

June 16, 2022

City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5



Attention: Mark Roberts, Chief Administrative Officer

Dear Mr. Roberts,

**Re: Eligible School Sites Proposal**

As you are aware, the Local Government Act and the School Act require that in order to secure capital funding for future school sites the Board of Education pass annually an eligible school sites proposal to be accepted by local governments.

Staff representatives for the City of Maple Ridge and the City of Pitt Meadows provided revised 10 year projections for residential development consistent with their Official Community Plans and neighbourhood development plans. Based on that work, the School District updated the projected number of eligible school age children to be generated by the growth and estimated the eligible school site requirements for the School District, including approximate number, location and cost of school sites.

The Board of Education considered the attached Eligible School Sites Proposal at its Public Board meeting on June 15, 2022. The Board of Education approved a motion, adopting the eligible school sites proposal for inclusion into the Board's Capital Plan. The eligible school sites resolution of the Board of Education is attached for acceptance by your Council pursuant to the Local Government Act.

Pursuant to the Local Government Act, local governments have 60 days to either:

1. Pass a resolution accepting the Board's resolution of proposed eligible school site requirements for the School District;
2. Respond in writing to the School Board indicating that it does not accept the Board's Proposed school site requirements for the School District and indicating:
  - Each proposed school site to which it objects;
  - The reason for the objection

If no response is received within 60 days the legislation state that the local government will have been deemed to accept the proposal. Please place this on the Council's agenda as soon as possible.

Please feel free to contact this office through my Executive Coordinator, Karen Yoxall, should you require any further information.

Sincerely,

Flavia Coughlan  
Secretary Treasurer

Cc: Ihor Politylo, Director, Facilities

Enclosures: Eligible School Sites Proposal – June 15, 2022

**RECOMMENDATION:**

**THAT the Board approve the following eligible school sites proposal:**

**WHEREAS the Board of Education of School District No.42 (Maple Ridge – Pitt Meadows) has consulted with the City of Maple Ridge and the City of Pitt Meadows on these matters;**

**IT IS RESOLVED THAT:**

- 1. Based on information from local government, the Board of Education of School District No.42 estimates there will be approximately 8,105 new development units constructed in the School District over the next 10 years, as presented in Schedule 'A';**
- 2. These 8,105 new development units will be home to an estimated 1,325 school age children, as presented in Schedule 'A';**
- 3. The School Board expects one (1) new school site over the ten-year period, will be required as the result of this growth in the school district. The site acquisitions will be generally located as presented in Schedule 'B';**
- 4. According to Ministry of Education site standards, the School Board expects that the eligible school sites will require a total acquisition of 3.42 hectares (8.45 acres) of land, as presented in Schedule 'B'. This site should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$18.98 million.**
- 5. That the Eligible School Sites Proposal as adjusted be incorporated in the 2023/24 Capital Plan, and submitted to the Ministry of Education.**

Attachments



## **THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows)**

### **CAPITAL BYLAW No. 1A– 2007**

**A BYLAW BY THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows)** (hereinafter called the “Board”) to replace the Capital Bylaw No.1 – 2001, School Site Acquisition Charge Capital Bylaw, adopted on May 29, 2001. The School Site Acquisition Charge Capital Bylaw No. 1A-2007 sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge Regulation 17/00.

**WHEREAS**, School District No. 42 (Maple Ridge – Pitt Meadows) is an eligible school district pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* for which the Board has indicated an eligible school site requirement in its approved capital plan beginning in 2003;

**AND WHEREAS**, the Board has consulted with stakeholders and local governments and passed the 2007/2008 Eligible School Site Proposal, incorporated in the school district's 2007-2011 Five Year Capital Plan submission to the Ministry of Education;

**AND WHEREAS**, the board approved the 2007/2008 Eligible School Site Proposal which indicates a significant increase in serviced land cost of eligible school sites from its original estimate in 2003/2004;

**AND WHEREAS**, the Ministry of Education provided notice that the Eligible School Site Proposal included in the 2007-2011 Five Year Capital Plan for School District No. 42 (Maple Ridge – Pitt Meadows) was accepted by the Minister of Education on April 13, 2007;

**AND WHEREAS**, the Board of School Trustees is required to introduce revisions to the School Site Acquisition Charge Capital Bylaw, as required, within 60 days of the notice from the Ministry;

**NOW THEREFORE** the Board of School Trustees for School District No. 42 (Maple Ridge – Pitt Meadows) in open meeting assembled, ENACTS AS FOLLOWS:

1. “**Eligible Development**” means
  - a) a subdivision of land in School District No.42 (Maple Ridge – Pitt Meadows), or
  - b) any new construction, alteration or extension of a building in School District No.42 (Maple Ridge – Pitt Meadows) that increases the number of self-contained dwelling units on a parcel.
2. “**School Site Acquisition Charge**” is a charge collected by local government, for each new residential parcel to be created by subdivision and for new multiple family residential units to be constructed on an existing parcel, for the purpose of providing funds to assist school boards to pay the capital costs of meeting eligible school site requirements pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge regulations.

3. Pursuant to Part 26, Division 10.1 of the *Local Government Act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the school district in accordance with the following formula:

$$SSAC = [(A \times B) / C] \times D$$

Where

SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;

A = \$22,525,000 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 9,351 (Eligible development units projected for the 2007 capital plan submission); and

D = a factor set by Provincial Regulation for the prescribed categories of eligible development.

