

CITY OF MAPLE RIDGE

AMENITY COST CHARGES BYLAW NO. 8105-2026

A bylaw to impose amenity cost charges.

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Maple Ridge may, by bylaw, impose amenity cost charges;

AND WHEREAS the Municipal Council of the City of Maple Ridge has deemed that the charges imposed by this bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b) will not deter development in the municipality; and
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

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

CITATION

1. This Bylaw shall be cited for all purposes as the “City of Maple Ridge Amenity Cost Charges Bylaw No. 8105-2026”.

DEFINITIONS

2. In this Bylaw, the following definitions apply:

Accessory Residential has the same meaning as defined in the Zoning Bylaw.

Affordable Rental Below Market means housing cost that is 30 per cent or less of household’s gross income and below market rental housing is housing with rents lower than average in private-market rental housing. For purposes of ensuring the units remain in this use for a minimum of 30 years a Housing Agreement or covenant on the property is required.

Apartment has the same meaning as defined in the Zoning Bylaw.

Building Permit means a written permit issued by the Chief Building Official or their delegate authorizing building construction in accordance with applicable statutes, regulations, bylaws and permit conditions.

City means the City of Maple Ridge.

Commercial means development of a parcel, building or structure for commercial use as described in the Zoning Bylaw or similar development that is of a commercial nature, including but not limited to uses such as accommodation, automotive, retail, food and beverage, entertainment, office, personal services, recreation, retail and the cultivation, processing, testing, packaging or shipping of marijuana (cannabis).

Completed means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer.

Council means the municipal Council of the City of Maple Ridge.

Detached Garden Suite has the same meaning as defined in the Zoning Bylaw.

Duplex means a residential use where two (2) principal dwelling units are contained within one (1) principal residential building sharing a common roof and separated one from another by a common wall or are situated one above another.

Dwelling Unit (DU) has the same meaning as defined in the Zoning Bylaw.

Effective Date means the date on which this Bylaw comes into force.

Fourplex has the same meaning as defined in the Zoning Bylaw.

Gross Floor Area (GFA) has the same meaning as defined in the Zoning Bylaw.

Highway has the same meaning as defined in the Zoning Bylaw.

Housing Agreement has the same meaning as defined in the Zoning Bylaw.

Industrial means “industrial use” as defined in the Zoning Bylaw.

Institutional means a use, building, or development that provides educational, religious, governmental, health care, cultural, community, social service, or similar functions, and includes, but is not limited to, public hospitals, public and private schools and places of worship.

Instream is as defined under section 570.91 of the *Local Government Act*.

Issuable means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

- a) Council has approved any applicable rezoning and/or development permits and/or development variance permit;

- b) All required legal encumbrances and plans, including a plan of subdivision, consolidation, or road dedication, have registered at the Land Title Office; and
- c) All applicable fees and levies have been paid.

Lot means additional lot(s) created at subdivision.

Multiplex means a residential use where five (5) to six (6) principal dwelling units are contained within one (1) principal residential building sharing a common roof and separated one from another by a common wall or are situated one above another.

Not-for-Profit Rental Below Market means rental housing with rents not in excess of 80% of the average market rate for Maple Ridge as identified or reported in Canada Mortgage Housing Corporation's most recent rental market survey. For purposes of ensuring the units remain in this use for a minimum of 30 years a Housing Agreement or covenant on the property is required.

Parcel means any lot, block, strata lot or other area in which land is held or into which land is subdivided, but does not include any portion of a Highway.

Precursor Application is as defined under section 570.91 of the *Local Government Act*

Secondary Suite has the same meaning as defined in the Zoning Bylaw.

Single Detached has the same meaning as "Single Detached Residential" as defined in the Zoning Bylaw.

Social Housing means apartments that have a government or non-profit housing partner that owns and operates them.

Seniors Affordable Rental Below Market means Affordable below Market rental and seniors means an adult aged 55 or older. BC Housing programs, partners and housing providers may define a senior by a different age.

Street Townhouse has the same meaning as defined in the Zoning Bylaw.

