

City of Maple Ridge

Amending Bylaw No. 7863-2022

A Bylaw to amend the Maple Ridge Development Cost Charges Imposition Bylaw 7320-2017

WHEREAS, Council has considered the phasing of works, services and provision of parkland described in the Official Community Plan and how development designed to result in a low environment impact may affect the capital costs of infrastructure related to Development Cost Charges.

AND WHEREAS, Council has considered the impact of the charges imposed by this bylaw in relation to:

- a. Being excessive in relation to the capital cost of prevailing standards of service,
- b. Deterring development,
- c. Discouraging the construction of reasonably priced housing or the provision of reasonably priced serviced land in the city, or
- d. Discouraging development designed to result in low environmental impact.

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

1. Citation

This Bylaw may be cited for all purposes as “**Maple Ridge Development Cost Charges Imposition Amending Bylaw No. 7863-2022**”.

2. Effective Date

This Bylaw will come into force on the later of November 1, 2022 and the date it is adopted by Council.

3. Schedules

- a. Schedule “A” of the Maple Ridge Development Cost Charges Imposition Bylaw No. 7320–2017 will be deleted in its entirety; and
- b. Schedule “A” of the Amending Bylaw No. 7863–2022, attached hereto, will be substituted in its place.

Read a first time this 26 day of July 2022

Read a second time this 13 day of December 2022

Read a third time this 13 day of December 2022

Approved by the Inspector of Municipalities this 15 day of August 2024

Adopted this ____ day of _____ 20

Presiding Member

Corporate Officer

SCHEDULE "A" TO AMENDING BYLAW NO. 7863 – 2022

DEVELOPMENT COST CHARGES

Single Family Residential	<i>per additional lot</i>
Duplex	<i>per additional dwelling unit</i>
<u>Servicing Type</u>	
Road	\$17,154
Drainage	3,733
Water	4,525
Sanitary Sewer	2,649
Open Space	12,950
Total	\$41,011
Townhouse	
<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$98.97
Drainage	13.40
Water	29.01
Sanitary Sewer	16.98
Open Space	83.01
Total	\$241.37
Street Townhouse	
<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$79.17
Drainage	8.93
Water	29.01
Sanitary Sewer	16.98
Open Space	83.01
Total	\$217.10
Apartment	
<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$91.90
Drainage	8.30
Water	30.53
Sanitary Sewer	17.87
Open Space	87.36
Total	\$235.96

Apartment High Density

(6 Storey and above)

<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$68.92
Drainage	3.11
Water	26.93
Sanitary Sewer	15.77
Open Space	77.08
Total	\$191.81

Apartment - Affordable Rental Below Market

<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$68.92
Drainage	8.30
Water	30.53
Sanitary Sewer	17.87
Open Space	87.36
Total	\$212.98

Apartment - Social Housing, Non-for-Profit Rental Below Market**or Affordable Rental-Seniors**

<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$16.85
Drainage	8.30
Water	19.75
Sanitary Sewer	11.56
Open Space	33.92
Total	\$90.38

Commercial	First Floor	Additional Floors
<u>Servicing Type</u>	<i>per m² of BA</i>	<i>per m² of BA</i>
Road	\$51.46	\$25.73
Water	18.85	9.43
Sanitary Sewer	6.62	3.31
Open Space	0.00	0.00
Drainage	13.07	0.00
Total	\$90.00	\$ 38.47

Institutional	Non-Municipal	Municipal
<u>Servicing Type</u>	<i>per m² of BA</i>	
Road	\$11.79	\$0
Water	9.44	0
Sanitary Sewer	5.52	0
Open Space	0	0
Plus	<i>per ha. of gross site area</i>	
Drainage	52,268	0

Industrial	
<u>Servicing Type</u>	<i>per m² of BA</i>
Road	\$17.15
Water	11.55
Sanitary Sewer	6.76
Open Space	0.00
Drainage	13.20
	\$48.66