4. The charges applicable to the categories of eligible development as prescribed by British Columbia Regulation 17/00 for the school district are set in the table below:

Prescribed Category of Eligible Development (BC Regulation 17/00)	D =(Factor set by BC Regulation 17/00)	School Site Acquisition Charge (per unit) SSAC = [(A x B) – A1 / C] x D
Low Density (less than 21 units / gross ha.)	1.25	\$1,000
Medium Low (21-50 units / gross ha)	1.125	\$900
Medium (51 –125 units / gross ha)	1.0	\$800
Medium High (126-200 units / gross ha)	0.875	\$700
High Density (greater than 200 units / gross ha)	0.75	\$600

*\*Pursuant to Provincial Regulations, maximum charge is \$1,000.*

5. The school site acquisition charge amendment does not come into effect until 60 days after the adoption day of this bylaw. The implementation date for the collection of charges will be June 25, 2007.
6. Any subdivision or building permit application accepted by local government prior to June 25, 2007 will not be subject to the school site acquisition charge provided that a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to June 27, 2008.

7. A school site acquisition charge is not payable if any of the following applies:


- (a) The eligible development is within a category that is exempt from school site acquisition charges pursuant to BC School Site Acquisition Charge Regulations;
- (b) A school site acquisition charge has previously been paid for the same eligible development unless, as a result of further subdivision or issuance of a building permit, more eligible development units are authorized or will be created on a parcel;
- (c) Where a building permit is issued on an existing parcel, which after construction, alteration or extension, the parcel will contain three or fewer self-contained dwelling units.

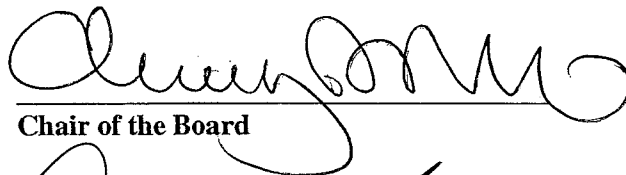
8. This Bylaw shall be cited for all purposes as the "School District No.42 (Maple Ridge-Pitt Meadows) Capital Bylaw No. 1A- 2007 (Re: School Site Acquisition Charge Capital Bylaw)".

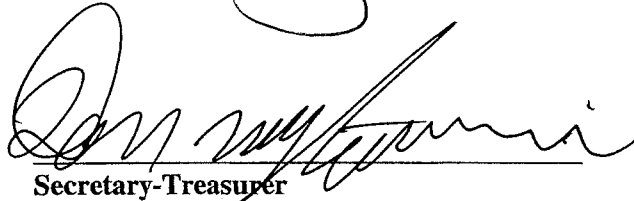
READ A FIRST TIME THE 25<sup>TH</sup> DAY OF APRIL, 2007

READ A SECOND TIME THE 25<sup>th</sup> DAY OF APRIL, 2007

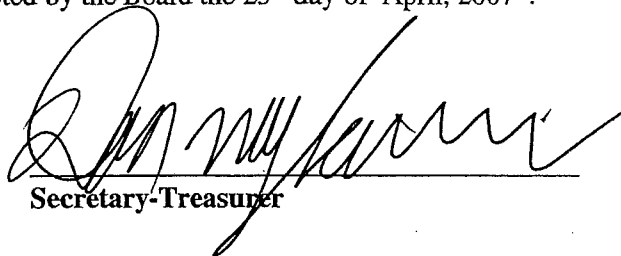
READ A THIRD TIME, PASSED AND ADOPTED THE 25<sup>th</sup> DAY OF APRIL, 2007



  
Chair of the Board

  
Secretary-Treasurer

**I HEREBY CERTIFY** this to be a true and original of **School District No. 42 (Maple Ridge – Pitt Meadows) Capital Bylaw No. 1A-2007**, adopted by the Board the 25<sup>th</sup> day of April, 2007 .

  
Secretary-Treasurer

## SCHEDULE 'A'

### Ten Year Projections (2022-2031) - Eligible Development Units and School Age Children

**Table 1 - Growth Forecasts - Housing Units Completions By Type (10 year forecast - completions for previous school year by July 1)**

[illegible]

**Table 2 - SCHOOL DISTRICT 42 - ELIGIBLE DEVELOPMENT UNITS (Annual totals by housing type)**

Single Detached	70	130	200	130	130	50	50	50	50	50	910
Row House	140	235	320	235	235	180	150	150	150	150	1,945
Low Rise Apart.	400	750	1,050	750	750	550	250	250	250	250	5,250
<b>Total Units</b>	<b>610</b>	<b>1,115</b>	<b>1,570</b>	<b>1,115</b>	<b>1,115</b>	<b>780</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>8,105</b>

**Table 3 - PROJECTED SCHOOL AGE YIELD (From Eligible development unit projections)**

Single Detached	27	49	76	49	49	19	19	19	19	19	345
Row House	59	99	134	99	99	76	63	63	63	63	818
Low Rise Apt.	12	23	32	23	23	17	8	8	8	8	162
<b>Total EDU Students</b>	<b>98</b>	<b>171</b>	<b>242</b>	<b>171</b>	<b>171</b>	<b>112</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>1,325</b>

**Table 4 - PROJECTED AVERAGE YIELD FACTORS**

[illegible]

## SCHEDULE 'B'

### School District No. 42 (Maple Ridge – Pitt Meadows)

#### ELIGIBLE SCHOOL SITES PROPOSAL - 2023/24 CAPITAL PLAN

*(Does not include eligible sites already approved for acquisition)*

<b>Proposed Elementary School Sites General Location</b>	<b>Size (Ha)</b>	<b>Estimated Cost \$</b>
Silver Valley Area Elementary	3.42	\$18,975,000
<b>TOTAL (1 <i>new school site</i>)</b>	<b>3.42</b>	<b>\$18,975,000</b>