Townhouse has the same meaning as defined in the Zoning Bylaw.

Triplex has the same meaning as defined in the Zoning Bylaw.

Unit means additional unit(s) built in support of a building permit.

Zoning Bylaw means the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended or replaced.

PAYMENT OF AMENITY COST CHARGES

3. Every person who obtains approval of a subdivision of a parcel or issuance of a building permit must pay Amenity Cost Charges in accordance with Schedule “A” of this Bylaw.
4. Amenity Cost Charges shall be calculated separately for each residential and non-residential use comprising the development, in accordance with Schedule “A” of this Bylaw and the person obtaining the approval shall pay the sum of the Amenity Cost Charges calculated for each residential and non-residential development type.
5. The Amenity Cost Charges imposed must be paid:
 - a) In the case of the subdivision of a parcel, at the time the subdivision is approved; or
 - b) In the case of obtaining a building permit, at the time the building permit is issued.

EXEMPTIONS

6. Pursuant to the *Local Government Act* and subject to regulations by the minister, Amenity Cost Charges are not payable if any of the following applies in relation to a development:
 - a) A place of worship that will be exempt from taxation under the *Community Charter*;
 - b) No increase in the population of residents or workers is expected to result from the development;
 - c) An amenity cost charge in respect of that amenity has previously been paid for the same development, unless further development is expected to result in an increase in the population of residents or workers;
 - d) Affordable and special needs housing units as prescribed by the Prescribed Classes of Affordable Housing (*Local Government Act*) Regulation; and
 - e) Development undertaken by or on behalf of the City for municipal purposes.

REDUCTION OF AMENITY COST CHARGES

7. Subject to Section 9 of this Bylaw, the City will, for a development containing Affordable Rental Below Market, reduce by 10% the Amenity Cost Charges that are otherwise payable in respect of the Affordable Rental Below Market.
8. Subject to Section 9 of this Bylaw, the City will, for a development containing Not-for-Profit Rental Below Market, Seniors Affordable Rental Below Market, or Social Housing, reduce by 60% the Amenity Cost Charges that are otherwise payable in respect of the Not-for-Profit Rental Below Market, Seniors Affordable Rental Below Market, or Social Housing.

9. No reduction pursuant to Section 7 and 8 shall be granted unless the written request for a reduction has been submitted to and approved by the Director of Planning and Building, or their designate, as fulfilling all of the eligibility requirements and conditions for a reduction of Amenity Cost Charges as set out in this Bylaw.

PHASE-IN OF AMENITY COST CHARGES

10. The Amenity Cost Charges shall be phased in through an adjustment of the municipal assist factor as follows:
 - a. January 1, 2027 to December 31, 2027: 50% municipal assist factor;
 - b. January 1, 2028 to December 31, 2028: 30% municipal assist factor;
 - c. January 1, 2029 to December 31, 2029: 10% municipal assist factor; and
 - d. January 1, 2030 onwards: 1% municipal assist factor.

The applicable Amenity Cost Charges are set out in Schedule “A” of this Bylaw.

EFFECTIVE DATE

11. This bylaw will come into force on January 1, 2027.

SEVERABILITY

12. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid section shall be severed, and the remainder of the bylaw will be deemed valid and remain in effect.

TRANSITIONAL PROVISIONS

13. This Bylaw comes into force on the Effective Date except in the case of:
 - a) Applications for subdivisions of lots that are In-Stream on the date this Bylaw is adopted and which are completed within one year of the date this Bylaw is adopted;
 - b) Building permits that are In-Stream on the date this Bylaw is adopted and which are Issuable within one year of the date this Bylaw is adopted; and
 - c) Building permits on lots with a Precursor Application In-Stream on the date this Bylaw is adopted and where the related building permit is Issuable within one year of the date that this Bylaw is adopted.

In those cases, this Bylaw does not apply. One year from the date this Bylaw is adopted, this transitional provision is no longer in effect.

