File #: PH-25-003, **Version:** 1

TAMRMS#: B06

X.X

REQUEST FOR DECISION

Bylaw 19/2025 - Land Use Bylaw Schedule A Amendment for a portion of 25331 Township Road 544 and 25321 Township Road 544 (1st, 2nd, 3rd Readings)
Presented by: Barb Dupuis, Planner, Planning & Development Department

RECOMMENDED MOTION(S)

1. That the Public Hearing on Bylaw 19/2025 be closed.
2. That Bylaw 19/2025, being amendment 10 to Bylaw 18/2024, be read a first time.
3. That Bylaw 19/2025 be defeated.

SUMMARY

This report discusses a proposed redistricting for 8.50 hectares± (21.00 acres±) of land within the Northeast St. Albert Area Structure Plan, to facilitate a school site. The purpose of this report is to provide information on the application, a detailed policy analysis, and recommended motions for Council's consideration.

Administration is recommending that Amendment 10 to Bylaw 18/2024 be defeated. Should Council choose to approve the bylaw, see Alternative 1 under Impacts of Alternatives Considered.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

The Municipal Government Act, section 692(1) states:

> Before giving second reading to:
>
> (e) a proposed land use bylaw, or
>
> a council must hold a public hearing with respect to the proposed bylaw in accordance with section 216.4 after giving notice of it in accordance with section 606.

BACKGROUND AND DISCUSSION

Neighbourhood Context

Northeast St. Albert is a neighbourhood located in the northeast quadrant of St. Albert. It is bound by the northern City limits (existing Township Road 544 / future 127 Street) to the north; the eastern City limits (future 127 Street) to the east; St. Albert Trail / Highway 2 to the west; the Erin Ridge, Erin Ridge North, and Oakmont neighbourhoods to the southwest; and the Sturgeon River to the far south.

The Northeast St. Albert Area Structure Plan (ASP) was approved on February 4, 2025. It is a new area, and this is the first application for redistricting within the ASP area.

Site Information

The subject site is located east of St. Albert Trail, and north of the Erin Ridge North neighbourhood. The subject site is within NW ¼, Section 21, Township 54, Range 25, West 4 Meridian. The legal description of the subject site is Plan 052 0323, Block 1, Lot 1 and Plan 062 05326, Block 1, Lot 2. For the purposes of this report, the lands are referred to as the 'subject site'.

The proposed bylaw is shown as attachment 1, and a location map is shown as attachment 2.

Proposal

On February 25, 2025, the applicant, Invistec Consulting Inc., on behalf of Landrex Hunter Ridge Inc., applied to amend the Land Use Bylaw 18/2024, Schedule A, by redistricting a portion of 25331 Township Road 544 and a portion of 25321 Township Road 544 from the Transitional (TRN) District to the Public, Private, and Institutional Service (PSI) District. The PSI District permits park and school uses.

In a separate application, Invistec Consulting Inc., on behalf of Landrex Hunter Ridge Inc., applied for a subdivision of the high school site, in the area being proposed for redistricting to the PSI District. The proposed subdivision area for the high school site is 8.095 hectares± (20.003 acres±). The school site is projected to have a maximum population of 1,650 students and teachers. This excludes attendance for events. Based upon the subdivision application, the proponent would be dedicating this land as Municipal Reserve.

While both the redistricting and the subdivision applications are separate, Administration must consider the impacts of both applications when writing this recommendation to Council regarding the proposed redistricting.

Changes to Land Use Bylaw District Regulations

If this redistricting proposal were passed, there would be changes to the regulations that apply to the site, as shown in Table 1.

Table 1: Land Use District Comparison

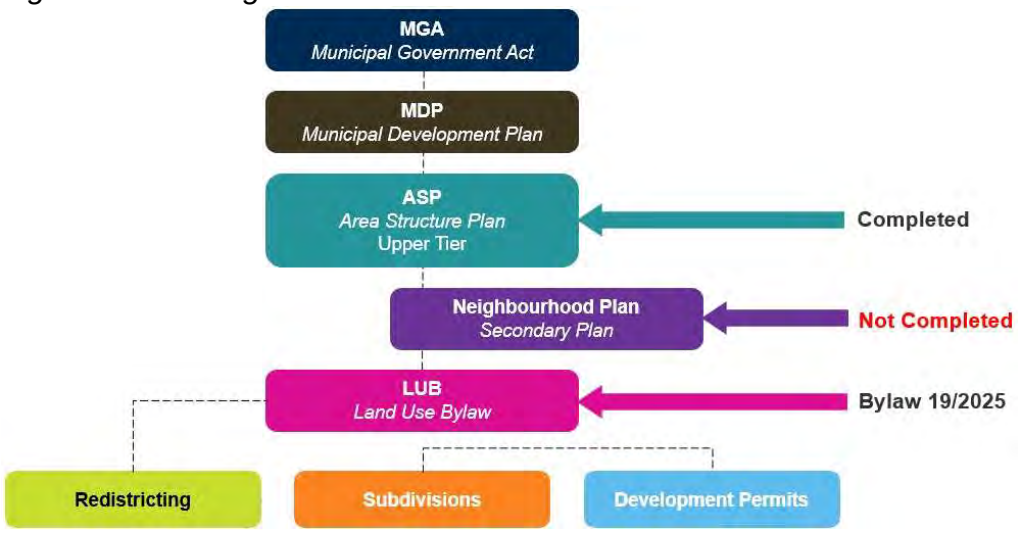
	Current (TRN District)	**Proposed (PSI District)**
Permitted Use Examples	Agriculture (general) Animal Health (rural) Dwelling (single detached)	School (elementary or secondary) School (post-secondary)

Discretionary Uses	(depends on parcel size) Animal service Construction service Public utility building Religious assembly	Health service Hospital Public utility building Religious assembly
Building Height	Depends on the use	15.00 m
Setbacks (for a principal building)	Front Yard - 35.00 m Side Yard - 6.00 m or 35.00 m for a corner lot that adjoins the road Rear Yard - 6.00 m	6.00 m from any property line, or 10.00 m from any property line which adjoins a residential use or Residential District

Planning Framework

Figure 1 shows the planning framework at the City of St. Albert. To put the amendment process into perspective, Bylaw 19/2025 is a Land Use Bylaw amendment, however there are policy tiers above, being the MGA, the MDP, the ASP, and the neighbourhood plan. The proposal needs to be reviewed against each of these documents, to check for alignment, as per Provincial planning legislation.

Figure 1: Planning Framework



Municipal Government Act (MGA) legislation and regulation considerations

When land is redistricted to PSI, it is intended for public use. Given this, Section 644 of the MGA may be triggered. Section 644 states the following:

> 644(1) If land is designated under a land use bylaw for use or intended use as a municipal public building, school facility, park or recreation facility and the municipality does not own the land, the municipality must within 6 months from the date the land is designated do one of the following:
>
> (a) acquire the land or require the land to be provided as reserve land;
> (b) commence proceedings to acquire the land or to require the land to be

provided as reserve land and then acquire that land within a reasonable time;
(c) amend the land use bylaw to designate the land for another use or intended use.

(2) Subsection (1) does not apply if the Crown in right of Canada, the Crown in right of Alberta, an irrigation district, a board of a drainage district or a local authority, within 6 months from the date the land is designated under that subsection,

(a) acquires that land, or
(b) commences proceedings to acquire that land or requires that land to be provided as reserve land and then acquires it within a reasonable time.

(3) Subsection (1) does not apply to land designated by the municipality as conservation reserve.

Given this, if the land is designated to PSI, then within 6 months of the designation to PSI:

- The City must either acquire the land as municipal reserve, or
- Commence proceedings to acquire the land within a reasonable time, or
- Redesignate the land for non-public use.

This legislation means that the City would need to either subdivide and dedicate the land to Municipal Reserve (through subdivision), or purchase the 8.50 hectares± (21.00 acres±), or re-designate it to a non-Transitional or PSI District, and/or a combination of these options.

The challenge with the accompanying and proposed subdivision application (which is necessary for the Municipal Reserve dedication and based upon the regulations) is that the Subdivision Authority cannot approve it due to servicing (utility and transportation) constraints. As such, should the redistricting proceed, the City could be obligated to purchase the entirety of the lands redistricted for PSI from the land developer. Additional information regarding this conflict is outlined in the sections “Municipal Reserve Over Dedication” and “Why the Redistricting Should be Defeated” within the agenda report.

Flourish **Municipal Development Plan (MDP) Policy Context**

In order to consider the proposed LUB amendment, alignment with higher order policy documents must be reviewed within the planning policy framework. This application was reviewed against *Flourish* MDP.

Flourish MDP designates the site as ‘Neighbourhoods’. Neighbourhoods are predominantly residential areas made up of low-rise housing, along with schools, parks, local shops, and services.

Attachment 3 provides a brief review of applicable MDP policies. There is misalignment with policies related to servicing the site, the amount of Municipal Reserve (MR) dedicated, and efficient use of land for school sites.

Northeast St. Albert Area Structure Plan (ASP)

The subject site is within the Northeast St. Albert Area Structure Plan (NE ASP), which was approved

by Council on February 4, 2025.

In order to consider the proposed LUB amendment, this application was also reviewed against the Northeast Area Structure Plan (NE ASP). The Northeast ASP Map 2, Future Land Use (attachment 4) designates the subject site as Major Open Spaces with a potential school site, and Neighbourhoods. Section 5.1, Major Open Spaces & Parks states: “The potential high school site is contemplated on the NW 21-54-25 W4. If, in fact, the Government of Alberta funds a high school in this location, an adjacent community park is anticipated as well.”

Section 6.2.2(1) of the ASP requires the preparation of Neighbourhood Plans (NP), under the Northeast St. Albert ASP, with further technical studies provided. There are several requirements at NP stage, including geotechnical and environmental studies that are used to inform the provision of Environmental Reserve (ER), Municipal Reserve (MR), and Conservation Reserve (CR). A list of requirements to be addressed at the NP stage can be found as attachment 5.

