838,911</b>	<b>100%</b>		

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### PROPERTY TAX DISCLOSURE

##### Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases.

##### Property Tax Rates

It is policy to adjust property tax rates annually to offset the change of market values on property taxes. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same municipal tax rate and are treated as a composite class when setting the tax rates.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

##### Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

##### Revitalization Tax Exemptions (no current programs)

In the past, Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2044 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five-year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2030 through 2044. Projects in these years typically exceed likely funding available.

### Capital Program for 2030 – 2044

(\$ in thousands)

<b>Capital Works Program</b>	<b>10,464</b>
 <b>Source of Funding</b>	
Development Fees	
Development Cost Charges	4,575
Contribution from Others	-
	4,575
Borrowing Proceeds	-
Grants	-
Transfer from Reserve Funds	787
Revenue Funds	5,103
	5,890
	<b>10,464</b>

## Summary

### 2025 Consolidated Financial Plan

#### Revenue

Property Taxes & Parcel Charges	\$127.5M
Fees & Charges	\$68.1M
Interest, Grants and Other	\$16.1M
Development Fees	\$78.9M
Borrowing Proceeds	\$36.9M
Reserves	<u>\$164.8M</u>
<b>TOTAL REVENUES</b>	<b>\$492.3M</b>

#### Expenses

Capital Program	\$241.3M
Operating Expenditures	\$218.8M
Principal & Interest Payments	\$6.7M
Reserves	<u>\$25.6M</u>
<b>TOTAL EXPENSES</b>	<b>\$492.3M</b>

Balanced Budget \$0.0M

*Revenues = Expenses; municipal budgets cannot run a deficit*

#### Detail of Operating Expenditure 2025

General Government	\$27.9M
Planning & Development	\$10.4M
Engineering Services	\$20.6M
Parks, Recreation & Gen. Gov. Properties	\$31.5M
RCMP Contract	\$28.8M
Police & Bylaw Services	\$14.1M
Fire Protection	\$18.5M
Sewer	\$18.7M
Water	<u>\$17.6M</u>
	<b>\$188.0M</b>

Amortization	<u>\$30.8M</u>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>\$218.8M</b>

## 2025 Maple Ridge Property Tax Rates Bylaw No. 8026-2025

**Recommendation:**

**THAT Maple Ridge 2025 Property Tax Rates Bylaw No. 8026-2025 be given first, second and third readings**

**Report Purpose and Summary Statement:**

The City has received the Revised Assessment Roll from BC Assessment, allowing for the finalization of 2025 municipal property tax rates.

The 2025–2029 Financial Plan Bylaw includes a 4.9% municipal property tax increase. Additionally, the City collects levies on behalf of external agencies including the Province, BC Assessment, and TransLink. Some of these rates remain pending, so figures in the Appendix may change before final reading.

In accordance with provincial legislation, the Property Tax Rate Bylaw must be adopted annually before May 15

**Financial Impact:**

A sample of eight residential properties is provided in Appendix A, illustrating tax levy changes over several years. These examples demonstrate how tax changes vary based on property-specific assessment shifts, even when the city-wide tax increase is uniform.

**Strategic Alignment:**

Governance & Corporate Excellence

**Applicable Legislation Bylaw / Policy:**

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

**To:** Mayor and Council

**File number:** [4274225]

**Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025**

**BACKGROUND:**

**ANALYSIS:**

**Discussion:**

There are nine property classes in BC. They are:

<b>Class</b>	<b>Description</b>
1	Residential (includes both single family and strata residences)
2	Utilities
3	Supportive Housing
4	Major Industry
5	Light Industry
6	Business and Other
7	Managed Forest Land
8	Recreational Land
9	Farm

Each year, property tax rates are adjusted for two key factors:

- Changes in average market value for each property class
- The City's increased revenue needs, as identified in the Financial Plan

Tax rates are calculated using the Revised Assessment Roll, which lists all properties and their assessed values. Rates are adjusted to neutralize market value changes, and a uniform tax increase is applied across all property classes—except where restricted (e.g. Utilities, Class 2) or otherwise directed by Council.



Based on BC Assessment's July 1 valuation date, the average market value change for Residential (Class 1) properties was -0.13%, with variations depending on specific property assessments.

