

Maple Ridge Fees and Charges Amending Bylaw Update

Recommendation:

THAT Maple Ridge Fees and Charges Amending Bylaw No. 8103-2026 be given first, second and third reading.

Report Purpose and Summary Statement:

This report outlines specific surgical amendments to the *Maple Ridge Fees and Charges Bylaw No 7575-2019*, to update Schedule A removing references to tree permits and creates a new Schedule "I" – Tree Protection and Management Fees" in which updates to existing tree permit related fees are made.

Previous Council Action:

The *Maple Ridge Fees and Charges Bylaw No. 7575-2019* was most recently amended by Council on December 16, 2025.

Financial Impact:

There is no direct financial impact from this report however, additional revenue is made possible from existing services through updates to existing fee rates and addition of a small number of new fee types for this service area.

Strategic Alignment:

Governance & Corporate Excellence, Liveable Community

Advisory Committee Consultation:

Changes to the *Maple Ridge Tree Protection and Management Bylaw No. 7133-2015* that relate to these fee changes have been reviewed by the Liveable Community Advisory Committee.

Communications:

Notice of possible fee changes was posted in March 2026, advising residents of proposed updates to Bylaw No. 7575-2019.

Applicable Legislation/Bylaw/Policy:

Maple Ridge Fees and Charges Bylaw No. 7575-2019; Maple Ridge Tree Protection and Management Bylaw No. 7133-2015, Maple Ridge Tree Protection and Management Amending Bylaw No. 8045-2026

To: Mayor and Council

Maple Ridge Fees and Charges Amending Bylaw Update

BACKGROUND:

The *Maple Ridge Fees and Charges Bylaw No. 7575-2019* was most recently amended by Council on December 16, 2025, to further consolidate fire services fees and water and sewer fees. This was part of a larger effort in 2025 to remove stand alone fees from source bylaws on specific topics and consolidate and modernize fees for a more consistent and transparent approach to fees and charges.

ANALYSIS:

Discussion:

The amending bylaw enclosed as Attachment A (*Maple Ridge Fees and Charges Amending Bylaw No. 8103-2026*), enables updates to the *Maple Ridge Fees and Charges Bylaw No. 7575-2019* to consolidate fees and charges related to tree protection and management into a single schedule. This also presents an opportunity to simplify the fee structure making it clearer for service users.

The new schedule creates a residential stream and a development stream for tree permit applications. It also creates other fees related to the management of trees. Previously there was a more complex fee structure based on the size of the property and location in urban areas, urban reserve and rural parcels less than 0.5ha. This amendment simplifies that structure.

Fees under the residential stream are intended for individual lots that are removing trees primarily associated with single detached dwellings. The development stream carries a higher base fee as these are typically associated with larger, more complex multi-unit projects and tree removals.

In the residential stream there are two fee rates for applications related to the first tree (per calendar year, per lot) that is applied for removal - \$70.00, and for each additional tree applied for removal from a lot (per calendar year) \$100.00.

In the development stream there is a base application fee of \$300.00 and an additional fee for each tree applied for removal from a lot (per tree) of \$100.00.

The amendment also increases the replacement tree security fee by \$22.00 (from \$618.00 to \$640.00). New fees are also added for cash-in-lieu of replacement trees (\$800.00 per tree) and provides for tree permit re-inspection fees (per reinspection - \$150.00) and a tree permit change fee (\$100.00).

This will bring in additional revenue to offset the direct costs of the City planting a replacement tree and indirect impacts of tree removal due to development. This represents a higher cost to developers and property owners seeking to remove trees and this is balanced by the community's desire to maintain natural tree assets and tree canopy in the community.

Trees represent a public good for the community. Trees mitigate negative climate hazards (e.g., heat-island effects in urban areas) and are a part of the form and character of Maple Ridge neighbourhoods. Ensuring that fees are appropriately set to enable and foster needed development while also balancing environmental considerations is a priority for the City.

Strategic Alignment:

This action supports the priority of Governance and Corporate Excellence in Council’s Strategic Plan. Under this priority, staff have been improving the consistency and transparency of fees and updating fee rates which have been stagnant for some years.

Financial Impact:

There is no direct financial impact from this report however, additional revenue is made possible from existing services through updates to existing fee rates and addition of a small number of new fee types for this service area.

Applicable Legislation/Bylaw/Policy:

Concurrent to this staff report Council will receive a report on amendments to the *Maple Ridge Tree Protection and Management Bylaw No. 7133-2015*. That report modernizes and updates the administration of tree management and protection activities at the City and is being updated to reference fees in the *Maple Ridge Fees and Charges Bylaw No. 7575-2019* rather than including fees within Bylaw No. 7133-2015. This staff report aligns with the changes to Bylaw No. 7133-2025 proposed in that report.

CONCLUSION:

This surgical amendment to the *Maple Ridge Fees and Charges Bylaw No. 7575-2019* is designed to consolidate fees for tree cutting and related permit applications as has been done with other City bylaws. This clarifies tree cutting permit fees and allows for additional revenue through moderate fee increases and the addition of new fee types. This supports the City’s commitment to maintaining and protecting tree canopy and natural assets that deliver benefits for residents.

Prepared by: Phil Sanderson, Manager of
Corporate Strategy & Business
Transformation

Attachments:

(A) Maple Ridge Fees and Charges Amending Bylaw No. 8103-2026

Report Approval Details

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Attachments:	- Maple Ridge Fees and Charges Amending Bylaw No 8103-2026.docx
Final Approval Date:	Apr 14, 2026

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

Valoree Richmond, Director of Facilities, Parks and Properties

Zvi Lifshiz, Director of Corporate Strategy/Chief Strategy Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer