

**THE BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 75 (Mission)**

BYLAW NO. 5-2008

A BYLAW BY THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 75 (MISSION) (hereinafter called the "Board") to replace the School Site Acquisition Charge Bylaw No. 5, 2002. The School Site Acquisition Charge Bylaw 5-2008 sets new school site acquisition charge rates 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. 75 (Mission) 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 2002;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2008 Eligible School Site Proposal, incorporated in the school district's 2008-2012 Five Year Capital Plan submission to the Ministry of Education;

AND WHEREAS, the board approved the 2008 Eligible School site Proposal which indicates a significant increase in serviced land cost of eligible school sites from its original estimate in 2002;

AND WHEREAS, the Eligible School Site Proposal included in the 2008-2012 Five Year Capital Plan for School District No. 75 (Mission) was approved by the Minister of Education, the School Site Acquisition Charge Capital Bylaw must be approved within 60 days of the Minister's approval;

NOW THEREFORE the Board of Education of School District No. 75 (Mission), ENACTS AS FOLLOWS:

1. **"Eligible Development"** means
 - a) a subdivision of land in School District No.75 (Mission), or
 - b) any new construction, alteration or extension of a building in School District No.75 (Mission) 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 = \$11,810,053 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 4,766 (Eligible development units projected for the 2008-2012 five year 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)	Old SSAC Rate Bylaw #5, 2002	School Site Acquisition Charge (per unit) NEW SSAC = $[(A \times B) - A1 / C] \times D$
Low Density (less than 21 units / gross ha.)	1.25	\$411	\$1,000
Medium Low (21-50 units / gross ha)	1.125	\$370	\$900
Medium (51 -125 units / gross ha)	1.0	\$329	\$800
Medium High (126-200 units / gross ha)	0.875	\$287	\$700
High Density (greater than 200 units/gross ha)	0.75	\$246	\$600

IMPLEMENTATION

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 March 24, 2008.
6. Any subdivision or building permit application accepted by local government prior to March 24, 2008 will be subject to the old school site acquisition charge rate, as illustrated in the third column in the table above, provided that a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to March 24, 2009.

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.75 (Mission) Bylaw No. 5-2008 (Re: School Site Acquisition Charge Bylaw Revision)".

READ A FIRST TIME THE 22nd DAY OF January 2008

READ A SECOND TIME THE 22nd DAY OF January 2008

READ A THIRD TIME, PASSED AND ADOPTED THE 22nd DAY OF January 2008.


Chair of the Board


Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of School District No. 75 (Mission) Bylaw No. 5-2008, adopted by the Board of Education the 22nd day of January 2008.


Secretary-Treasurer



Mission
Public Schools

SCHOOL SITE ACQUISITION CHARGE BYLAW # 5

This bylaw may be cited for all purposes as "School District No. 75 (Mission)'s School Site Acquisition Charge Bylaw # 5".

Read a first time the 23rd day of September, 2008.

Read a second and third time, passed and adopted the 23rd day of September, 2008.



Board of Education Chair



Secretary-Treasurer

I HEREBY CERTIFY that this is a true copy of School District No. 75 (Mission)'s School Site Acquisition Charge Bylaw # 5 adopted by the Board of Education on the 23rd day of September, 2008.



Secretary-Treasurer