For Light Industry (Class 5) and Business & Other (Class 6), the average increase was approximately 3%. Corresponding tax rates are adjusted to offset this market change.

Although there are no Major Industry (Class 4) properties in Maple Ridge, a property tax rate is still included in the unlikely event that a supplementary reclassification occurs.

The property tax notice includes levies from external agencies such as the Province, BC Assessment, and TransLink. These rates are beyond the City's control. Some remain pending and may result in updates to the figures in the attachments before final reading.

**Financial Impact:**

A sample of eight residential properties is provided in Appendix A, illustrating tax levy changes over several years. These examples demonstrate how tax changes vary based on property-specific assessment shifts, even when the city-wide tax increase is uniform.

**Applicable Legislation:**

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

**CONCLUSION:**

The 2025 Property Tax Rates Bylaw aligns with the Financial Plan Bylaw and establishes the tax rates that generate the majority of the City's annual revenue.

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Prepared by: C.K. Lee  
Manager of Financial Planning

- Attachments:**
- (A) Maple Ridge 2025 Property Tax Rates Bylaw No. 8026-2025
  - (B) Illustrative Residential Property Tax Comparison

## Report Approval Details

Document Title:	Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025 Report.docx
Attachments:	- Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025.docx - Illustrative Residential Property Tax Comparison (2025).docx
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO. 8026-2025

A bylaw to establish property tax rates for Municipal  
and Regional District purposes for the year 2025

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**WHEREAS** pursuant to provisions in the Community Charter Council must, by bylaw, establish property tax rates;

**NOW THEREFORE**, the Council of the City of Maple Ridge, enacts as follows:

1. **This Bylaw may be cited for all purposes as “Maple Ridge 2025 Property Tax Rates Bylaw No. 8026-2025”.**
2. The following rates are hereby imposed and levied for the year 2025:
  - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in **Schedule “A” attached hereto and forming a part hereof.**
  - (b) For purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates **appearing in Schedule “B” attached hereto and forming a part hereof.**
3. The minimum taxation upon a parcel of real property shall be One Dollar (\$1.00).

READ a first time the \_\_\_\_ day of April, 2025

READ a second time the \_\_\_\_\_ day of April, 2025

READ a third time the \_\_\_\_\_ day of April, 2025

ADOPTED the \_\_\_\_ day of April, 2025

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PRESIDING MEMBER

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CORPORATE OFFICER

City of Maple Ridge  
 Schedule 'A' to Bylaw No. 8026-2025  
 Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A	General Municipal	2.6648	40.0000	12.8896	6.4448	6.4448	9.2965	21.7234

City of Maple Ridge  
 Schedule 'B' to Bylaw No. 8026-2025  
 Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A	Greater Vancouver Regional District	0.0553	0.1936	0.1880	0.1880	0.1355	0.0553	0.0553

**ATTACHMENT - ILLUSTRATIVE RESIDENTIAL PROPERTY TAX COMPARISON***Levy amounts include external agencies and utilities. 2025 is an estimate as not all external levies are known*

<b>ASSESSMENT</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
1. Silver Valley	2,664,000	2,112,000	2,127,000	1,898,000	1,417,000
2. Cottonwood	1,298,000	1,296,000	1,281,000	1,182,000	855,000
3. Whonnock	1,458,100	1,351,000	1,307,000	1,226,000	917,600
4. West Maple Ridge	1,040,900	1,096,300	1,015,600	997,100	703,100
5. Town Centre Strata	623,000	645,000	600,000	538,000	353,000
6. West Maple Ridge	1,647,000	1,569,000	1,557,000	1,457,000	1,132,000
7. Lower Hammond	857,900	875,100	845,100	777,600	551,200
8. Upper Hammond	1,156,000	1,167,000	1,190,000	1,052,000	778,000

<b>ASSESSMENT CHANGE %</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
1. Silver Valley	26.1%	-0.7%	12.1%	33.9%	3.9%
2. Cottonwood	0.2%	1.2%	8.4%	38.2%	4.9%
3. Whonnock	7.9%	3.4%	6.6%	33.6%	8.6%
4. West Maple Ridge	-5.1%	7.9%	1.9%	41.8%	4.8%
5. Town Centre Strata	-3.4%	7.5%	11.5%	52.4%	1.4%
6. West Maple Ridge	5.0%	0.8%	6.9%	28.7%	5.1%
7. Lower Hammond	-2.0%	3.5%	8.7%	41.1%	4.1%
8. Upper Hammond	-0.9%	-1.9%	13.1%	35.2%	6.6%

