

**CSF ROYAL BAY COLWOOD, B.C. SITE ACQUISITION  
PROJECT No. 150528 BYLAW**

WHEREAS Conseil Scolaire Francophone de la Colombie-Britannique (the “**CSF**”) is a francophone education authority continued under the *School Act* (British Columbia) and, under the authority of Sections 166.29(1) and 96(3) of that statute, may acquire and dispose of land or improvements it owns or administers, subject to the Orders of the British Columbia Minister of Education and Child Care (the “**Minister**”);

AND WHEREAS Section 166.21(4) of the *School Act* (British Columbia) requires a francophone education authority to exercise a power with respect to the acquisition or disposal of property only by bylaw;

AND WHEREAS:

- A. Latoria South Development Limited Partnership (the “**Beneficial Owner**”) and Royal Bay Holdings No. 2 Ltd. (the “**Registered Owner**”, and together with the Beneficial Owner, the “**Vendors**”) own certain lands and premises located in the City of Colwood and legally described as:

Parcel Identifier: 031-966-527,

Legal Description: Lot A Sections 40, 41, 42, 51, 52 and 53 Esquimalt District Plan EPP124123 Except Plans EPP127784, EPP132340, and EPP133188

(the “**Parent Parcel**”);

- B. The CSF has entered into a purchase and sale agreement dated as of October 29, 2024 (the “**Purchase Agreement**”) with the Vendors pursuant to which the CSF will, subject to bylaw approval and funding approval from the Minister, purchase from the Vendors that part of the Parent Parcel having an area of approximately 9.83 acres and shown as Lot 1 on the draft Subdivision Plan EPP142584 (the “**Property**”), as more particularly shown in Schedule A attached hereto, for a purchase price of \$24,083,500.00 (the “**Purchase Price**”), subject to adjustments, and on the terms and conditions set out in the Purchase Agreement; and
- C. The CSF is satisfied that the Purchase Price represents the fair market value of the Property, and it would be in the best interests of the CSF to enter into the Purchase Agreement and, pursuant to the Purchase Agreement, complete the purchase of the Property.

NOW THEREFORE BE IT RESOLVED as a Bylaw of the CSF that the Purchase Agreement and the purchase of the Property be and are hereby authorized and approved, subject to funding approval from the Minister.

BE IT FURTHER RESOLVED as a Bylaw of the CSF that the Secrétaire-trésorier par intérim be and is hereby authorized, on behalf of the CSF, to execute and deliver the Purchase Agreement, and upon receiving confirmation of funding from the Minister, the Secrétaire-trésorier par intérim be and is hereby authorized, on behalf of the CSF, to deliver all funds and execute and deliver all

related and ancillary documents and all other documents, in such form and with such amendments thereto as the Secrétaire-trésorier par intérim may, in his or her discretion, consider advisable, required to complete the purchase of the Property pursuant to the terms and subject to the conditions set out in the Purchase Agreement, and .

This Bylaw may be cited as “Conseil Scolaire Francophone de la Colombie-Britannique Royal Bay Colwood, B.C. Site Acquisition Project No. 150528 Bylaw”.

Read a first time on the 25<sup>th</sup> day of January 2025.

Read a second time on the 25<sup>th</sup> day of January 2025.

This Bylaw was read a third time on the 27<sup>th</sup> day of January 2025 and finally passed and adopted on the 27<sup>th</sup> day of January 2025.

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Présidente du CA

Corporate Seal

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Secrétaire-trésorier par intérim

I HEREBY CERTIFY this to be a true original of the Conseil Scolaire Francophone de la Colombie-Britannique Royal Bay Colwood, B.C. Site Acquisition Project No. 150528 Bylaw, adopted on the 27<sup>th</sup> day of January 2025.

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Secrétaire-trésorier par intérim

# SCHEDULE A PROPERTY