Section 6.2.2(6) of the ASP requires the preparation of Neighbourhood Plans (NP), prior to redistricting or urban subdivision of parcels. This proposal is not in compliance with this policy, as a Neighbourhood Plan for the area has not been approved. As such, the redistricting application is considered premature.

Furthermore, the undertaking of a Neighbourhood Plan would have addressed the larger high school site size than was shown in the ASP. The proposed redistricting area is approximately 8.09 hectares± (20 acres±) and that is over the amount of MR that can be required by the City.

Lack of Neighbourhood Plan (NP)

Neighbourhood Plan Bylaw 05/2022 enables the approval of Neighbourhood Plans that are consistent with the Statutory Plans they are intended to supplement and support.

As noted, there is no current approved Neighbourhood Plan for the subject lands. While select items have been submitted for the NP, a complete application has not been received by Administration.

The process for land development within the City of St. Albert is for a Neighbourhood Plan to be approved prior to redistricting or subdivision of the lands. The applicant was advised on March 5, 2025, that a Neighbourhood Plan application should be submitted prior to proceeding with redistricting and subdivision. As per the established process, after the NP is approved, a redistricting for the subject site would be reviewed and presented to Council.

Over Dedication of Municipal Reserve

Typically, school sites are first taken as Municipal Reserve (MR) through a subdivision process. Municipal reserve is outlined in the Municipal Government Act (MGA) under Sections 665 and 666.

MGA Section 666(2) states:
666(2) The aggregate amount of land that may be required under subsection (1) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less all land required to be provided as conservation reserve or environmental reserve or made subject to an environmental reserve easement.

Flourish MDP policy 11.1.1 requires the City to take the maximum entitlement of Municipal Reserve, that being 10%.

The two parent parcels the subdivision comes from are approximately 41.30 hectares± (102.05 acres±) in size. This would allow the City to take a parcel approximately 4.13 hectares± (10.21 acres±) for Municipal Reserve (MR) for these parcels. The proposed subdivision parcel area is approximately 8.10 hectares± (20.00 acres±), not including the roadway. This means an over dedication of MR of approximately 3.97 hectares± (9.80 acres±).

On March 11, 2025, the Landowner provided a letter proposing to dedicate 1.62 hectares± (4.00 acres±) of this over dedication of MR to the St. Albert Public School Board (shown as attachment 9) despite a prohibition of pre-allocation of school sites within the City's School Site Allocation Agreement. This leaves approximately 2.35 hectares± (5.80 acres±) of over dedication of MR, as shown below. As the letter was not specific to a gratuitous dedication, as requested by Administration, the concern is that the City would have to purchase 2.3 hectares± (5.8 acres±) of MR, at market value, for the additional site size.

Table 2: Over-Dedication of Municipal Reserve (MR)

Proposed Parcel Size	8.10	hectares±	(20.00	acres±)
10% Maximum MR allowed (based on parent parcel sizes)	4.13	hectares±	(10.21	acres±)
Landrex Additional Dedication to the School Board	1.62	hectares±	(4.00	acres±)
Remainder (Over-Dedication)	2.35	hectares±	(5.80	acres±)

Purchase Requirement
If the applicant dedicates 1.62 hectares± (4.00 acres±) of land gratuitously to the school board, then the estimated cost of purchasing the additional 2.35 hectares± (5.80 acres±) of land is estimated to be in the low 7 figures, and would be subject to an appraisal of fair market value at the time of required purchase.

Process to Create a School Site

When a school site is being planned in a new neighbourhood, the site size is approximately 3.8 hectares± (9.4 acres±) comprising 1.8 hectares± (4.4 acres±) for school and 2.0 hectares± (4.9 acres±) for an adjacent Community Park.

A high school site is typically larger than the 1.8 hectares± (4.4 acres±) for a school site in a new neighbourhood. However, efficient use of reserve land can be achieved by building multi-storey schools (MDP Policy 11.4.4(d)).

The process for creating a school site can be found as attachment 6, and a map of current school sites can be found as attachment 7. If a school site is needed imminently, St. Albert has other sites that could meet the needs of a school board, though St Albert Public Schools has consistently messaged their desire for a high school capable site east of St Albert Trail.

Joint Use and Planning Agreement (JUPA)

Currently the City is working on a new Joint Use and Planning Agreement with the school boards. At the time of preparing this report, the new JUPA remains unsigned, however there is an existing School Site Allocation agreement in effect which governs the allocation of school sites in St. Albert.

The existing School Sie Allocation agreement and draft JUPA state that several criteria need to be met for a school site to be included on the School Site Inventory, including sites being serviced, geotechnical information being available, and sites being suitable for development. There is also direction given that the type of school to be constructed on a site shall not be determined by the City or the developer prematurely. This requirement has not been met, as the applicant is proposing a high school.

Direction is provided that Administration would only transfer a school site to a school board after the site allocation committee makes a decision, and provides written approval of funding from the Province of Alberta. This requirement has not been met, as the City has not been notified of a decision by the site allocation committee, or any decision by the Government of Alberta.

In the future, there is a possibility this site may be used for a school, but at this time, it is not recommended to be placed on the School Site Inventory list for consideration by the School Site Allocation Committee.

Geotechnical Considerations

At the Area Structure Plan (ASP) stage, a geotechnical investigation, prepared in March 2021, was submitted for the NW-21-54-25-W4M, that looked at the suitability of soils for construction of single-detached dwellings, duplexes, underground utilities, roads to service the lots, and stormwater management ponds. The Northeast St. Albert ASP, Section 2.4.4 notes that a new or amended geotechnical investigation for the NW 21-54-25 W4 may be required once final land use details are confirmed, because the initial geotechnical investigation only contemplated limited land use types.

Additionally, a supplementary letter specific to the school site was submitted on April 16, 2025, by the applicant. Please see attachment 8.

The supplementary letter identified that:

- A footing-based foundation is not likely. A pile foundation would likely be needed for a building placed on site. Typically, pile foundations would cost more than footing-based foundations. This will impact the overall cost to construct the school.
- There is risk of movement for slab-on-grade. This is due to the high plastic clay soils that are present on site. The soil could be replaced, to reduce the chances of foundation movement.
- High water tables are also a concern - this presents an increased risk of frost heave.

The geotechnical indicates development constraints, and the applicant should ensure proper mitigative measures are implemented. Further geotechnical work would need to be undertaken at the Neighbourhood Plan stage, and prior to the issuance of a building permit.

While funding of school construction is the purview of the Government of Alberta, the quality of a site

is a consideration. To illustrate the potential pitfall, a school site in Drayton Valley was abandoned, after only 11 years. The school was built in 2010, however “Wild Rose School Division Deputy Superintendent[…]says the school was scheduled for demolition due to several issues, primarily due to the soil” (shown as attachments 10 and 11). Sites with soil types that are susceptible to movement can impact the foundation of the building, causing costly repairs.

Servicing Comments

Servicing within the northeast area of St. Albert is constrained. The applicant submitted a service brief, specifically for the subject site. The servicing brief proposed extending the pipes along Element Drive North, but did not discuss or contemplate solutions to the lack of sanitary capacity in this area of the city or the management of Carrot Creek floodplain compensatory storage, and thus did not provide adequate information regarding how to service the subject site.

On April 16, 2025, the applicant submitted a second version of the servicing study, which did not provide necessary information regarding how to address the lack of sanitary capacity in this area, and to ensure provision of adequate fire flow.

An interim sanitary servicing proposal is being worked on by Landrex and Melcor, however, nothing formal has been signed at the time of writing this report. The interim solution would result in a total available capacity of 7.7 l/s; however, a high school would be anticipated to absorb almost all of that created capacity (which would be shared between two neighbourhoods/developers). Therefore, the interim solution would not be able to include this school site location and residential development concurrently.

Sanitary Servicing

The Northeast St. Albert ASP, Section 4.6(21) requires that a Neighbourhood Plan confirm locations and capacity for any required wastewater lift stations. As this has not been completed, the applicant submitted two supplementary servicing briefs for this application. The applicant identified at the intersection of Element Drive North and Edgefield Way a sanitary trunk line, 450 mm in diameter, which would need to be extended approximately 70 m north to the proposed school site.

The applicant is proposing that the school site utility usage is off peak hour, and will not impact peak hour residential flows, and should not negatively affect the downstream system even with the limited capacity.

Administration has deemed this to be an inadequate proposal, for the following reasons:

- School sites typically host multiple after-school events that can occur during peak evening flow hours; thus, contributing to the overall sanitary servicing for the area. This could include music or sports practices, or plays and events.
- Wet weather flow also needs to be accommodated within the applicant’s proposal, which has not been done at this time. Wet weather flow in a sanitary sewer system is an increase in sewage flow during and after precipitation events, which includes both normal sewage and stormwater that infiltrates into the sanitary sewer system. These flows are dependent on weather conditions, and may impact peak period flows, if the weather event occurs during a

period of peak flow.

There remains a lack of capacity in the City's existing sanitary system that cannot accommodate any additional sanitary flows from new development. Administration and developers are exploring interim solutions for additional sanitary capacity in advance of the ultimate Northeast Servicing Project off-site levy project; however, no interim solution has been accepted by the City (as of the date of this report).

It is premature to consider this redistricting as the sanitary servicing proposal for the area is incomplete.

Water Servicing

The Northeast St. Albert ASP, Section 4.6 states that pipe sizing will be determined at the time of Neighbourhood Plan stage. As there is no Neighbourhood Plan - the water servicing network still needs to be addressed, to ensure safe fire flow can be maintained. There are concerns about the water hydraulic availability for the subject site and the ability to sustain the necessary fire flows for a school and subsequent future development in the area.

The applicant identified at the intersection of Element Drive North and Edgefield Way a water connection be extended 60 m to the proposed school site. Fire flows will not be available in the interim and further analysis is needed at detailed design stage to understand what upgrades are needed. If interim upgrades are needed because of insufficient fire flows some options suggested by the applicant includes: on-site private infrastructure to boost fire flow; a reservoir; or reduce the fire flow requirements and use high fire resistance building material. The applicant did not provide costs for these interim upgrade options.