<b>LEVY – TOTAL</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
1. Silver Valley	11,596	9,070	8,726	8,067	7,575
2. Cottonwood	6,770	6,461	6,104	5,802	5,316
3. Whonnock	5,878	5,264	4,868	4,711	4,424
4. West Maple Ridge	5,734	5,689	5,124	5,098	4,590
5. Town Centre Strata	4,049	3,903	3,548	3,309	2,878
6. West Maple Ridge	9,269	8,455	8,002	7,673	7,411
7. Lower Hammond	4,996	4,834	4,494	4,262	3,864
8. Upper Hammond	6,198	5,963	5,768	5,307	4,948

<b>LEVY – TOTAL CHANGE %</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
1. Silver Valley	27.8%	3.9%	8.2%	6.5%	2.5%
2. Cottonwood	4.8%	5.9%	5.2%	9.2%	3.9%
3. Whonnock	11.7%	8.1%	3.3%	6.5%	7.0%
4. West Maple Ridge	0.8%	11.0%	0.5%	11.1%	3.9%
5. Town Centre Strata	3.8%	10.0%	7.2%	15.0%	2.2%
6. West Maple Ridge	9.6%	5.7%	4.3%	3.5%	4.2%
7. Lower Hammond	3.3%	7.6%	5.5%	10.3%	3.5%
8. Upper Hammond	3.9%	3.4%	8.7%	7.3%	5.1%

## Maple Ridge Sewer Rate Amending Bylaw No. 8027-2025

**Recommendation:**

**THAT Maple Ridge Sewer Rate Amending Bylaw No. 8027-2025 be given first, second and third readings.**

**Report Purpose and Summary Statement:**

The annual sewer levy funds both the City's local sewer infrastructure and maintenance, as well as regional wastewater treatment costs. Sewer rates generate sufficient revenue to cover the cost of providing those services.

**Financial Impact:**

The 25.00% rate sewer increase in 2025 equates to a total increase of \$136.18 for a single-family dwelling. The sewer parcel charge remains unchanged at \$35.00, resulting in a total increase of 23.50%. In 2025, the average sewer fee per property will be about \$716.

**Strategic Alignment:**

Climate Leadership & Environmental Stewardship. Both the City and region are improving wastewater treatment to reduce their impact on the environment.

## **Maple Ridge Sewer Rate Amending Bylaw No. 8027-2025**

### **BACKGROUND:**

### **ANALYSIS:**

#### **Discussion:**

The 2025 sanitary sewer utility levy is increasing by 25% as a result of rising expenses incurred by Metro Vancouver for the North Shore Wastewater Treatment Plant. This has imposed considerable financial stress on regional municipalities, including Maple Ridge. Each household will see an annual increase of \$90, culminating in an approximate \$3 million total increase for the City. The parcel charge will remain at \$35, bringing the overall increase to 23.5%. From 2026-2029, the sewer rate increases are planned to revert to 8.5%, maintaining consistency with the previously established financial plans for the sewer utility levy. Future adjustments may be possible as regional projects are completed, allowing the City to balance infrastructure needs with fiscal responsibility.

#### **Strategic Alignment:**

Climate Leadership & Environmental Stewardship. Both the City and region are improving wastewater treatment to reduce their impact on the environment.

#### **Financial Impact:**

The Sewer Utility funds regional capital expenditures through an allocation model that distributes rate increases over time to utility ratepayers. It also covers local sewer infrastructure and maintenance costs. Typically, 65% of sewer fees go toward regional wastewater treatment, which has been increasing by 10% annually, while the remaining 35% funds local infrastructure and maintenance.

Capital project funding contributes to year-to-year fluctuations in sewer rates. Any capital investment impacts from new wastewater regulations will be addressed at the regional level, with member municipalities sharing the costs.

For now, the Region's 10% average annual increase is expected to continue.



