

**CITY OF MAPLE RIDGE  
BYLAW NO. 8088-2026**

A Bylaw to establish the Downtown Maple Ridge Business Improvement Area and to authorize a grant to the Downtown Maple Ridge Business Improvement Association for the planning and implementation of a business promotion scheme.

---

**WHEREAS** the Council of the City of Maple Ridge may, pursuant to the *Community Charter*, grant money to an organization for planning and implementation of a business promotion scheme; **and**

**WHEREAS** the grant amounts authorized by this bylaw are intended to be recovered by means of a local service tax imposed on the basis of assessed value of land and improvements on those parcels within the proposed Downtown Business Improvement Area that are assessed by the BC Assessment Authority as Class 5 (Light Industry) and Class 6 (Business and Other); **and**

**WHEREAS** notice of Council's intention to establish the Downtown Business Improvement Area and impose the local service tax has been given in accordance with the *Community Charter*, and no petition against Council's initiative signed by the owners of at least 50 per cent of the parcels that would be subject to the tax, representing at least 50 per cent of the assessed value of land and improvements that would be subject to the tax, was presented within 30 days after the second publication of the notice; **and**

**WHEREAS** Council considers it expedient to proceed with the establishment of the Downtown Business Improvement Area and the grant contemplated by this bylaw;

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

1. This Bylaw shall be cited for all purposes as "Maple Ridge Downtown Business Improvement Area Establishment Bylaw No. 8088-2026".

**2. DEFINITIONS**

In this Bylaw:

**"Act"** means the *Community Charter*, Chapter 26 [SBC 2003];

**"Business Promotion Scheme"** means those specific activities and expenditures set out in Section 5 of this Bylaw;

**"Council"** means the Council of the City of Maple Ridge;

**"City"** means the City of Maple Ridge;

**“DMRBIA”** means the Downtown Maple Ridge Business Improvement Association;

**“Downtown Business Improvement Area”** means the area of the City of Maple Ridge designated by Schedule “A” of this Bylaw; and

**“Taxable Property”** means land and improvements in the Downtown Business Improvement Area that fall within Class 5 (Light Industry) or Class 6 (Business and Other) property classes by the BC Assessment Authority for assessment purposes.

### **3. DESIGNATION OF AREA**

Those lands within the area shown shaded on the map attached to and forming part of this Bylaw as Schedule “A”, are designated as the Downtown Business Improvement Area, a Business Improvement Area within the meaning of Section 215 of the Act.

### **4. GRANT**

- a. Council is hereby empowered to grant to the DMRBIA monies not exceeding the following amounts during each of the listed fiscal years:

2027 - \$475,000  
2028 - \$522,500  
2029 - \$574,750  
2030 - \$614,984  
2031 - \$658,032  
2032 - \$704,094

- b. These monies shall be paid to the DMRBIA as follows:

|                             |                          |
|-----------------------------|--------------------------|
| January 1, 2027 - \$237,500 | July 1, 2027 - \$237,000 |
| January 1, 2028 - \$261,250 | July 1, 2028 - \$261,250 |
| January 1, 2029 - \$287,375 | July 1, 2029 - \$287,375 |
| January 1, 2030 - \$307,492 | July 1, 2030 - \$307,492 |
| January 1, 2031 - \$329,016 | July 1, 2031 - \$329,016 |
| January 1, 2032 - \$352,047 | July 1, 2032 - \$352,047 |

For certainty, the total of the installment payments set out in Section 4(b) for each fiscal year shall not exceed the maximum amount authorized for that year under Section 4(a), unless additional monies are received via the means set forth in Section 6(d).

## 5. EXPENDITURE

- a. The monies granted under Section 4 of this Bylaw shall be expended only by the DMRBIA, in accordance with the conditions and limitations set out in this Bylaw, and only for a Business Promotion Scheme consisting of the following activities and expenditures:
  - i. Conducting studies and/or making reports relating to the Downtown Business Improvement Area;
  - ii. Improving, beautifying, or maintaining streets and sidewalks, or City-owned lands, buildings, or structures within the Downtown Business Improvement Area;
  - iii. Removing graffiti from buildings and other structures within the Downtown Business Improvement Area;
  - iv. Conserving heritage property within the Downtown Business Improvement Area; and
  - v. Encouraging business within the Downtown Business Improvement Area.
- b. The City shall not be held liable or responsible for any indebtedness or other obligations beyond the approved budget in each year that the DMRBIA may incur. Any such debts or obligations shall be handled according to the DMRBIA Bylaws and/or the *Societies Act*, as amended from time to time.
- c. Any monies granted to the DMRBIA by the City pursuant to this Bylaw shall, if not required for immediate use, be invested in only such securities in which trustees are authorized to invest under the *Trustee Act (British Columbia)*, as amended from time to time.

