

May 15, 2025

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

Attention: Patrick Ward, Director of Planning

Dear Mr. Ward,

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 May 14, 2025. The Board of Education passed 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, Rebecca Lyle, should you require any further information.

Sincerely,



Richard Rennie
Secretary Treasurer

Cc: Louie Giroto, Director, Facilities
Enclosures: Eligible School Sites Proposal

From: Richard Rennie, Secretary Treasurer
Louie Giroto, Director of Facilities

Topic: **Eligible School Site Proposal**

BACKGROUND

The Eligible School Sites Proposal is a required component of the capital plan submission, which must be passed annually by Board resolution and referred to local governments in the District for acceptance under the Local Government Act.

This report estimates the number of school-age children generated by residential growth and the number of school sites needed for the School District. It includes information on the approximate number, locations, and costs of the proposed school sites to be included in the 2026/27 Capital Plan.

The Eligible School Sites Proposal was first included in the capital budget submission for 2001-2002. This process involved extensive consultation with the Cities of Maple Ridge and Pitt Meadows and the development community. Both municipalities have significantly revised their Official Community Plans and land use bylaws. They have also provided updated 10-year projections for residential development, which have been incorporated into these projections.

There will be no change to the School Site Acquisition Charge (SSAC) bylaw rate for new development units. This decision is based on calculations that align with the Provincial School Site Acquisition Charge Regulations. The SSAC bylaw rate, which was established in 2007 within Capital Bylaw #1a, 2007 – School Site Acquisition Charge Bylaw (**Attachment A**), is set at the maximum level permitted by the Local Government Act and Provincial Regulations, and it remains in effect.

The following information has been reviewed and is detailed in **Attachment B**:

1. Projections for Eligible School Sites have been discussed with planning department staff from the Cities of Pitt Meadows and Maple Ridge. They provided local government forecasts for new housing, which were included in the report covering 2025 to 2034 (see Schedule 'A').
2. A projection of the number of school-age children, as defined by the School Act, expected to be added to the school district because of the anticipated eligible development units for the period 2025-2034 is included (see Schedule 'A').
3. An estimate of the size and number of school sites needed to accommodate the projected children mentioned in paragraph (2) is provided (see Schedule 'B').
4. The estimated location and value of the school sites referenced in paragraph (3) are also included (see Schedule 'B').

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) (the “Board”) 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 estimates there will be approximately 8,091 new development units constructed in the School District over the next 10 years, as presented in Schedule 'A';**
- 2. These 8,091 new development units will be home to an estimated 1,201 school-age children, as presented in Schedule 'A';**
- 3. The Board expects one (1) new school site over the next ten years, which will be required due to this growth in the school district. The site acquisitions will generally be located as presented in Schedule 'B';**
- 4. According to the Ministry of Education and Child Care site standards, the 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 the next year and, at current serviced land costs, the land will cost approximately \$26.09 million; and**
- 5. The adjusted Eligible School Sites Proposal should be incorporated into the 2026/27 Capital Plan and submitted to the Ministry of Education and Child Care.**



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.

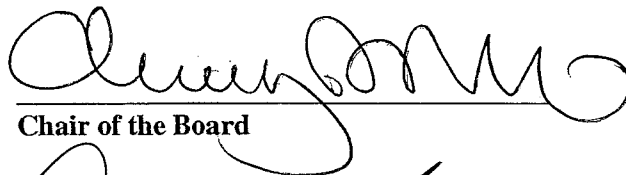
8. This Bylaw shall be cited for all purposes as the "School District No.42 (Maple Ridge-Pitt Meadows) Capital Bylaw No. 1A- 2007 (Re: School Site Acquisition Charge Capital Bylaw)".

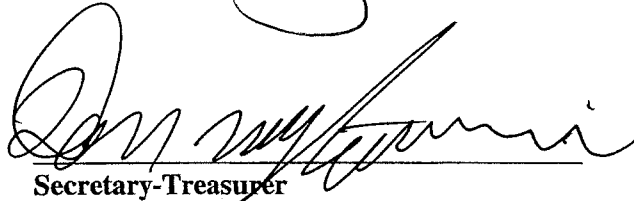
READ A FIRST TIME THE 25TH DAY OF APRIL, 2007

READ A SECOND TIME THE 25th DAY OF APRIL, 2007

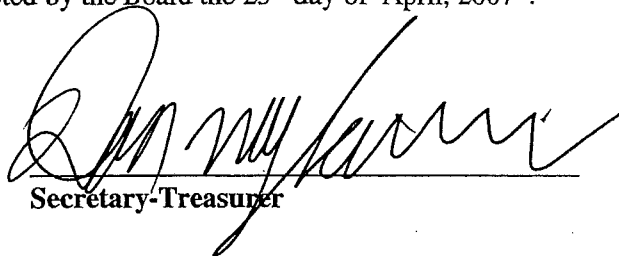
READ A THIRD TIME, PASSED AND ADOPTED THE 25th DAY OF APRIL, 2007




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 25th day of April, 2007 .


Secretary-Treasurer

ATTACHMENT B

SCHEDULE 'A'

Ten Year Projections (2025-2034) - Eligible Development Units and School Age Children

Year:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
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City of Maple Ridge											
Single Detached	35	120	142	116	76	48	50	50	50	50	737
Row House	5	89	222	225	175	98	54	50	50	50	1,018
Low/High Rise Apartment	166	231	744	1,493	936	783	350	353	200	200	5,456
Total	206	440	1,108	1,834	1,187	929	454	453	300	300	7,211
City of Pitt Meadows											
Single Detached	-	-	-	-	-	-	-	-	-	-	-
Row House	10	20	20	40	50	50	50	50	50	50	390
Low Rise Apartment	-	25	115	50	50	50	50	50	50	50	490
Total	10	45	135	90	100	100	100	100	100	100	880
Total Units Combined	216	485	1,243	1,924	1,287	1,029	554	553	400	400	8,091

											Total
Single Detached	35	120	142	116	76	48	50	50	50	50	737
Row House	15	109	242	265	225	148	104	100	100	100	1,408
Low Rise Apartment	166	256	859	1,543	986	833	400	403	250	250	5,946
Total Units	216	485	1,243	1,924	1,287	1,029	554	553	400	400	8,091

											Total
Single Detached	18	60	71	58	38	24	25	25	25	25	369
Row House	6	41	92	101	86	56	40	38	38	38	535
Low Rise Apartment	8	13	43	77	49	42	20	20	13	13	297
Total EDU Students	32	114	206	236	173	122	85	83	76	76	1,201

[illegible]

SCHEDULE 'B'

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

ELIGIBLE SCHOOL SITES PROPOSAL - 2026/27 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

Proposed Elementary School Sites General Location	Size (Ha)	Estimated Cost \$
Silver Valley Area Elementary - Site 01 13210 - 232 Street and 23271 & 23275 - 132 Avenue, Maple Ridge, BC	3.42	\$ 26,090,000
TOTAL (1 new school site)	3.42	\$ 26,090,000