

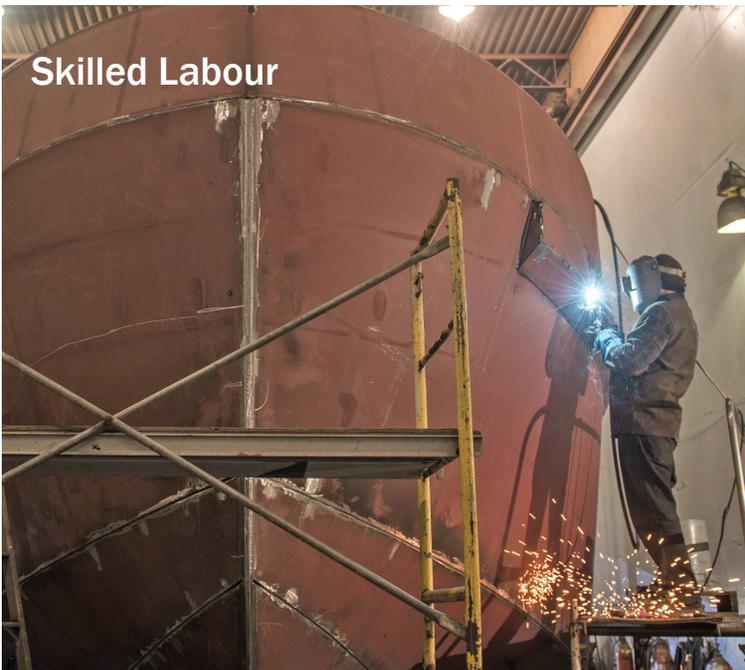
Available, Affordable Industrial Land



Access to Markets



Skilled Labour



# Maple Ridge Employment Land Investment Incentive Program 2015-2018

*Explore why this is the  
best place in  
Metro Vancouver to  
grow your business*

[www.mapleridge.ca](http://www.mapleridge.ca)



MAPLE RIDGE

British Columbia

# An Exceptional Metro Vancouver Investment Opportunity

## The land of opportunity

It's no secret that it can be incredibly expensive to operate a business in Vancouver: high overhead, a lack of available land, congestion, and sky-high housing costs for employees all drive up the cost of doing business.

It's why so many businesses are looking to locate in Maple Ridge. We offer available and affordable land, access to markets, lower taxes and affordable housing.

## Access to markets

The provincial government has invested over \$1 billion in transportation infrastructure in the region, making it easier and more affordable to move your goods and services throughout Metro Vancouver and the Lower Mainland, across Canada, and to the USA.

## Lower costs for businesses

Locating your business in Maple Ridge is good for your bottom line: we not only have the most affordable industrial land in Metro Vancouver, businesses enjoy lower taxes and development cost charges (DCCs).

## Employee recruitment and retention

Maple Ridge is a family-oriented community that offers an exceptional lifestyle for your employees: affordable real estate that's only minutes away from the great outdoors and downtown Vancouver.

## To Qualify

The project must be on identified Employment Land with the building permit issued by December 28, 2018.

Qualifying projects enjoy:

- Building Permit Fee discounts
- five years municipal tax



exemption, with up to ten years for "green" projects

- a host of other benefits

## Tax Exemptions

The basic municipal tax exemption applies for five years; "green" projects may qualify for a total of ten years. For commercial renovations, the municipal tax exemption applies to the change in "non-market value" as determined by BC Assessment.

## Energy Companies

Developers are encouraged to explore the programs and valuable resources offered by energy companies to achieve the maximum exemption offered by this program.

FortisBC and BC Hydro have programs to assist with researching, designing, building and financing alternative energy-efficient systems. If you'd like to learn more about your options, we can help you connect with the appropriate contacts and resources.

## Brownfield Renewal Program

Brownfields are under-utilized or vacant commercial sites with actual or perceived contamination issues. These sites are often located in prime areas and have excellent re-development potential.

The BC Brownfield Renewal Program and the Federation of Canadian Municipalities' Green Municipal Fund provide tools, resources and funding to help restore these sites for high-value commercial and industrial uses.

## For More Information

Application forms and details on the Employment Land Investment Incentive Program 2015-2018 are available at [investmapleridge.ca](http://investmapleridge.ca)

Call 604-467-7320 or e-mail [invest@mapleridge.ca](mailto:invest@mapleridge.ca) for more information.

# Employment Land Investment Incentive Program At-a-Glance

Criteria: <sup>1</sup>	Eligible Project	Green Project <sup>4</sup>		
Building permit must be issued by Friday, December 28, 2018	New Construction or Renovation ≥ \$250,000	New Construction or Renovation ≥ \$250,000		
See Map	Employment Lands	Employment Lands		
Incentive Package <sup>1</sup>				
Partnering Incentive <sup>2</sup>	50% of DCCs to a max. of \$50,000	50% of DCCs to a max. of \$75,000		
Property Tax Exemptions <sup>3</sup>	Year 1	100%	Year 1	100%
	Year 2	80%	Year 2	90%
	Year 3	60%	Year 3	80%
	Year 4	40%	Year 4	70%
	Year 5	20%	Year 5	60%
	Year 6	0%	Year 6	50%
			Year 7	40%
			Year 8	30%
			Year 9	20%
			Year 10	10%
			Year 11	0%
Building Permit Fee Discount <sup>5</sup>	Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000	Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000		
Brownfield Support – tools, resources, potential funding	Yes	Yes		

