

## **Development costs may climb by 38 per cent**

**MAPLE RIDGE** | Development is about to come at a much higher cost in Maple Ridge. The district is in the process of reviewing its development cost charge (DCC) bylaw.

Once complete, it will result in the municipality rising to third most expensive behind Surrey and Port Coquitlam.

It's necessary to make this boost, said Jeff Scherban, director of development engineering.

Should council give final reading to the bylaw, DCCs for various types of residential land use could increase by 38 per cent. Development in the downtown core would have smaller-scale increases.

Without raising the cost to developers, Scherban said, many major infrastructure projects won't be possible.

DCCs are fees that municipalities collect from new development to help pay for the off-site infrastructure needed as a result of growth. The monies are collected and put in an account until they're needed for projects including roads, waterworks, sewer improvements or parkland acquisition.

Without increasing the DCCs in relation to the cost of land and construction, Scherban said, the municipality must look at alternatives, including postponing planned projects.

Should council give final reading to the new DCC bylaw, it will take several weeks, or even months, before the new charges would come into effect. All developers that have submitted applications to the district for review would fall under the previous bylaw and pay the current DCC rate.

As a result, Scherban fully expects that all those developers who are "close to being able to make applications" will do so now to take advantage of the grace period.

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