

**STAFF REPORT**

**DATE:** April 23, 2024

**TO:** Board of Education

**FROM:** Brian Iseli, Secretary-Treasurer

**SUBJECT:** Road Dedication at 76<sup>th</sup> Ave and 202A street – RE Mountain Secondary School and Peter Ewart Middle School

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**RECOMMENDED MOTION:**

That the Board of Education serve notice of motion, to be brought to the June 18, 2024 Regular Board Meeting, of the Road Dedication at 76<sup>th</sup> Avenue and 202A Street to the Township of Langley at zero cost due to the benefit received at the time of building permit being issued.

**BACKGROUND:**

When RE Mountain Secondary was in the building permit stage, there was a requirement for a Road Dedication on 76<sup>th</sup> Avenue and 202A Street. Due to the time pressures of completing the school on time and within budget, the Township of Langley agreed to take a grant of a SRW (Statutory Right of Way) for the road on 76<sup>th</sup> Ave and 202A street abutting the RE Mountain Secondary School site and the Peter Ewart Middle School site instead of the usual Road Dedication as part of the requirement for us to get the building permit to start work on the construction of RE Mountain Secondary School.

In normal circumstances, the Township of Langley would require a Road Dedication as part of the permitting process that would require a Board bylaw to transfer the land to the Township of Langley by way of a road dedication at no cost. To effect such road dedication, the Board would need to obtain a disposal certificate for the road dedication from the BC Ministry of Education and Child Care before the building permit is issued. This process would have delayed the start of construction of the RE Mountain Secondary School and would have meant that the school wouldn't have opened on time. This would have cost the Board of Education more to build the school due to the delay. The understanding with the Township of Langley was the SRW would allow the building permit to be issued and that the Road Dedication would happen at a later date.

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Township of Langley is now looking for the Road Dedication which now requires the following steps to be completed:

1. Inform the public of the Board's intent to dispose of the property. This should make clear that the road dedication was a requirement of the building permit for the school construction, but the Township agreed to delay the road dedication and have the District SRW instead, to allow the Board to construct the school without delay;
2. Pass a bylaw approving the disposal by way of road dedication; and
3. Obtain a disposal certificate for the road dedication from the BC Ministry of Education and Child Care.

For your reference, please see attached Plan EPP136022 showing the area of the road dedication in bold outline.

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