## 6. RECOVERY OF FUNDS

- a. All the monies granted to the DMRBIA pursuant to Section 4 of this Bylaw shall be recovered as a local service tax from the owners of the Taxable Property within the Downtown Business Improvement Area in the manner set out in this Section.
- b. For the purpose of recovering the monies granted to the DMRBIA under this Bylaw in any year in which a grant is made to the DMRBIA, there shall be levied and imposed in each year on Taxable Property within the Downtown Business Improvement Area that falls within Class 5 (Light Industry) and/or Class 6 (Business and Other) of the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81, as amended from time to time, a rate sufficient to raise the sums set out in Section 4 herein for that year. The levy shall be based on the assessed value of land and improvements for general municipal purposes.
- c. The levy is imposed and collected by the City in the same manner and at the same time as property taxes and includes applicable penalties and interest in accordance with the *Municipal Tax Regulation*, B.C. Reg. 426/2003, as amended from time to time.
- d. If, during a given year of the term of this Bylaw, the Insurance Corporation of British Columbia, being a Provincial Crown Corporation and/or Crown Agent and the owner of

one (1) tax exempt parcel of real property within the Downtown Business Improvement Area, is ordered by the Lieutenant Governor in Council or otherwise under paragraph 14 of the *Insurance Corporation Act*, Chapter 228 [RSBC 1996] or exercises its discretion and agrees to pay and does pay the City a payment in lieu of the taxes in respect of that parcel for that year, that would otherwise be payable by it in accordance with this Bylaw if such real property were not exempt from taxation, Council hereby authorizes an increase to the maximum grant payable to the DMRBIA in a sum equal to the amount of said grant in that given year.

- e. For greater certainty, nothing in this Bylaw limits or restricts the DMRBIA from soliciting, accepting, or generating revenue from sources other than the City's grant—including, without limitation, donations, sponsorships, program or event fees, membership fees for non-voting associate members, interest, and grants from other governments or organizations—provided that:
  - i. such revenue is applied to the Business Promotion Scheme and/or to additional services and programs for the benefit of DMRBIA members within the Downtown Business Improvement Area;
  - ii. the DMRBIA complies with the *Societies Act*, this Bylaw, any agreement between the City and the DMRBIA respecting the grant of funds, and all applicable laws;
  - iii. no obligation is incurred that pledges, encumbers, or otherwise binds the City without the City's prior written consent; and
  - iv. all such revenue is disclosed and shown separately from the City's grant in the DMRBIA's annual budget and reviewed financial statements delivered to the City under Section 7.

## **7. CONDITIONS AND LIMITATIONS**

Notwithstanding any other provision of this Bylaw, no grant shall be made, and no grant funds shall be used or spent by the DMRBIA, in any year unless the DMRBIA:

- a. submits an annual budget and work plan for approval by the City on or before January 1 in each year beginning January 1, 2027;
- b. submits to the City a review engagement on a fiscal year basis, and such auditor shall be a member, or a partnership whose partners are members, in good standing of the Canadian Institute of Chartered Accountants, or the Certified General Accountants Association of British Columbia, or a person certified by the board established under Section 205 of the *Business Corporations Act*, Chapter 57 [SBC 2002]. Such review engagement shall be prepared in accordance with generally accepted accounting principles and shall include a Balance Sheet and a Statement of Revenue and Expenditure. A review engagement for the immediately preceding fiscal year shall be submitted to the City on or before April 1 of each year, beginning April 1, 2027, and

- c. is a Society incorporated and in good standing under the provisions of the *Societies Act*, Chapter 18 [SBC 2015].

## **8. INSURANCE**

- a. The DMRBIA shall provide and maintain Commercial General Liability Insurance acceptable to the City and subject to limits of not less than two million dollars (\$2,000,000) inclusive per occurrence for bodily injury, death, and damage to property, including loss of use thereof. The insurance shall cover any person employed directly or indirectly by the DMRBIA and any contractor or subcontractor hired by the DMRBIA.
- b. The City shall be added as an additional insured under the Comprehensive General Liability Insurance policy, and the DMRBIA shall provide the City with a copy of the policy prior to the City providing funding under Section 4 of this Bylaw.
- c. The DMRBIA's Comprehensive General Liability Insurance policy shall contain a cross-liability clause and an endorsement requiring that the City be provided with 30 days prior written notice of any change in the policy or its cancellation.

## **9. CITY DISCLOSURES TO THE ASSOCIATION**

- a. The City will provide the DMRBIA with information and reports pertinent to the effective delivery of the Business Promotion Scheme and to allow the DMRBIA to meet its obligations under the *Societies Act*, Chapter 18 [SBC 2015]:
  - i. Property & Levy Report – a list of properties within the Downtown Business Improvement Area that are levied and/or paying the annual levy, including, street address, PID, property classification, assessed value, and annual levy charge; and
  - ii. Business Licence Report – a list of all commercial/industrial business licences issued, renewed, changed, and/or cancelled within the Downtown Business Improvement Area;
- b. The Property & Levy Report shall be provided to the DMRBIA no later than February 28 of each year (or as otherwise agreed).
- c. The Business Licence Report shall be provided to the DMRBIA on a quarterly basis (or as otherwise agreed).
- d. All disclosures under this section are subject to the *Act* and the *Freedom of Information and Protection of Privacy Act*, Chapter 165 [RSBC 1996].
- e. Information provided under this section must be used by the DMRBIA solely for purposes of the Business Improvement Scheme and must be protected in accordance with the *Personal Information Protection Act*, Chapter 63 [SBC 2003].

