

THE BOARD OF EDUCATION
OF
SCHOOL DISTRICT NO. 34 (ABBOTSFORD)

CAPITAL BYLAW NO. 21
School Site Acquisition Charge

(Amendment to Bylaw No. 15 dated January 8, 2007)

THIS BYLAW BY THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 34 (ABBOTSFORD) (hereinafter called the "Board"), is to establish a School Site Acquisition Charge Capital Bylaw that 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. 34 (Abbotsford) 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 in 2007;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2019 Eligible School Site Proposal, incorporated in the School District's 2020-2021 Five Year Capital Plan submission to the Ministry of Education;

AND WHEREAS, the Board approved the 2019 Eligible School Site Proposal which indicates an increase in serviced land cost of eligible school sites from its original estimate in 2007;

AND WHEREAS, the Eligible School Site Proposal included in the 2020-2021 Five Year Capital Plan for School District No. 34 (Abbotsford) was submitted to the Ministry of Education by the Board;

NOW THEREFORE the Board of Education for School District No. 34 (Abbotsford), ENACTS AS FOLLOWS:

1. "Eligible Development" means ;
 - a) A subdivision of land in School District No. 34 (Abbotsford), or
 - b) Any new construction, alteration or extension of a building in School District No. 34 (Abbotsford) 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:

Where $[(A \times B)/C] \times D = \text{Unit Charge}$

- A \$12,663,357 (cost attributable to eligible development units);
B 35% (set by Provincial regulation);
C 88,850 (Eligible development units projected for the 2020 capital plan submission); and
D Density Factor set by regulation for the prescribed categories of eligible development (shown in table below).
4. The charges applicable to the categories of eligible development for the Board are set in the table below:

Density	Factor	Unit Charge	Maximum Charge
Low	1.250	\$626	\$1,000
Medium low	1.125	\$564	\$900
Medium	1.000	\$501	\$800
Medium high	0.875	\$438	\$700
High	0.750	\$376	\$600
Base Rate		\$501	

5. This school site acquisition charge amendment does not come into effect until 60 days after the adoption day of this bylaw.
6. Any subdivision or building permit application accepted by local government prior to the implementation date of this bylaw will be subject to the lower rate which existed prior to the change to this bylaw provided a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to the implementation date.
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.34 (Abbotsford) Capital Bylaw No.21, School Site Acquisition Charge Capital Bylaw.

READ A FIRST TIME THE **18th** DAY OF **JUNE, 2019**

READ A SECOND TIME THE **18th** DAY OF **JUNE, 2019**

READ A THIRD TIME, PASSED AND ADOPTED THE **18th** DAY OF **JUNE, 2019**



Chair of the Board

Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of School District No. 34 (Abbotsford) Capital Bylaw No. 21, (Amendment Bylaw No. 15, 01-08-2017), adopted by the Board of Education on the **18th** day of **June 2019**.

Secretary-Treasurer