Administration reviewed the proposal, but requires more information regarding each of the options on interim upgrades to adequately review the proposal and decide on a course of action.

It is premature to consider this redistricting as the water servicing proposal for the area is incomplete.

Stormwater Management

The Northeast ASP Section 4.6(28) requires that the NP provide more detail regarding stormwater plans for the area. As there is no Neighbourhood Plan, the stormwater network still needs to be addressed, to ensure there is no flooding in the area. According to the Northeast St. Albert ASP, the subject site will require adjacent stormwater management facilities (SWMF) including one SWMF for the storage of site-specific stormwater management and another SWMF for the floodplain compensatory storage of Carrot Creek backflows in accordance with the Carrot Creek Regional Drainage Master Plan and NE ASP policies 4.6.2(24) and 4.6.2(25).

Under Section 3.4 of the May 2024 Engineering Design Brief for the ASP, it states that "design of the minor system should be done at the Neighbourhood Plan (NP) and subdivision design stage". This section also identifies the Carrot Creek storage facility requiring "Further analysis of pond water levels and control methodology will be completed at the Neighbourhood Plan level." Under Section 6.4 of the ASP it states that stormwater management facility sizes are approximations and may change in size during the preparation of Neighbourhood Plans, in consultation with the City of St.

Albert.

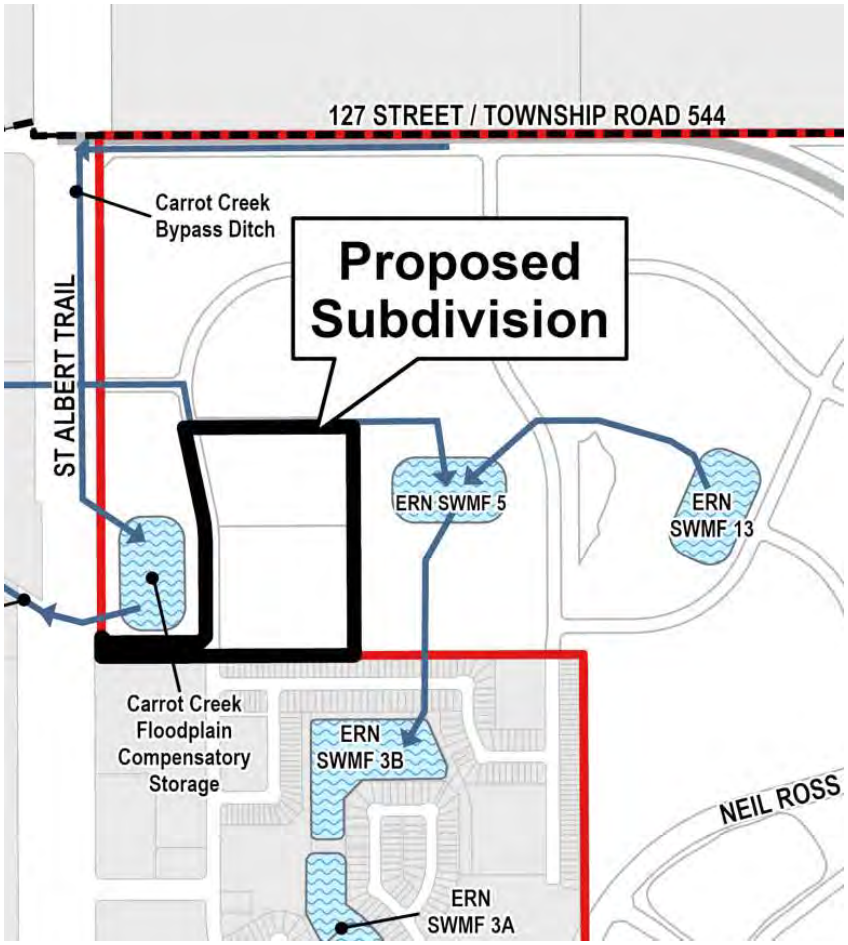
The applicant has suggested that stormwater flow to east of the site, to a temporary SWMF, which then releases flows south into the Erin Ridge North neighbourhood, connecting with stormwater management facility (SWMF) #3B be constructed.

The proposed pumping concept has not been discussed with City Administration and no details were provided by the applicant. Currently, there is no existing lift station for SWMF #4 in Erin Ridge North. At this time, the developer's contractor uses a portable pump for pumping, and the pumping routine appears to be “requirement based”.

The City has been alerted to a High Water-Level condition multiple times. There are concerns about monitoring if both proposed locations are pumping without permanent lift stations and SCADA (Supervisory Control and Data Acquisition) system being built and in place. The SCADA system provides real-time monitoring and control of the drainage system, and enables automatic response after a storm. The SCADA system provides better flood prevention than a manual system. At present, the City must manually check the water level after rain events. This will occur until the permanent lift station is constructed.

On March 21, 2025, feedback from Sturgeon County indicated that with the removal of the existing wetland and drainage channel located within the redistricting area, it is necessary to construct the Carrot Creek floodplain compensatory SWMF before any development can proceed. City Administration confirms the need for the Carrot Creek floodplain compensatory SWMF to be analyzed through a Neighbourhood Plan storm servicing plan. It is anticipated the need for the compensatory SWMF would be triggered with the proposed school site and therefore more information is required to ensure the City can make an informed decision. This is the Carrot Creek Floodplain Compensatory Storage pond that is located immediately west of the redistricting area, as shown in Figure 1. The wetland has Water Act approval for removal.

Figure 1: Carrot Creek Floodplain Compensatory Storage Location



It is premature to consider this redistricting as the stormwater servicing proposal for the area is incomplete.

Off-Site Levies (OSL)

Typically, off-site levies are taken at the time of subdivision. The applicant submitted a subdivision with this redistricting.

Both offsite leviable infrastructure and developer paid infrastructure will be required to provide adequate servicing to this area to support the proposed land use. A Neighbourhood Plan and supporting technical documents will identify what improvements are required and allow for the development staging and infrastructure to be built that provides conformity throughout the entire area. Without the NP, this redistricting is considered premature.

Road Network & Transportation Impact Assessment (TIA)

At this time, Element Drive North ends in a turnaround. Element Drive North would need to be extended northwards to support this site. Administration recommends a full connection to St. Albert Trail be provided. This east-west road is shown in the Northeast ASP, and is located north of the site.

The rationale for providing both segments of road is due to the future traffic demands of the subject

site. A turnround would not be able to accommodate the future site traffic when built. Building both road segments also means there are two ways to access the site (St. Albert Trail and Element Drive North) in case of emergency.

Two Transportation Impact Assessments (TIA) would need to be submitted to move this proposal forward:

- The first TIA would be with the Neighbourhood Plan. The NP TIA should identify any opportunities to stage the roadway and/or intersection improvements and expand intersection analysis to include the Neighbourhood Road (collector)/Local Road intersections.
- The second TIA would be a site-specific TIA for the subdivision or development. That TIA would need to consider roadway/intersection operations but also site layout, parking, site circulation, pick-up/drop-off, bus accommodation, and pedestrian accommodation.

Conclusion

When land is districted, the next step is subdivision, which is when parkland is given to the City by the Developer, with a designation of Municipal Reserve (MR). However, a subdivision needs to be serviceable. These lands are not serviced, and there is no capacity in the existing system to service the lands. To service the lands will trigger the offsite leviable servicing projects with an estimated $74.1 million required up-front cost to the City for the Northeast Servicing Project.

The Subdivision Authority is the Director of Planning and Development, as per Bylaw 19/1995. The Subdivision Authority must consider several sections in the Municipal Government Act, and Matters Related to Subdivision and Development Regulation, when making a decision to allow or refuse a subdivision, including:

> MGA section 654 Approval of Application:
> 654(1) “A subdivision authority must not approve an application for subdivision approval unless
> (a) The land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,”…
>
> Matter Related to Subdivision and Development Regulations section 9 Relevant considerations:
> 9. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,
> (c) storm water collection and disposal,
> (f) the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,” …

The Subdivision Authority is obligated to refuse the subdivision as the lands are not suitable for the purpose of a school, because there is no agreed to storm water collection management, and there is no sanitary capacity or water servicing solution to support the development of a school.

The Subdivision Authority does not plan to approve the subdivision with municipal reserve designation for a school and park. This means the land will not be provided as reserve. Given

Section 644 of the MGA, which is provided above, the financial implication is if the lands were districted by Council as PSI, the City may be obligated to acquire the land within 6 months, because of the intended uses of school and park. The amount of land the City could be obligated to acquire would be the amount of land districted as PSI, 8.50 hectares± (21.00 acres±).

Summary

Administration is recommending defeat of Bylaw 19/2025, for the following reasons:

- Conflicts regarding MGA legislation/regulations;
- Misalignment with statutory policy direction of *Flourish* MDP and the Northeast St. Albert ASP;
- There is no submitted and/or approved Neighbourhood Plan;
- There is a lack of servicing for the Northeast ASP to enable the proposed development;
- Accellerating the financial implications to City to service the site;
- This proposal is not in compliance with the proposed Joint Use Planning Agreement or the current School Site Allocation Agreement;
- There is a proposed over dedication of Municipal Reserve with potential financial implication to the City; and
- Given section 644 of the MGA, by districting the lands as PSI, will require the City within 6 months from the date of the decision to acquire the land or amend the Land Use Bylaw to designate the land for another or intended use.

It is Administration's position that this redistricting should be denied and subdivision refused as the applications are premature, with no Neighbourhood Plan submitted or approved, and no servicing capacity to service development of the site.

There are other opportunities for sites to place a high school within the City, as shown on attachment 7, should funding for a high school be received. For example, there is a high school site approved in the Cherot neighbourhood, with an approved ASP and NP, and no servicing constraints.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Feedback was sought from the public, internal, and external interested parties, including:

- The Cultivate the Conversation page for the proposed amendment went live on March 12, 2025.
- The proposed Land Use Bylaw amendment was circulated to interested parties on March 7, 2025.
- The circulation included landowners within 100 m of the subject site.
- There were no public comments received during the circulation period; therefore, no *What We Learned* report for this file.
- The applicant installed a notification sign on the subject lands, to notify any passersby.