## 10. EXPIRATION DATE

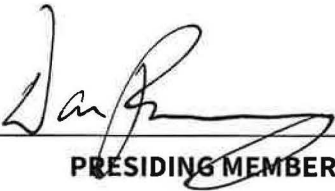
This Bylaw shall be effective for a period of six (6) years from the first day of January 2027 and shall cease to have effect at the end of the 31st day of December 2032.

**READ** a first time the 12<sup>th</sup> day of May, 2026

**READ** a second time the 12<sup>th</sup> day of May, 2026

**READ** a third time the 12<sup>th</sup> day of May, 2026

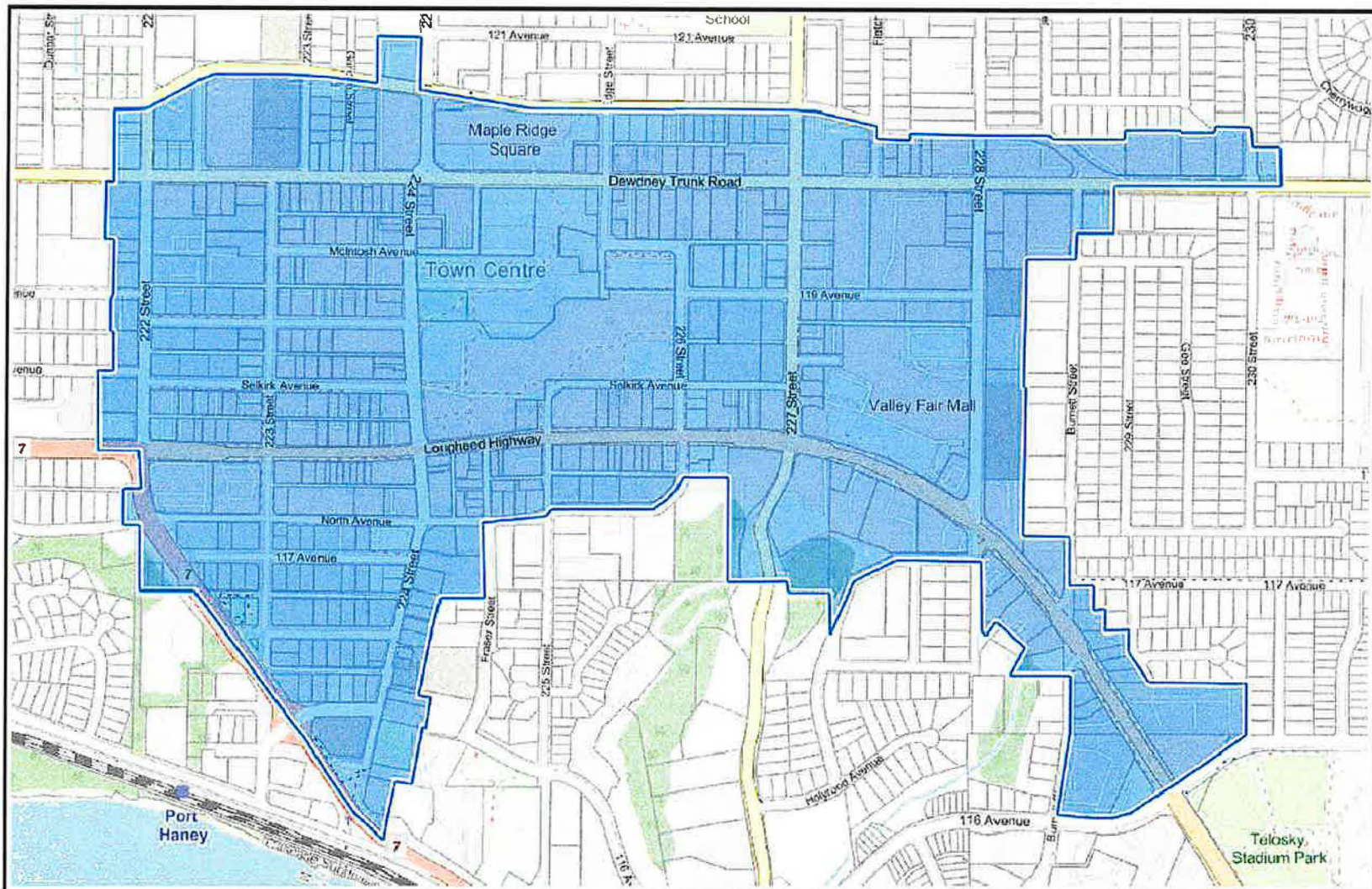
**ADOPTED** the 14<sup>th</sup> day of July, 2026



**PRESIDING MEMBER**



**DEPUTY CORPORATE OFFICER**



**SCHEDULE A**



## Schedule A - Downtown Business Improvement Area

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