SCHEDULES

14. Schedules "A" and "B" attached hereto form part of this Bylaw.

READ a first time the 26th day of May, 2026

READ a second time, as amended the 21st day of. 2026

READ a third time the 21st day of July, 2026

ADOPTED the 28th day of July, 2026



PRESIDING MEMBER



CORPORATE OFFICER

SCHEDULE "A"
TO BYLAW NO. 8105-2026
AMENITY COST CHARGES

Development Type	ACC Rate			
	Jan 1, 2027 - Dec 31, 2027	Jan 1, 2028, - Dec 31, 2028	Jan 1, 2029, - Dec 31, 2029	Jan 1, 2030, - Onwards
Residential - Single Detached	per dwelling unit			
Standard Rate	\$11,603	\$16,244	\$20,885	\$22,974
Residential - Secondary Suites/Detached Garden Suites	per dwelling unit			
Standard Rate	\$4,705	\$6,587	\$8,469	\$9,316
Residential - Duplex/Triplex/Fourplex/Multiplex/Townhouse/Street Townhouse/ Semi Detached	per dwelling unit			
Standard Rate	\$9,969	\$13,957	\$17,945	\$19,739
Affordable Rental Below Market (10% reduction)	\$8,972	\$12,561	\$16,150	\$17,766
Not-for-Profit Below Rental Below Market (60% reduction)	\$3,988	\$5,583	\$7,178	\$7,896
Seniors Affordable Rental Below Market (60% reduction)	\$3,988	\$5,583	\$7,178	\$7,896
Social Housing (60% reduction)	\$3,988	\$5,583	\$7,178	\$7,896
Residential - Apartment	per dwelling unit			
Standard Rate	\$6,019	\$8,427	\$10,835	\$11,918
Affordable Rental Below Market (10% reduction)	\$5,417	\$7,584	\$9,751	\$10,727
Not-for-Profit Below Rental Below Market (60% reduction)	\$2,408	\$3,371	\$4,334	\$4,767
Seniors Affordable Rental Below Market (60% reduction)	\$2,408	\$3,371	\$4,334	\$4,767
Social Housing (60% reduction)	\$2,408	\$3,371	\$4,334	\$4,767
Non-Residential	per sq.m of GFA			
Industrial	\$8.14	\$11.40	\$14.66	\$16.12
Commercial	\$25.82	\$36.15	\$46.48	\$51.13
Institutional	\$13.90	\$19.47	\$25.03	\$27.53

SCHEDULE "B"
TO BYLAW NO. 8105-2026
LIST OF AMENITIES

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost (2026\$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less:	ACC Recoverable Cost	Residential Share	Non-Residential Share
								Municipal Assist Factor			
								1%		95%	5%
1	Pickleball Hub	3,000,000	-	3,000,000		-	3,000,000	30,000	2,970,000	2,821,500	148,500
2	Synthetic Turf Baseball Field	4,000,000	1,000,000	3,000,000		-	3,000,000	30,000	2,970,000	2,821,500	148,500
3	MRSS Athletic Field	6,000,000	-	6,000,000		-	6,000,000	60,000	5,940,000	5,643,000	297,000
4	Multi-Sport Covered Box Facility	8,000,000	-	8,000,000		-	8,000,000	80,000	7,920,000	7,524,000	396,000
5	Hammond Multi-Use Community Park (Phase 1)	23,000,000	13,800,000	9,200,000		-	9,200,000	92,000	9,108,000	8,652,600	455,400
6	Albion Twin-Rink Arena Expansion	143,000,000	14,311,500	128,688,500		62,582,000	66,106,500	661,065	65,445,435	62,173,163	3,272,272
7	Hammond Aquatics and Recreation Centre	227,000,000	22,718,200	204,281,800		99,343,500	104,938,300	1,049,383	103,888,917	98,694,471	5,194,446
8	Financing Costs (prj. 5, 6, & 7)	299,699,253	38,762,400	260,936,853		123,483,300	137,453,553	1,374,536	136,079,018	129,275,067	6,803,951
	Total	713,699,253	90,592,100	623,107,153	-	285,408,800	337,698,353	3,376,984	334,321,370	317,605,301	16,716,068