The public hearing is scheduled for July 15, 2025. A public hearing notice has been posted on the City website, and full page Citylights advertisements appeared on both June 26, 2025, and July 3, 2025. A news release was also issued for this public hearing.

IMPACTS OF RECOMMENDATION(S)

Financial:
None at this time.

Compliance & Legal:
First reading for Bylaw 19/2025 is not a debatable motion, and is required in order to table a bylaw for Council's consideration. Providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which the applicant's bylaws may be put forward in accordance with procedural fairness principles.

The proposed redistricting is contrary to the Northeast ASP, which provides that "Completion of applicable Neighbourhood Plans is required prior to redistricting and subdivision within Northeast St. Albert.

An implication of defeating this Bylaw would be that the applicant cannot re-apply until at least six months after the date of Council's decision not to pass the bylaw.

Program or Service:
None at this time.

Organizational:
None at this time.

Risks
None at this time.

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

Initiative aligned with Strategic Plan:
None at this time.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

This aligns with Service Level Inventory Item D.4.1 Current Planning Application Processing, which includes processing and coordination of the approval of statutory plans and amendments, subdivision and condominium applications.

IMPACTS OF ALTERNATIVES CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

ALTERNATIVE 1:

Give all three readings and approve the redistricting:

1. That the Public Hearing on Bylaw 19/2025 be closed.
2. That Bylaw 19/2025, being amendment 10 to Land Use Bylaw 18/2024, be read a first time.
3. That Bylaw 19/2025 be read a second time.
4. That unanimous consent be given for consideration of third reading of Bylaw 19/2025.
5. That Bylaw 19/2025 be read a third time.

Financial:
At this time, the subject lands do not have servicing, or approved funding for servicing.
There are financial risks to the City by approving this redistricting in an area that is constrained. Servicing in this area was discussed November 5, 2024, with the first reading of the Northeast ASP. Approval of the redistricting could put increased pressure on the City to accelerate the funding the off-site leviable servicing projects with an estimated $74.1 million required up-front for the Northeast Servicing Project. In addition, there is concern that the school site may trigger further accelerated development in the Northeast St. Albert area, advancing infrastructure investments earlier than anticipated, with costs in the order of ~$232 million over the next 25 years.

Districting the land to PSI, knowing the Subdivision Authority cannot approve the application due to servicing constraints, limits the City's ability to collect Municipal Reserve. This could require the City to purchase the PSI districted land of 8.50 hectares± (21.00 acres±) at market value.

Approval of this redistricting will require the associated expenditures and the reprioritization of priority projects based on the City's debt capacity, unless existing budgetary commitments are revisited.

As of the date of this report, there have not been any commitments to funding this project from the province, the City, the developers, or St. Albert Public Schools.

Compliance & Legal:
First reading for Bylaw 19/2025 is not a debatable motion, and is required in order to table a bylaw for Council's consideration. Providing first reading of a bylaw does not indicate agreement with the bylaw, but rather is the process by which the applicant's bylaws may be put forward in accordance with procedural fairness principles.

The public hearing and first, second, and third readings of Bylaw 19/2025 could be approved on the same day. The Municipal Government Act provides that a proposed bylaw must not have more than two readings at a council meeting unless the council members present unanimously agree to consider third reading at the same meeting.

If unanimous consent for third reading of Bylaw 19/2025 is not granted on July 15, 2025, after first and second reading, third reading of Bylaw 19/2025 will occur at the next regular Council meeting on September 2, 2025. During that time between July 15, 2025, and September 2, 2025, Council members will be unable to accept further written or verbal submissions germane to this matter, and will not be able to ask for new, substantive information on the subject matter prior to third reading (MGA, s. 187; Procedure Bylaw, Schedule E, s. 19).

Program or Service:
None at this time.

Organizational:
None at this time.

Risks
In addition to the Financial context above, the following risks should be noted:

Geotechnical study: Further geotechnical work needs to be completed at the Neighbourhood Plan stage to confirm whether the site can support a school.

Infrastructure servicing: Approving this application could trigger millions of dollars in infrastructure upgrades. As an example, a school site in Camrose is unable to open due to critical infrastructure not being in place (please see attachment 12).

Municipal Reserve dedication: Should servicing be deemed acceptable and the subdivision proceed, the site requires an over-dedication of Municipal Reserve approximately 3.97 hectares± (9.80 acres±) which would need to be purchased by the City.

Report Date: July 15, 2025
Author(s): Barb Dupuis
Department: Planning Branch
Department Director: Kristina Peter
Managing Director: Adryan Slaght
Chief Administrative Officer: William Fletcher

CITY OF ST. ALBERT

BYLAW 19/2025

LAND USE BYLAW AMENDMENT

Being Amendment 10 to Land Use Bylaw 18/2024

The Council of the City of St. Albert ENACTS AS FOLLOWS:

1. Bylaw 18/2024, Land Use Bylaw is hereby amended by this Bylaw.

2. That a 8.50 ha portion of the lands legally described as Plan 052 0323, Block 1, Lot 1 (municipally described as 25331 Township Road 544) and Plan 062 5326, Block 1, Lot 2 (municipally described as 25321 Township Road 544) are redistricted as shown on the map attached as Schedule “A” to this bylaw, and the Land Use District Map, being Schedule “A” to bylaw 18/2024 is amended accordingly.

3. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 18/2024 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of section 69 of the *Municipal Government Act.*

EFFECTIVE DATE

4. This bylaw comes into effect when it is passed.

READ a First time this ___ day of _____ 2025.

READ a Second time this ___ day of _____ 2025.

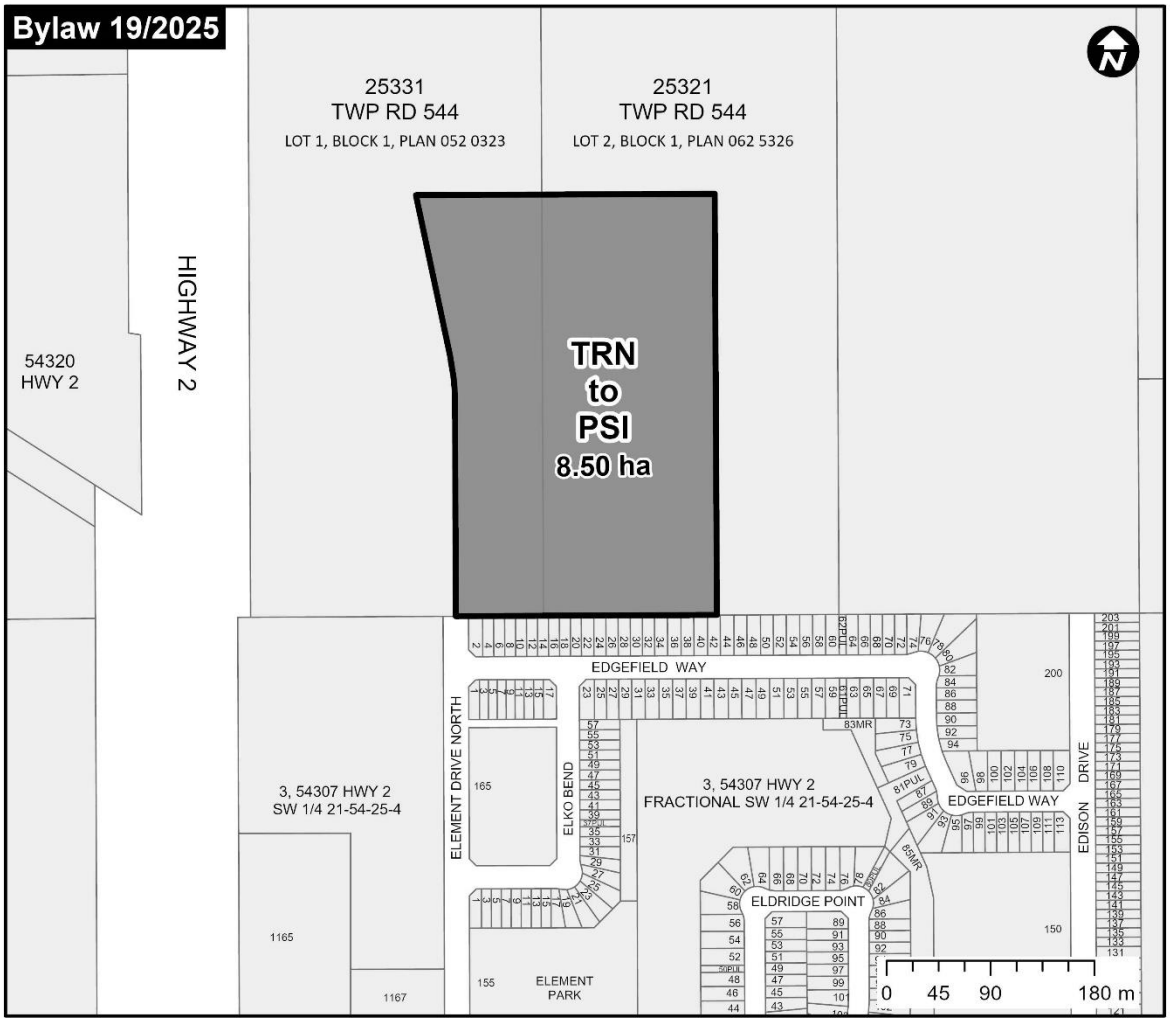
READ a Third time this ___ day of _____ 2025.

SIGNED AND PASSED this ____ day of _____ 2025.