**CONCLUSION:**

The region's significant investments in wastewater treatment have increased costs for the municipalities it serves. This bylaw amendment ensures sufficient funding to meet both Maple Ridge's regional obligations and ongoing investment in local sewer infrastructure and service delivery.

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Prepared by: CK Lee  
Manager of Financial Planning

**Attachments:** (A) 2025-2029 Sewer Rate Bylaw No. 8027-2025

**Report Approval Details**

Document Title:	2025-2029 Sewer Rate Bylaw No. 8027-2025 Report.docx
Attachments:	- 2025-2029 Sewer Rate Bylaw No. 8027-2025.docx
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO. 8027 - 2025

A Bylaw to amend Maple Ridge Sewer Rate Bylaw No. 718-1964.

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**WHEREAS**, the Council of the City of Maple Ridge has, by bylaw, imposed metered charges against the registered owners of property for the provision and maintenance of the sanitary sewer system and now wishes to amend those charges for all uses of the sanitary sewer system;

**AND WHEREAS**, it is deemed expedient to amend the Maple Ridge Sewer Rate Bylaw No. 718-1964;

**NOW THEREFORE**, the Council of the City of Maple Ridge enacts as follows:

1. This Bylaw shall be cited for all purposes as "Maple Ridge Sewer Rate Amending Bylaw No. 8027 - 2025".
2. Maple Ridge Sewer Rate Bylaw No. 718-1964 is hereby amended by:
  - a) Deleting Schedule A of the Maple Ridge Sewer Rate Bylaw No. 718-1964 in its entirety and replacing it with the new Schedule A, attached hereto.

**READ** a first time the \_\_\_\_ day of April, 2025

**READ** a second time the \_\_\_\_ day of April, 2025

**READ** a third time the \_\_\_\_ day of April, 2025

**ADOPTED** the \_\_\_\_ day of April, 2025

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PRESIDING MEMBER

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CORPORATE OFFICER

**SCHEDULE A**  
**Flat Rate & Metered Charges**

**USE**

<b>A. Residential</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
(1) Per Single Family Dwelling Unit	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(2) Per Additional Dwelling Unit located within the structure of a Single Family Dwelling Unit	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(3) Per Additional Dwelling Unit or Detached Garden Suite located on the same parcel as the Single Family Dwelling Unit	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(4) Per Dwelling Unit for Duplex, Triplex, Apartment, Townhouse or Mobile Home	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(5) (a) Per Boarding House or Rest Home, plus	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(b) Per Boarder or Roomer in excess of two (2) for each Boarding House or Rest Home	\$ 177.33	\$ 192.40	\$ 208.76	\$ 226.50	\$ 245.75
<b>B. Commercial and Institutional</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
(1) Per Unit (Hall, Theatre, Church, Store, Office, Shop, Barber Shop, Beauty Shop)	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(2) (a) Per Restaurant, plus	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(b) Per Seat in excess of 10 seats for each Restaurant	\$ 70.12	\$ 76.08	\$ 82.54	\$ 89.56	\$ 97.17
(3) Per Classroom in each School	\$ 492.79	\$ 534.68	\$ 580.13	\$ 629.44	\$ 682.94
(4) Per Bed in each Hospital	\$ 492.79	\$ 534.68	\$ 580.13	\$ 629.44	\$ 682.94
(5) (a) Per Motel or Hotel, plus	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(b) Per Room in excess of one (1) room	\$ 178.89	\$ 194.09	\$ 210.59	\$ 228.49	\$ 247.92
(6) (a) Per Beverage Room, plus	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(b) Per Seat in excess of 10 seats for each Beverage Room	\$ 70.12	\$ 76.08	\$ 82.54	\$ 89.56	\$ 97.17
(7) Per Laundry	\$ 1,121.62	\$ 1,216.96	\$ 1,320.40	\$ 1,432.63	\$ 1,554.41
(8) Per Dry Cleaner	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(9) (a) Per Laundromat, plus	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64
(b) Per Machine	\$ 178.89	\$ 194.09	\$ 210.59	\$ 228.49	\$ 247.92
<b>C. Industrial</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
(1) Where parcels are subject to Metered Water Charges as established for the subject parcel by Maple Ridge Water Service Bylaw No. 6002-2001 <i>(as amended)</i> Rate applied to metered water charge each quarter	86.56%	89.89%	93.35%	96.95%	100.00%
(2) Where parcels are subject to Flat Rate Charges as established for the subject parcel by Maple Ridge Water Service Bylaw No. 6002-2001 <i>(as amended)</i> Per Industrial Unit	\$ 680.91	\$ 738.78	\$ 801.58	\$ 869.71	\$ 943.64

