

Development Cost Charge Imposition Amending Bylaw No. 7863- 2022

Recommendation:

That Maple Ridge Development Cost Charge Imposition Amending Bylaw No. 7863-2022 be adopted.

Report Purpose and Summary Statement:

Ministry approval has been granted for Maple Ridge Development Cost Charge Imposition Amending Bylaw No. 7863-2022. Council may now Adopt this Bylaw.

Financial Impact:

Development Cost Charges are used to fund infrastructure to support growth. The increased cost of land and infrastructure is reflected in the increased rates charged.

Funding Source:

This provides the funding source to provide infrastructure required due to development.

Strategic Alignment:

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

Development Cost Charge Imposition Amending Bylaw No. 7863- 2022

BACKGROUND:

ANALYSIS:

Discussion:

Maple Ridge Development Cost Charge Imposition Amending Bylaw No. 7863-2022 has received the Inspector of Municipalities approval. Council can now Adopt this Bylaw.

The updated rates will take effect once the Bylaw is adopted for new applications. Legislation provides existing application 12 months of instream protection, whereby the rates under the previous Development Cost Charge (DCC) Bylaw apply if the project completes within one year of the adoption of the bylaw.

The amendment process took longer than typical as the calculations and project composition required significant reworking to fit within the parameters of a minor amendment. The amendment process detail and rate comparisons were provided to Council on June 4, 2024, in the report, "Development Cost Charge Bylaw Update".

A major DCC Bylaw amendment, where all assumptions are reconsidered, is in the early stages of development. The amendment will consider updated development assumptions and related infrastructure requirements due to Provincial housing legislation as well as other capital projects and updated development assumptions such as industrial development in 256 Street area.

Public Engagement:

This bylaw amendment process included significant consultation with the development community due to the magnitude of the rate changes.

Financial Impact:

DCCs are a key funding source to provide the infrastructure required to support new development.

Applicable Legislation/Bylaw/Policy:

DCCs are very prescribed in legislation and associated best practices. This bylaw amendment required Provincial approval.

ALTERNATIVES & IMPLICATIONS:

Council could decide not to adopt this bylaw however the timing of infrastructure to support growth would be delayed or other sources of funding such as property tax increases would be required.

CONCLUSION:

DCCs are a key funding source of infrastructure required due to new development. The next major amendment to the DCC Bylaw is underway given the amount of work required to update development assumption and related infrastructure requirements.

Prepared by: Trevor Thompson, Director of
Finance and Chief Financial Officer

Attachments: (A) DCC Imposition Amending Bylaw No. 7863-2022
(B) Statutory Approval Certificate

Report Approval Details

Document Title:	Development Cost Charges Imposition Amending Bylaw No. 7863-2022.docx
Attachments:	- Statutory Approval Certificate DCC Bylaw No. 7863 - 2022 - Approved.pdf - 2024-09-24 DCC Imposition Amending Bylaw 2022-7863.docx
Final Approval Date:	Sep 17, 2024

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

Scott Hartman, Chief Administrative Officer