_____
MAYOR

_____
CHIEF LEGISLATIVE OFFICER

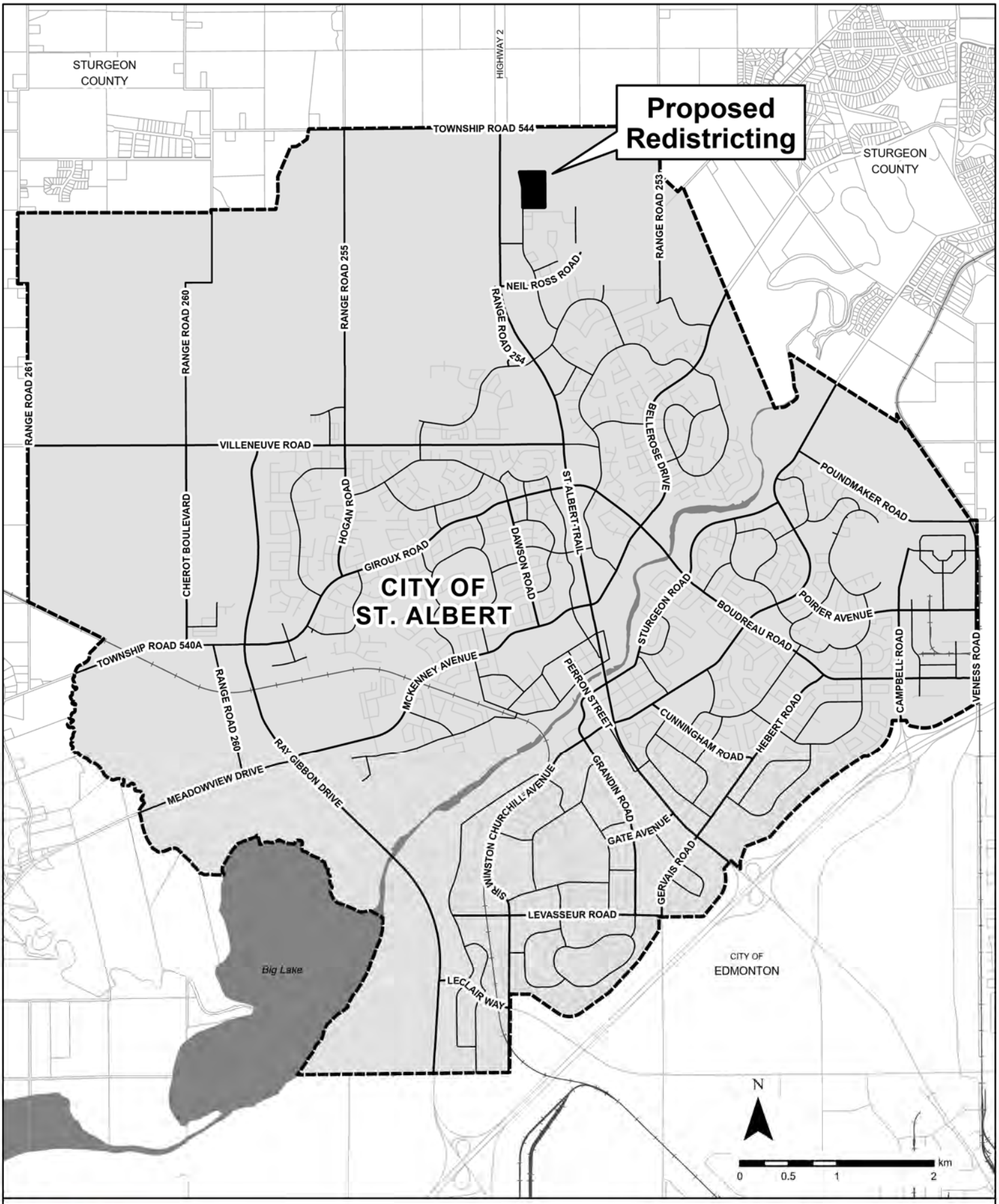
Schedule "A"



LAND USE BYLAW AMENDMENT

Redistricting a portion of LOT 2, BLOCK 1, PLAN 0625326 and a portion of LOT 1, BLOCK 1, PLAN 0520323

From TRN (Transitional)
to PSI (Public, Private, and Institutional Services)



City of St. Albert Cultivate Life

Location Map

Redistricting a portion of LOT 2, BLOCK 1, PLAN 0625326
and a portion of LOT 1, BLOCK 1, PLAN 0520323

Map Date: 05-Mar-2025

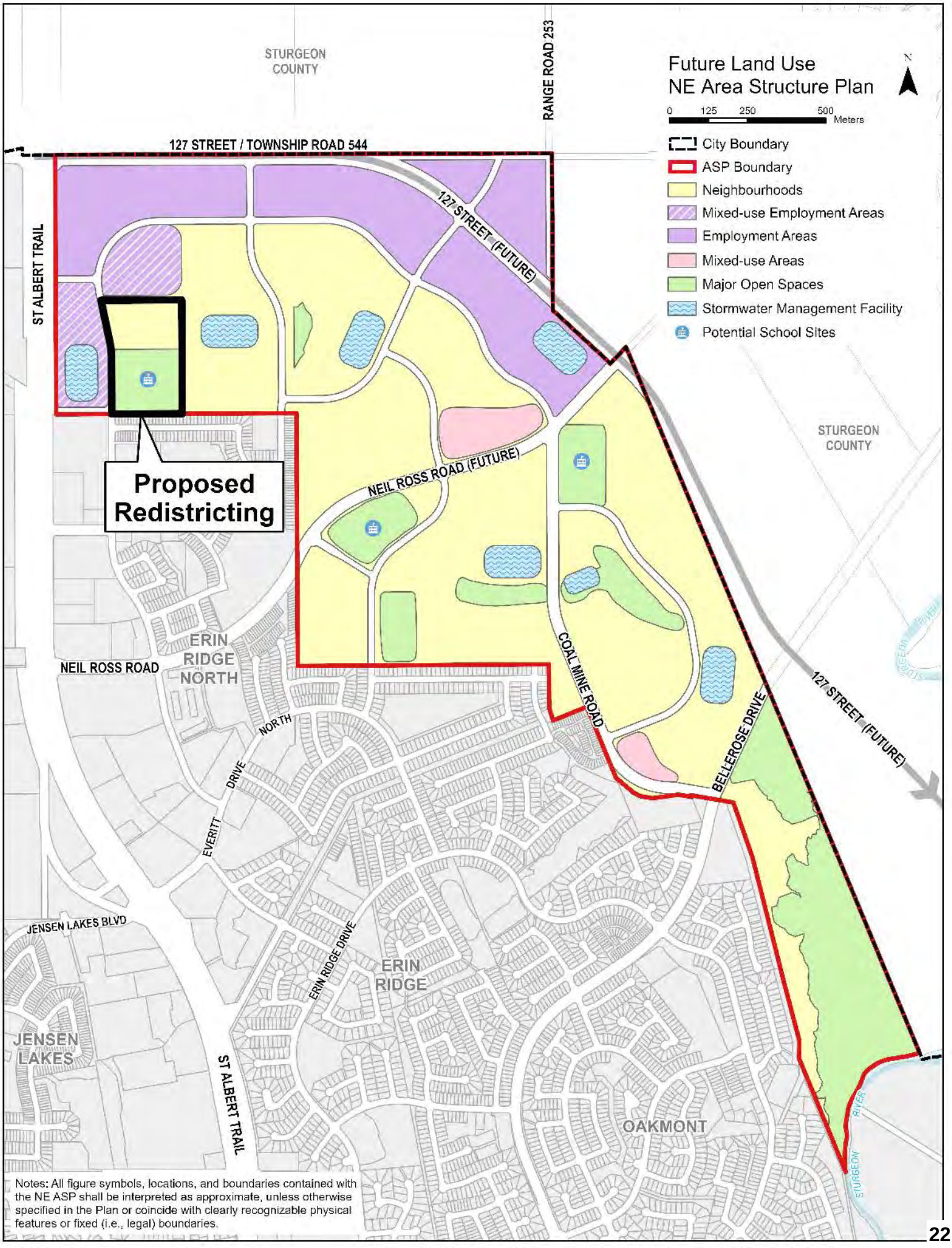
Document Path: G:\MAPS-City\Northeast St. Albert\NE SchoolSite Redistricting 2025\NE_School Site_Redistricting_2025.aprx

Attachment 3

Bylaw 19/2025 – MDP Policy Review

MDP Policy	Notes on Alignment
10.1.1. Require new urban development to be serviced with municipal water, wastewater, and stormwater infrastructure, as well as shallow utilities, as determined necessary by utility providers, in consultation with the City. Limited exceptions to policy 10.1.1 may be considered at the sole discretion of the City for certain recreation and industrial uses not requiring potable water and wastewater services or where on-site servicing is deemed appropriate by the City.	At this time, the subject site is not able to be serviced, due to constraints in the area, so it is seen as not being in alignment with *Flourish*.
11.1.1. Require the maximum entitlement of municipal reserve to be dedicated through the subdivision process, in accordance with the provisions of the Municipal Government Act.	The proposed redistricting area is greater than the 10% allowed under the MGA, and not in alignment with this policy. Please see the *Over Dedication of Municipal Reserve* section of the agenda report for details.
11.4.2. Facilitate the provision of adequate school sites, for new and amended Area Structure Plans, based on projected student population.	St. Albert has other sites that could meet the needs of the school board. St. Albert currently has six vacant school sites, including: • Oakmont: City owned – School site size is approximately 3.31 ac (1.3 ha) • Kingswood: Privately owned – School site size is approximately 12.18 ac (4.93 ha) • Riverside #1: City owned – School site size is approximately 4.45 ac (1.8 ha) • Riverside #2: Privately owned – School site size is approximately 9.61 ac (3.89 ha) • Cherot #1: Privately owned – School site size is approximately 10.1 ac (4.05 ha)

MDP Policy	Notes on Alignment
	• Cherot #2: City owned – School site size is approximately 25.5 ac (10.32 ha) A map of these sites can be found as attachment 7.
11.4.4. Evaluate school sites and transfer of Municipal Reserve to school boards in accordance with the Municipal Government Act, and the School Site Allocation Agreement (as amended), having regard for the following: c) The schools' anticipated student population; d) Submission of building plans that demonstrate an efficient use of reserve land by building multi-storey schools, unless a single-storey school is more suitable, subject to provincial government specifications;	For background, high schools are typically built to support 1,500 students and the Traffic Impact Assessment, prepared in June 2024 for the Northeast ASP, stated 1,500 students. On April 16, the applicant clarified that this school would be built to support 1,650 staff and students at maximum capacity. The school is requesting a significant portion of land for this site, that is over a typical 10% MR dedication, and over the average high school site size in St. Albert. There are concerns that MDP 14.4.4(d) is not being satisfied if so much land is being requested at the outset.
11.4.5. Encourage new school sites to be planned, serviced, and developed in an orderly and appropriate manner. Where any school site is to be provided, school sites will be subdivided and serviced with utilities to the property line prior to subdivision of 30% of the gross residential land in Area Structure Plan areas.	At this time, no residential land within the ASP has been subdivided, so this application is premature.