## A Bylaw to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992

**Recommendation:**

**THAT Maple Ridge Bylaw No. 8028-2025 to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992 be given first, second, and third reading.**

**Report Purpose and Summary Statement:**

This report recommends repealing the Recycling Charges Bylaw, as Recycle BC now provides curbside recycling services at no cost to residents.

**Financial Impact:**

Maple Ridge residents were set to pay a \$43 recycling charge on their 2025 property tax notice for curbside recycling. That fee has now been eliminated.

**Funding Source:**

Parcel charges for the depot operations have been shifted to property taxation, meaning the recycling depot's funding is now part of general tax revenue instead of a separate fee.

**Strategic Alignment:**

Climate Leadership & Environmental Stewardship. Transitioning to Recycle BC aligns with the City's sustainability goals, and forms part of the ongoing effort to help residents manage waste responsibly and keep Maple Ridge clean. Ridge Meadows Recycling Society will continue managing the Recycling Depot.

To: Mayor and Council

File number: [4275355]

## **A Bylaw to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992**

### **BACKGROUND:**

### **ANALYSIS:**

#### **Discussion:**

Historically, Maple Ridge partnered with Ridge Meadows Recycling Society for curbside recycling and environmental stewardship. As of January 1, 2025, Recycle BC took over curbside recycling services, while Ridge Meadows Recycling Society continues to operate the Maple Ridge Recycling Depot.

Recycle BC is a non-profit organization funded by businesses that supply packaging and paper to residents in British Columbia, and effective January 1st 2025, started providing curbside recycling services to Maple Ridge residents at no cost.

With this transition, the Recycling Charges Bylaw No. 4655-1992 is no longer required and should be repealed.

#### **Strategic Alignment:**

Climate Leadership & Environmental Stewardship. Transitioning to Recycle BC aligns with the City's sustainability goals, and forms part of the ongoing effort to help residents manage waste responsibly and keep Maple Ridge clean. Meanwhile, Ridge Meadows Recycling Society continues its role in managing the Recycling Depot, ensuring long-term environmental commitment remains intact.

#### **Financial Impact:**

Maple Ridge residents were set to pay a \$43 recycling charge on their 2025 property tax notice for curbside recycling. However, with Recycle BC now providing the service at no cost, that fee has been eliminated.

**CONCLUSION:**

The repealing of the Recycling Charges Bylaw No. 4655-1992 reflects the transition of curbside recycling to Recycle BC at no cost to residents. This change streamlines waste management while maintaining the Ridge Meadows Recycling Society's role in operating the Recycling Depot.

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Prepared by: C.K. Lee  
Manager of Financial Planning

**Attachments:** (A) Repealing Recycling Levy (Bylaw No. 4655-1992) No. 8028-2025

## Report Approval Details

Document Title:	Repealing Recycling Levy (Bylaw No. 4655-1992) No. 8028-2025 Report.docx
Attachments:	- Repealing Recycling Levy (Bylaw No. 4655-1992) No. 8028-2025.docx
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer



CITY OF MAPLE RIDGE

BYLAW NO. 8028-2025

A Bylaw to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992

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**WHEREAS**, Council deems it expedient to repeal Maple Ridge Recycling Charges Bylaw No. 4655-1992;

**NOW THEREFORE**, Council of the City of Maple Ridge enact as follows:

1. **This Bylaw shall be cited for all purposes as “Maple Ridge Recycling Charges Repeal Bylaw No. 8028-2025”.**
2. Maple Ridge Recycling Charges Bylaw No. 4655-1992, and all amendments thereto, are hereby repealed.

**READ** a first time the \_\_\_\_ day of April, 2025

**READ** a second time the \_\_\_\_\_ day of April, 2025

**READ** a third time the \_\_\_\_\_ day of April, 2025

**ADOPTED** the \_\_\_\_ day of April, 2025

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PRESIDING MEMBER

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CORPORATE OFFICER