

## 2026-2030 Financial Plan Bylaw 8098-2026

### **Recommendation:**

**THAT the 2026-2030 Financial Plan Bylaw 8098-2026 be given first, second and third reading.**

### **Report Purpose and Summary Statement:**

This report provides Council with an overview of community engagement efforts that informed the proposed 2026–2030 Financial Plan. It also summarizes changes made since the presentation in February 2026.

The *2026-2030 Financial Plan Bylaw No. 8098-2026* incorporates all aspects of the City's budget including: the 2026–2030 Capital Plan; one-time decision packages approved in December 2025; ongoing decision packages previously approved by Council; operating and capital carryforwards.

### **Previous Council Action:**

On July 29, 2025, Council approved the business planning guidelines for the 2026-2030 Financial Plan.

On December 8, 2025, Council received a budget overview. Presentations included a review of budget increase drivers and ongoing cost savings.

In December 2025, Council approved the 2026-2030 Capital Program, water and sewer utility rates, and one-time Decision Packages, allowing staff to proceed with infrastructure and planning initiatives.

On January 27, 2026, staff presented Council with a 2025 departmental year in review and a summary of findings from community surveys completed in 2025.

On February 17, 2026, Council approved the 3.5% property tax increase for 2026 and a tax increase of 4.5% for the years 2027, 2028, 2029 and 2030. Council also approved ongoing Decision Packages and directed staff to undertake public engagement on the draft Financial Plan

### **Financial Impact:**

The report identifies a municipal property tax increase equivalent to \$101 for an average home valued at \$1,040,000, equating to a 3.5% property tax increase for 2026.

<b>Funding Source:</b>	The City's Financial Plan addresses all City funding sources including general revenue and reserves.
<b>Strategic Alignment:</b>	Liveable Community; Climate Leadership & Environmental Stewardship; Engaged, Healthy Community; Diversified, Thriving Economy; Governance & Corporate Excellence
<b>Communications:</b>	City staff engaged the public prior to presenting the Financial Plan to Council for adoption, a summary of findings from the engagement is included in Attachment E and in this report.
<b>Applicable Legislation/ Bylaw/Policy:</b>	The Community Charter [SBC 2003] requires adoption of the Financial Plan Bylaw by May 15 of the first year of the Five-Year Financial Plan. This report also relates to the <i>Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026</i> .

To: Mayor and Council

File number: [05182502]

## 2026-2030 Financial Plan Bylaw 8098-2026

### **BACKGROUND:**

On July 29, 2025, Council approved the Business and Financial Planning Guidelines, establishing the overall direction for the budget process.

In December, Council received a budget overview that reviewed key budget increase drivers and ongoing cost-saving measures. Council subsequently approved the \$431.98-million 2026–2030 Capital Program and one-time Decision Packages, enabling infrastructure and planning initiatives to begin in the New Year. The 2026–2030 water and sewer utility rates were also approved later that month.

The plan advances nearly 140 projects in transportation, public safety, utilities, and community facilities. In 2026, \$115.6 million is invested in projects that reduce traffic congestion, improve safety, renew aging infrastructure, and expand access to recreation.

In late January 2026, Council received the 2025 departmental year-in-review, and findings of the Community Survey conducted in late 2025 that provide important input to the City's ongoing financial planning. Survey findings showed that residents want the City to focus on providing essential services while ensuring our infrastructure is keeping up with rapid growth. Concerns expressed by residents about the value they receive for their tax dollars demonstrate that the City must continue efforts to keep property taxes affordable as we continue to deliver core services our community relies on.

In mid-February 2026, staff presented a Business Planning update that proposed a property tax increase of 3.5%. The proposed increase reflects updated assessment growth, additional cost savings, and reviewed the expected impact on 2027-2030 tax rates from RCMP staffing adjustments. Council directed staff to undertake additional community engagement on the draft 2026–2030 Financial Plan.

This report provides a summary of that engagement, changes since the February presentation, and details the components included in the Financial Plan Bylaw.