Future Land Use
NE Area Structure Plan
N
0 125 250 500
Meters
City Boundary
ASP Boundary
Neighbourhoods
Mixed-use Employment Areas
Employment Areas
Mixed-use Areas
Major Open Spaces
Stormwater Management Facility
Potential School Sites
STURGEON COUNTY
RANGE ROAD 253
127 STREET / TOWNSHIP ROAD 544
127 STREET (FUTURE)
ST ALBERT TRAIL
Proposed Redistricting
NEIL ROSS ROAD (FUTURE)
STURGEON COUNTY
NEIL ROSS ROAD
ERIN RIDGE NORTH
COAL MINE ROAD
BELLEROSE DRIVE
127 STREET (FUTURE)
NORTH
DRIVE
EVERITT
JENSEN LAKES BLVD
ERIN RIDGE DRIVE
ERIN RIDGE
JENSEN LAKES
ST ALBERT TRAIL
OAKMONT
STURGEON RIVER
Notes: All figure symbols, locations, and boundaries contained with the NE ASP shall be interpreted as approximate, unless otherwise specified in the Plan or coincide with clearly recognizable physical features or fixed (i.e., legal) boundaries.

Items Deferred to Neighbourhood Plan

Bylaw 19/2025

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SUMMARY

The Northeast St. Albert Area Structure Plan (ASP) was approved on February 4, 2025. This report looks at all the items that the ASP delayed until Neighbourhood Plan (NP) stage. A neighbourhood plan has not yet been completed, however the applicant is applying for redistricting and subdivision within the area.

PART 1 | INTRODUCTION

1.1 Purpose of the Northeast St. Albert ASP

- In accordance with the City's Area Structure Plan and Neighbourhood Plan Terms of Reference, further geotechnical analysis will occur via supplemental assessments at the NP stage, once land use and infrastructure details are confirmed.

1.2 Planning and Development Framework

- Through the Neighbourhood Plans Bylaw 5/2022, subsequent planning and implementation of the ASP will occur through non-statutory plans known as Neighbourhood Plans (NP), which are sub-areas within an ASP that must conform to it's ASP. NPs will provide further and more detailed information on land uses and servicing, and provide guidance for implementation through the City's Land Use Bylaw (LUB), as well as remaining planning and development processes such as redistricting, subdivision, and development permits.

1.2.5 Municipal Development Plan

- Establishing the requirements for a multi-modal transportation network to support walking, biking, transit, driving, and trucking routes. More detailed analysis, including identification of trails, pedestrian connections, biking routes, and local roads will be completed with Neighbourhood Plans.

PART 2 | SITE ANALYSIS

2.4.2 Floodplain Boundary

The designated floodplain shown on Map 9: Site Analysis is derived from the designated flood line under the City's LUB. The lands below the floodplain boundary are

identified as ER lands, in accordance with the MGA. Please note that ER has been defined at a high level based on the designated flood line shown in the LUB. At the Neighbourhood Plan stage, such lands will need to be delineated at a more detailed level, based on geotechnical and development setbacks identified through more detailed, site-specific study.

2.4.4 Soil Condition (Geotechnical)

- A comprehensive geotechnical investigation was not completed for the entirety of the Northeast St. Albert ASP area. However, an initial geotechnical investigation for the NW 21-54-25 W4 was summarized in this section.
- Future Neighbourhood Plans will require the completion of geotechnical investigations prior to approval. Such future work and analysis may trigger amendments to the Area Structure Plan document.
- A new/amended geotechnical investigation for the NW 21-54-25 W4 may be required once final land use details are confirmed, because the initial geotechnical investigation only contemplated limited land use types.

PART 4 | AREA-WIDE POLICIES

4.2.2 Policies

Gathering Places

(12) Identify publicly-accessible gathering places at the Neighbourhood Plan stage that can accommodate community events and gatherings. Such places can include publicly owned lands, or privately owned lands that function like a public space.

Built Form

(27) Require pedestrian-oriented active frontages in commercial areas, medium and high-density sites, and adjacent to Major Open Spaces and parks, to be identified at the Neighbourhood Plan stage.

Sustainability and Greenscaping

(36) Incorporate green development standards at the Neighbourhood Plan stage, such as, but not limited to, bio-retention, rainwater harvesting, permeable pavement, grass and dry swales, green roofs, bird friendly glazing, lighting, and energy efficient building design.

(41) Encourage the incorporation of LEED ND principles, or other comparable sustainable development standards, at the Neighbourhood Plan stage, including, but not limited to:

a. Reduced building setbacks;

b. Attractive and architecturally diverse facades;

c. Frequent building entrances onto public spaces;

d. Appropriate locations for driveways and garage doors;

e. Street trees and landscaping; and

f. On-street parking.

Major Roads, Gateways, and Signage

(45) Require coordination with developers regarding proposed signage at the Neighbourhood Plan stage.

(47) Identify gateways to the City of St. Albert at the Neighbourhood Plan stage to enable convenient wayfinding and through considerations of landscaping, signage, and/or public art.

4.3.2 Policies

Natural Features

(8) Require appropriate environmental studies, at the Neighbourhood Plan stage, based on the current site conditions, to confirm matters including, but not limited to:

a. Limits of Environmental, Municipal, and Conservation Reserve, as applicable.

b. Associated buffers and/or setbacks including the variable buffer.

(9) Refine the components within the variable buffer discussed in Section 2.4.1, through site specific and scientifically defensible field data at the Neighbourhood Plan stage to determine exact limits of Environmental Reserve, Municipal Reserve, and Conservation Reserve, as applicable.

(10) Enable appropriate development in proximity to the variable buffer established at the Neighbourhood Plan stage, as discussed in Section 2.4.1, to serve as a transition area, thereby minimizing potential negative impacts to natural features.

Wetlands

(21) Require a minimum 30-metre setback from wetlands or other waterbodies that are to be retained as identified in wetland assessments to be completed at the Neighbourhood Plan stage. Any alterations to the setback distance shall be determined using an approved scientifically defensible setback tool.

(22) Confirm wetlands for retention at the Neighbourhood Plan stage in accordance with the Alberta Wetland Policy, and prioritize avoidance as the preferred course of action, followed by minimization and replacement as per the Wetland Mitigation Hierarchy.

(23) Evaluate the feasibility of restoring degraded wetlands or integrating them as stormwater management facilities at the Neighbourhood Plan stage.

(25) Require proof of Water Act approval at the Neighbourhood Plan stage of all identified wetlands for their removal and related replacement despite the level of degradation, pursuant to the Alberta Wetland Policy.

Urban Forest

(31) Require appropriate variable buffers from retained woodlots and tree stands, to protect the root system, with the incorporation of additional scientifically based setbacks based on wildlife habitat and recreation uses, to be determined at the Neighbourhood Plan stage.

Risk Management

(38) Require the submission of appropriate groundwater, slope stability, geotechnical, and hydrogeomorphology studies as per the Area Structure Plan and Neighbourhood Plan Terms of Reference, prepared by a qualified professional, to identify groundwater, soil, and slope stability conditions at the time of neighbourhood plan, subdivision application, development permit, and/or building permit, as deemed necessary by the City. The study is to inform conditions and any constraints regarding site and building design, slope adaptability, and the like.

4.5 Transportation

Boulevard Roadways - St. Albert Trail

- No further access to St. Albert Trail will be considered without additional traffic analysis at the Neighbourhood Plan stage.
- When more information becomes available at the Neighbourhood Plan stage, further traffic analysis will be required to confirm intersection and roadway requirements.

Boulevard Roadways - Future 127 Street

- No further access to 127 Street will be considered without additional traffic analysis at the Neighbourhood Plan stage.

Connector Roadway – Coal Mine Road (Range Road 253) – Bellerose Drive to Neil Ross Road

- Four travel lanes, two per direction, are currently anticipated to be required, which will be confirmed through subsequent traffic analysis at the Neighbourhood Plan stage.

4.5.2 Policies

General

(10) Collaborate and partner with developers, landowners, Sturgeon Country, City of Edmonton, and the Government of Alberta, with respect to planning and constructing the future 127 Street. This shall include verifying the timing, number of lanes, and other design parameters prior to approval of future Neighbourhood Plans. Neighbourhood Plans shall require policy to accommodate the need for completing a preliminary and/or detailed design for 127 Street to confirm road right-of-way requirements.

Street Network

(14) Limit access to St. Albert Trail, 127 Street, Neil Ross Road, and Bellerose Drive, as shown in Map 3: Transportation, unless otherwise deemed acceptable via additional traffic analysis at the Neighbourhood Plan stage, as per the direction of the City of St. Albert.

Active Transportation

(24) Identify opportunities for a bicycle and E-Scooter friendly network at the Neighbourhood Plan stage that considers cycling and E-Scooter infrastructure, safety, connectivity, and comfort.

4.6 Utility Infrastructure

- All concepts must conform to the alignment and capacity requirements of the Utilities Master Plan as amended, at the time of Neighbourhood Plan, subdivision, and development stages as applicable.

Water

- Pipe sizing will be determined at the time of Neighbourhood Plan stage and further refined at subdivision stage.
- Watermains of the appropriate sizes will be required to be carried through the development and connections will extend to the edge of the ASP boundary or acceptable termination points as determined by the City. This includes the proposed watermain loop that conceptually extends northeast of the future 127 Street alignment which, depending on the future land use type and consumption demand, may be more advantageous to serve via a second connection at a different location. Such matters should be determined at future Neighbourhood Plan stages and/or via updates to the City's Utilities Master Plan, as applicable.