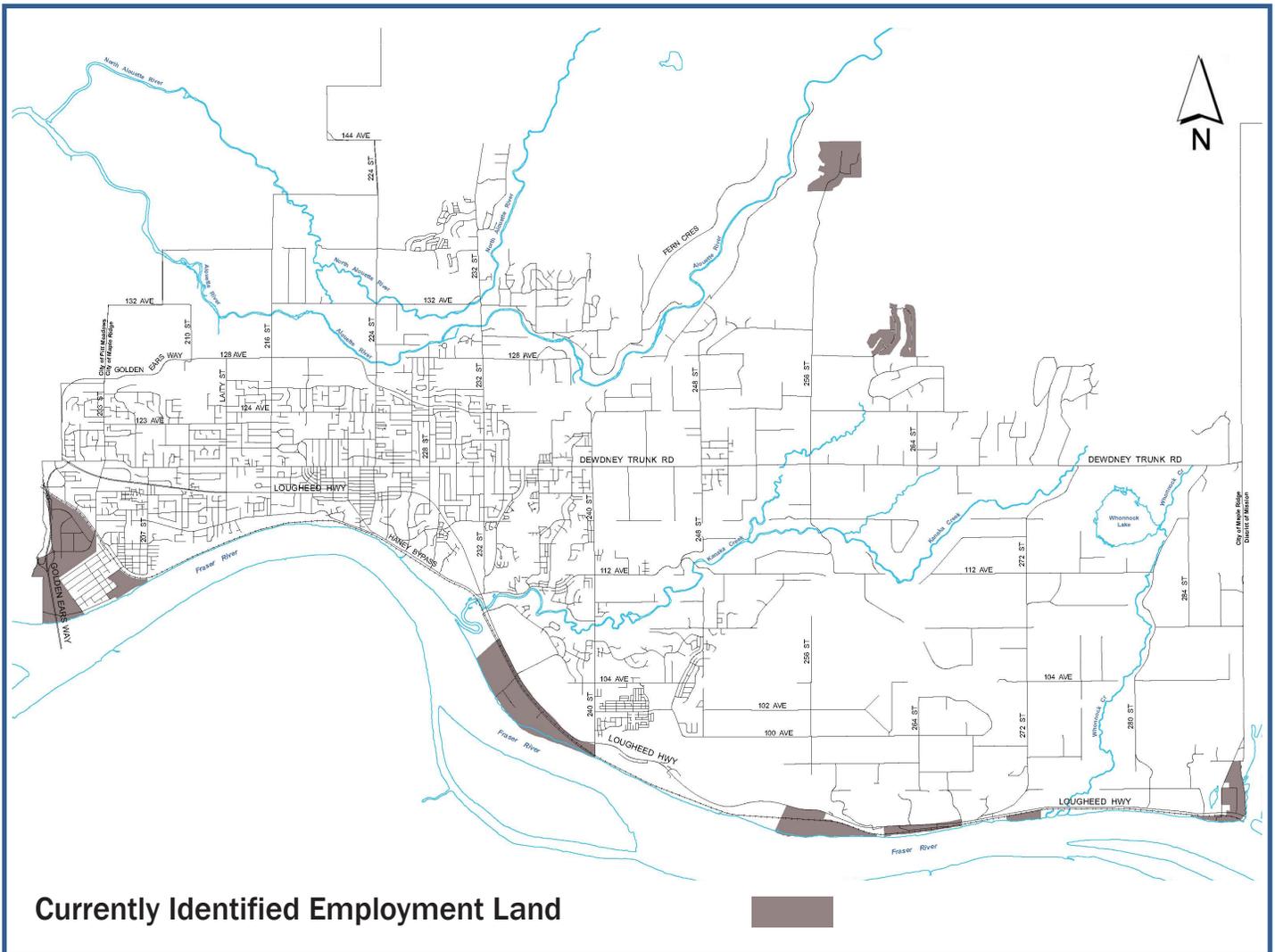
1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this Program, the former will prevail.
2. Fulfilment of agreed-upon Employment Land Investment Incentive Program's reasons, objectives and principles as noted in Part 5 of the Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112 - 2014, to be negotiated on a project-by-project basis; maximum \$500,000 in partnering incentives available as at October 14, 2014.
3. Property tax exemption from general municipal tax portion, on non-market change in assessed value.
4. Enhanced level of incentives available for projects achieving LEED-Silver or better certification, or for those choosing energy that does not consume non-renewable resources, and is not provided by BC Hydro, including solar, wind, water, geothermal, and biomass.
5. Building permit discount not to exceed total building permit fee.

## Employment Land Investment Incentive Program - Ineligible Uses:

Incentives apply to all industrial uses defined in the Maple Ridge Zoning Bylaw, except the following uses:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marijuana

# Employment Land Investment Incentive Program Map and Application Information



*The shaded areas have been identified as being eligible for the Employment Land Investment Incentive Program. Additional employment land identified by Council may be added to the program.*

## For more information

Application forms and details on the Employment Land Investment Incentive Program 2015-2018 are available online [investmapleridge.ca](http://investmapleridge.ca)

Phone: 604-467-7320 | Fax: 604-467-7335 | e-mail [invest@mapleridge.ca](mailto:invest@mapleridge.ca)

**Employment Land Investment Incentive Program 2015-2018**