### **ANALYSIS:**

#### **Discussion:**

As noted in the February 2026 update, assessment growth came in below the budget target (just under 1% versus 1.5%), creating a funding gap that required additional offsets.

To address this, the planned 2026 increase to the Infrastructure Sustainability Reserve (ISR) was removed to help achieve the 3.5% property tax increase. This, along with the removal of the

Parks, Recreation & Culture levy, revenue and expense adjustments and detailed program reviews enabled the reduction of the proposed property tax increase to 3.5% for 2026 and 4.5% in subsequent years of the Five-Year Financial Plan.

In addition, the planned 2027 increase to fund 10 additional RCMP members has been phased in over four years to align with expected hiring timelines. This increase has also been adjusted to account for the loss of RCMP rent and support service revenues from Pitt Meadows. The budget is also affected by a number of external cost pressures including inflation, labour and contract increases, rising costs on fees collected on behalf of other levels of government, and provincial housing requirements.

To limit the tax increase to 3.5 per cent, one of the lowest in the region, City staff identified more than \$4.6 million in additional savings by seeking efficiencies, closely reviewing programs, realigning funding and distributing costs over multiple years.

Financial Impact

<b>Proposed Property Tax Increase</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
General Purpose	2.15%	2.90%	2.90%	2.90%	2.90%
Police / Fire Protective Services	1.35%	0.60%	0.60%	0.60%	0.60%
Infrastructure	-	1.00%	1.00%	1.00%	1.00%
	<b>3.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>

For illustration, the impact of the 3.5% property tax increase is shown using the “average home,” which includes both single-family and multi-family properties (e.g., townhouses and apartments). In 2026, the average home is valued at \$1.04 million. At this value, a 3.5% property tax increase equates to approximately \$101 more in property tax compared to 2025.

Water and sewer rate increases for 2026 were also approved in December 2025, at 4.5% and 6.05%, respectively. Combined with property taxes, the total expected increase for an average home receiving both services is \$181, or 4.1%.

### Estimated Tax Impact on Residence Assessed at \$1.04M

<b>Municipal Property Taxes</b>	<b>2025</b>	<b>2026</b>	<b>Increase</b>
General Purpose	\$2,880	\$2,980	\$101 (3.5%)
<b>UTILITIES</b>			
Water	\$822	\$859	\$37 (4.5%)
Sewer	\$716	\$759	\$43 (6.1%)
			<b>\$181 (4.1%)</b>

This does not include external agency levies such as TransLink or the provincial school tax, which BC municipalities are required to collect but do not control.

The 2026-2030 Financial Plan Bylaw No. 8098-2026 includes carryforwards – both capital and operating 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, approved decision packages and other Financial Planning & Reporting documents are available on the City's website at [mapleridge.ca/budget](http://mapleridge.ca/budget).

#### Capital Plan Updates Since December 2025

The 2026 Capital Plan has been updated to include \$5.6 million in additions since it was last presented to Council in December.

The most significant change follows a comprehensive fleet review concluded in February, which resulted in a \$5 million increase to the Equipment Replacement – Fleet program. This brings the total program budget to \$6.4 million. The replacements include a \$2 million investment in electric and hybrid vehicles, and is tax-neutral as it is funded through existing replacement reserves.

Other additions to the plan since December include:

- FVRL Infrastructure (\$70,000): Library furniture replacement and renovations.
- Town Centre Road Network (\$60,000): Previously presented to Council.
- Grant-Funded Projects: The Japanese Garden (\$400,000) and the Summer Games Legacy (\$56,000), both of which were previously presented to Council and approved.

There are also several administrative updates to capital projects which change start dates or have minor updates to cost.

## Carryforwards

As is typical of a Financial Plan, carryforwards are included to maintain momentum on previously approved capital projects and departmental operating work plans. This ensures that resources remain dedicated to their intended purposes without any impact on the current year's tax levy.