Local Stormwater

- Stormwater management facility sizes are approximations and may change in size during the preparation of Neighbourhood Plans, in consultation with the City of St. Albert.

Wastewater

(21) Require the Neighbourhood Plans to confirm locations and capacity for any required wastewater lift stations, as per the direction of the City.

Stormwater and Low Impact Development

(28) Require Neighbourhood Plans that contain any stormwater management facilities discharging to the Sturgeon River and other natural waterbodies, to accommodate stormwater drainage and to protect the integrity of the natural areas through the use of regulated release rates and detailed erosion assessments in accordance with relevant technical studies, including the *Carrot Creek Regional Master Drainage Plan*.

(35) Design and identify constructed wetlands, as an alternative or addition to a stormwater management facility, to the satisfaction of the Municipal Engineering Standards and at the Neighbourhood Plan stage.

(37) Require new Neighbourhood Plans to include policies that address the implementation of Low Impact Development (LID) methods to promote efficient use of land, reduce urban heat island impacts, improve accessibility to water, improve stormwater quality, provide natural drainage system resiliency, and to mitigate the impact of stormwater runoff into the Sturgeon River and other natural waterbodies. LID methods should be considered where site conditions and other relevant technical considerations are suitable for the City.

Energy Transition

(41) Require integration of policies and regulations that strive towards a net-zero built environment through neighbourhood plan policies, subdivision design, and districts in the Land Use Bylaw.

5.1.1 Policies

Environmental Reserve (ER)

(10) Require minimum development setbacks from the property line of Environmental Reserve to be established at the Neighbourhood Plan stage to ensure protection of unstable slopes, floodplains, hazard lands, and retained waterbodies.

Parks, Recreation, and School Sites

(19) Require Neighbourhood Plans to address the adequate provision of parkland, including, but not limited to, park type classification, size, and block configuration, to ensure that future park facilities can be appropriately accommodated.

Commercial

(20) Limit large-format retail uses to key commercial areas in the Neighbourhood Plan.

Design and Public Realm

(25) Incorporate policies and/or regulations regarding urban design within the Mixed-use Areas, at the Neighbourhood Plan, redistricting, subdivision, and development permit stages of the planning and development process that address the following, but is not limited to:

a. Buildings generally frame and are oriented towards the public realm;

b. A significant amount of building fenestration is located on the building façade(s) oriented towards the public realm;

c. Public realms are designed at a pedestrian scale;

d. Public realms are purposefully located and visible to enable easy wayfinding;

e. Pedestrian access to the public realm is maximized and not negatively impacted by vehicular traffic; and

f. Parking lots are located away from the public realm.

5.3 Neighbourhoods

The Neighbourhood areas will contain low and medium density residential development and may include small scale commercial uses and neighbourhood parks, to be defined at the Neighbourhood Plan stage.

5.3.2 Policies

General

(1) Require a minimum overall residential density of 40 dwelling units per net residential hectare in Neighbourhood Plans where there are Mixed-Use Areas and Neighbourhoods, in accordance with the density target established by the MDP.

Design and Public Realm

(13) Design the Neighbourhood area at the Neighbourhood Plan stage, where:

a. Residential dwellings are street-oriented to enable a pedestrian-friendly environment;

b. Driveways are oriented towards roadways considered for lower vehicular traffic, such as laneways;

c. Convenient vehicular travel is enabled through a permeable street network;

d. Pedestrian walkways are located at mid-block, where appropriate, and well-connected to various destinations such as transit routes, open spaces, and commercial uses; and

e. Tree planting is required along public roadways and pedestrian walkways to enable strong tree canopy and help mitigate impacts of climate change.

5.4 Employment Area

5.4.2 Policies

General

(11) Require an updated Traffic Impact Assessment (ASP) at the Neighbourhood Plan stage to ensure alignment between the technical study and planned land uses.

Commercial and Institutional Uses

(19) Limit select commercial uses in the Employment Area to locations and criteria identified through the Neighbourhood Plan, to advance the City's goals for non-residential growth.

Transition Areas

(26) Establish a defined buffer distance between the Employment Area and adjacent land uses at the Neighbourhood Plan stage, to mitigate potential risks to health and public safety.

(27) Require transitions between Employment Areas and adjacent land uses to avoid or mitigate potential adverse impacts. Transitions are to be determined through further detailed planning at the Neighbourhood Plan stage through measures such as, but not limited to:

a. Siting of lower intensity, lower impact, or transitionary uses such as business, office, service, or open space uses;

b. Landscaping, tree planting, fencing, stormwater management facilities, Low Impact Development, or berms;

c. Provision of a public roadway and/or active transportation corridors; and

d. Site design and architectural controls such as setbacks, orientation of façades, screening, and building articulation.

Design and Public Realm

(30) Incorporate urban design policies at the Neighbourhood Plan stage to address the following, but not limited to:

a. The interface and relationship between the public and private realms;

b. Building placement, height, and massing;

c. Multi-modal transportation network and circulation patterns;

d. Parking infrastructure for vehicles and bicycles;

e. Beautification through landscaping and quality architecture and streetscape;

f. Shelter from environmental elements through all-seasons design;

g. Wayfinding through entrance features, gateways, and signage; and

h. Appropriate siting of pedestrian realms to avoid or minimize any potential nuisances.

PART 6 | IMPLEMENTATION

6.2 Implementation Items

- As noted in Section 1.2, implementation of the Northeast St. Albert ASP will occur through Neighbourhood Plans, as well as planning processes such as redistricting, subdivision, and development permits. Completion of applicable Neighbourhood Plans is required prior to redistricting and subdivision within Northeast St. Albert. The direction of development will be determined by the logical extension of infrastructure and servicing in the area.
- Policies in this section outline requirements and expectations related to Neighbourhood Plans and processes. Additional technical information may be required with proposed amendments to the Northeast St. Albert ASP, at the Neighbourhood Plan stage or at the time of a redistricting, subdivision, or development permit application, to make informed planning and development decisions. Please refer to the Area Structure Plan and Neighbourhood Plan Terms of Reference.

6.2.2 Policies

(1) Require the preparation of Neighbourhood Plans, under the Northeast St. Albert ASP, with further technical studies and in accordance with the Area Structure Plan and Neighbourhood Plan Terms of Reference.

(2) Neighbourhood Plans must:

a. Define the location and mix of land uses, servicing, and road network prior to redistricting and subdivision.

b. Include policies that support water conservation, reduced energy consumption, and reduced greenhouse gas emissions.

c. Define the location, size, and orientation of Municipal Reserve for community parks, neighbourhood parks, connector parks, school sites, urban squares and special use areas, and Environmental Reserve and Conservation Reserve sites/areas and adjacent roadways prior to redistricting and subdivision. Retention Mechanisms referenced in Table 2: Prioritized Natural Features shall be regarded.

d. Ensure alignment between the land use plan, infrastructure servicing, and supporting technical reports.

(3) Undertake a comprehensive review of the Northeast St. Albert ASP and its Neighbourhood Plans every five years, to monitor the effectiveness of the Plan(s), to maintain relevant and contemporary policy directions, and to measure the progress of the built form and its build out.

(5) Require an amendment(s) and/or rewrite of this ASP, and/or any associated Neighbourhood Plan(s), subject to:

a. A five-year update;

b. Future MDP and/or EMRGP updates;

c. Changes to Federal or Provincial legislation;

d. A necessity to review assumptions such as, but not limited to, technical criteria, servicing and/or land use feasibility, population forecasts, and/or other considerations as deemed necessary by the City of St. Albert.

(6) Require the approval of Neighbourhood Plans prior to redistricting or urban subdivision of parcels.

(10) Ensure that redistricting and subdivision applications comply with the City of St. Albert LUB, Neighbourhood Plans, the objectives and policies contained in this ASP, the provisions of the MGA, the Matters Related to Subdivision and Development Regulation, and any other relevant policy, bylaw, or legislation.

(13) Encourage collaboration between landowners in developing their respective Neighbourhood Plans to coordinate development plans, staging, and timing.

7.0 STATISTICS

Table 3

All other ER requirements are estimates only and will be refined and confirmed at the Neighbourhood Plan stage with dedication to occur at the time of subdivision.

Roadways

Assumes 20% of NDA. Detailed calculations will be prepared at the Neighbourhood Plan stage.

Stormwater Management Facilities (SWMF)

Detailed calculations will be prepared at the Neighbourhood Plan stage.

Other Public Utility Lots

Detailed calculations will be prepared at the Neighbourhood Plan stage.

Conservation Reserve (CR)

Additional CR to potentially be identified at Neighbourhood Plan stage.

Table notes

- All numbers are approximate and will need to be further refined at the Neighbourhood Plan stage.
- Municipal Reserve requirements will be further refined at the Neighbourhood Plan stages, and may include various kinds of parks, school sites, trails, natural areas, etc. – to achieve an overall 10%.

Neighbourhoods

Numbers are approximate. Anticipated population estimates will be further refined at the Neighbourhood Plan stage.