## **Public Engagement:**

In December 2025, Council received an update on community priorities that have informed the Financial Plan. These priorities were based on a community survey in Fall 2025, and analysis of feedback on a variety of City engagement events throughout the year. At that time, Council directed staff to undertake public engagement on the elements of the draft Financial Plan.

Staff posted a survey about the budget on the City website and engaged with the community through a variety of methods to maximize outreach and opportunities for residents to share their perspective. This included:

- five in-person engagement events in March and April 2026 (at Planet Ice, Library, ACT, Seniors Centre, St Patrick's Church Pancake Breakfast)
- online distribution of budget materials on [www.mapleridge.ca/Budget](http://www.mapleridge.ca/Budget)
- organic and paid social media promotion of in-person events and the survey
- a mailout to households
- reminders through the City's email newsletter
- Posters/outreach to community organizations
- "Real Ridge" podcast episode focused on educating residents about the budget
- Budget Talks video series were also shared explaining the budget process

Staff prepared a Budget Highlights document summarizing the key information in the Financial Plan and included as Attachment D. This document was mailed to all households and distributed at City facilities, online and in-person at information events. This outreach was supported by a giveaway draw for a \$150 Downtown BIA gift voucher, which was optional for residents who completed the online survey.

Detailed content was provided on [mapleridge.ca/Budget](http://mapleridge.ca/Budget) and [engage.mapleridge.ca/Budget](http://engage.mapleridge.ca/Budget) 2026 to inform residents of the elements of the draft Financial Plan and seek feedback and input on community priorities. The survey on the Engage Maple Ridge site received 290 submissions.

Findings from the survey and other engagement data collected at in-person events are summarized in Attachment E – What we learned. From this data we have confirmed that 61 per cent of residents and business owners completing the survey believe that the budget either somewhat reflects or reflects very well their priorities and how they want taxpayer funds to be invested. A further 17 per cent of respondents were neutral and 20 per cent felt the budget did not reflect their priorities well.

Residents were also very satisfied or somewhat satisfied (60%) with the information available about the components of the budget and information on how the tax revenue is invested on their behalf.

Priorities confirmed through the engagement events and survey data were:

- Managing affordability
- Maintaining public safety
- Promoting business development and commercial/industrial opportunities
- Investing in roads, traffic, utilities, and emergency preparedness
- Balancing growth and land use impacts.

These priorities are consistent with the findings of the Fall 2025 community survey that informed the development of the Financial Plan. Over half of the residents and business owners engaged support the direction set by Council in the Financial Plan.

**Applicable Legislation/Bylaw/Policy:**

The annual business planning process concludes with the adoption of the five-year Financial Plan and the Property Tax Rate Bylaws. As per the *Community Charter*, these bylaws must be adopted by Council on or before May 15 of each year to ensure compliance with provincial legislation.

**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 3.5% property tax increase—among the lowest of comparator municipalities—the Plan balances fiscal responsibility with community needs, with affordability as the primary driver.

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

---

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

- Attachments:**
- (A) 2026-2030 Financial Plan Summary of 2026 Consolidated Plan
  - (B) 2026-2030 Financial Plan Bylaw 8098-2026
  - (C) 2026-2030 Financial Plan Bylaw 8098-2026 Statements 1, 2, 3
  - (D) Budget Highlights 2026 Mailout
  - (E) What We Learned – 2026 Budget Engagement

## Report Approval Details

Document Title:	2026-2030 Financial Plan Bylaw 8098-2026 Report.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - 2026-2030 Financial Plan Summary of 2026 Consolidated Plan.docx</li><li>- Attachment B - 2026-2030 Financial Plan Bylaw 8098-2026.docx</li><li>- Attachment C - 2026-2030 Financial Plan Bylaw 8098-2026 Schedules 1, 2, 3.docx</li><li>- Attachment D - 2026 Budget Highlights Mailout.pdf</li><li>- Attachment E - What We Learned - 2026 Budget Engagement.pdf</li></ul>
Final Approval Date:	Apr 16, 2026

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