Mixed-use Areas (residential and commercial)

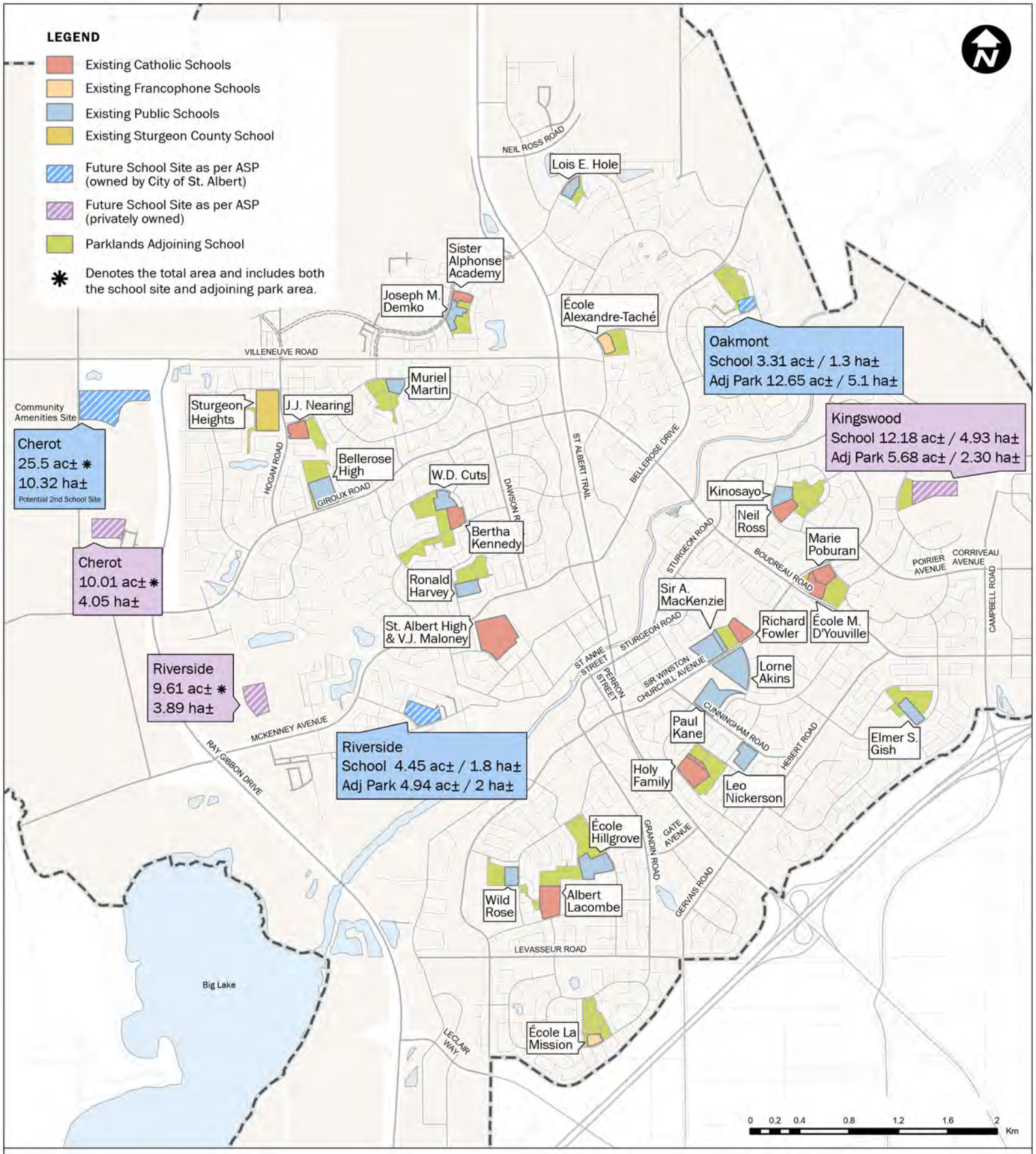
Commercial uses to be determined at Neighbourhood Plan stage.

Attachment 6

Bylaw 19/2025 – Process to Create a School Site

The process to create a school site may begin after an Area Structure Plan and a Neighbourhood Plan have both been approved, and is as follows:

- An approved Area Structure Plan (ASP) exists.
- An approved Neighbourhood Plan (NP) exists.
- A developer applies, under the Land Use Bylaw (LUB), to district the land the Public, Private, and Institutional Service (PSI) District, which permits park and school as uses.
- A developer applies to subdivide the parcel, which cannot exceed 10% Municipal Reserve (MR), from the large land mass.
- The Subdivision Authority issues conditions of subdivision that include entering into a Development Agreement, which has the developer bring services and roadways to the site. When a site cannot be serviced a subdivision can be denied.
- A developer applies to endorse the subdivision, which means they have met the conditions of subdivision, and the site has services and roadway access.
- At the time of registration of the subdivision with the Land Titles Office, the surveyor designates the land as Municipal Reserve (MR).
- The process in the School Site Allocation Agreement or Joint Use and Planning Agreement (as applicable) is followed for a site to be allocated to a school district and to build a school.
- After Alberta Infrastructure has built the school, another subdivision is undertaken by the City, to create two parcels. One parcel is where the school building is located, and the second parcel is for the City's public park.
- The school site portion, through the City-led subdivision, will be designated as School Reserve (SR) (as per MGA designation).
- When the subdivision is registered at the Land Titles Office, land is transferred from the City to the designated school board.
- The school site remains as the PSI District under the Land Use Bylaw.
- The remainder of the land is then redistricted to the Public Park (PRK) District, undertaken by the City, and stays as MR (as per MGA designation).



City of St. Albert

Existing and Potential School Sites

As of January 1, 2024

City of St. Albert Cultivate Life

For more information contact:
Director of Planning & Development:
Email: aslaght@stalbert.ca

J.R. Paine & Associates Ltd.
CONSULTING AND TESTING ENGINEERS
EDMONTON – GRANDE PRAIRIE – PEACE RIVER

2304 – 119 Avenue NE
Edmonton, Alberta
T6S 1B3

April 10, 2025
File No. 4826 – 18

LANDREX HUNTER RIDGE INC.
C/O INVISTEC CONSULTING LTD.
Suite 1700, 10130 – 103 Street NW
Edmonton, Alberta
T2P 0R9

Attention: Evelyne Bucumi, P. Eng.

Re: Geotechnical Review Letter
Erin Ridge North School Site
Edgefield Way & Highway 2
ST. ALBERT, Alberta

As requested, J. R. PAINE & ASSOCIATES LTD. (JRP) has reviewed the available geotechnical information for the subject school site. The purpose of the review was to provide additional preliminary comments on the feasibility to construct a school on the subject site. The following report that covered the subject site was reviewed:

1. *Revised Geotechnical Investigation, Proposed Hunter Ridge Subdivision, NW 21 – 54 – 25 – W4M, Highway 2 & Township Road 544, St. Albert, Alberta, dated March 2021, prepared by JRP, file # 4826 – 18*

A site plan of the subject school site was provided by Invistec Consulting Ltd. Several testholes presented in Report 1 were located within the subject site. The approximate locations of relevant testholes can be found in the attached site plan. The corresponding soil logs of the relevant testholes are also attached.

This review letter is intended as a limited summary of the above noted reports only. The above noted report should be reviewed for a complete set of geotechnical recommendations and discussion on residential subdivision development.

Preliminary Grading Comments

1. According to a preliminary grading plan provided by Invistec Consulting Ltd., the design grade along the perimeter of the site will be approximately between 684.0 m and 686.0 m. The ground elevations of Testholes 2020-10 and 2020-14 were at approximately 684.7 m and

684.5 m respectively. Therefore, up to 1.5 m of fill grading is expected within the site. Recommendations in Report 1 on stripping and engineered fill placement remain applicable. However, no 300 mm to 500 mm thick clay pad will be allowed as part of engineered fill placement within the school building footprint.

2. The measured watertable elevations at Testholes 2020-10 and 2020-14 were at approximately 683.9 m and 682.7 m respectively. Therefore, the watertable will likely be approximately 1 m to 3 m below the design grade, which is considered high.

Preliminary Building Foundation Comments

1. In general, the upper native clay encountered in Testholes 2020-10 and 2020-14 appears to be marginally feasible to support footing foundations from the strength and settlement view-points. The following draw backs should be considered when utilizing a footing foundation for a school building.
    a. The measured watertable levels measured at Testholes 2020-10 and 2020-14 were approximately 0.8 m to 1.8 m below the existing ground surface. Depending on the grading design, typical footing excavation depth of 1.5 m to 2.5 m may intercept the watertable. In such cases, dewatering and extra drainage measures may be required to employ footing foundations.
    b. The native clay encountered below approximately 2.1 m to 2.4 m in Testholes 2020-10 and 2020-14 was firm. Depending on the footing elevation, footing bearing capacities are expected to be low. It is emphasized that a building specific geotechnical investigation will be required for each building to determine the soil resistances.
    c. The upper native clay encountered in Testholes 2020-10 and 2020-14 was high plastic and exhibited a high swelling and shrinkage potential. As indicated in Report 1, the risk of swelling and shrinkage cannot be eliminated where high plastic clay is present at footing grade. A pile foundation should be considered if no movement can be tolerated.
2. Installation of a cast-in-place concrete pile foundation appears to be feasible at this site. Factored skin friction and end-bearing resistances should be determined by a lot specific geotechnical investigation. Immediate groundwater seepages were observed in both Testholes 2020-10 and 2020-14. Therefore, casing may be necessary to limit groundwater seepage during pile drilling. Continuous flight auger (CFA) pile installation is an option that would eliminate the need for casing, and is likely the preferred foundation option.
3. Screw (or helical) pile foundations should be feasible option at this site. The clay till encountered in Testholes 2020-10 and 2020-14 should be a suitable end-bearing material for screw pile.

However, the low soil strength near the surface may not provide sufficient lateral support against buckling, which should also be considered in the screw pile design.

Preliminary Slab-On-Grade Comments

1. Future engineered fill and the near surface native clay encountered in Testholes 2020-10 and 2020-14 should be considered suitable for slab support from the strength and settlement viewpoints. A building specific geotechnical investigation will be required to determine the vertical modulus of subgrade reaction for slab design.
2. The upper native clay exhibited a high swelling and shrinkage potential for slab support. The risk of movement must be accepted by all parties for slabs placed on high plastic clay. The risk of swelling and shrinkage can be significantly lowered by replacing of the native soil below the slab with an approved low to medium plastic clay that has a suitably low swelling and shrinkage potential. The details of this soil replacement method should be determined by future engineer of record for the school building.
3. Since fill grading is planned at this site, imported low to medium plastic clay can be utilized as future engineered fill material to help lower the swelling and shrinkage potential. However, if low plastic clay will be placed within the building footprint, such low plastic clay is considered highly frost susceptible. As previously mentioned, the watertable is expected to within or near the frost zone. Therefore, an increased risk of frost heave should be expected where the low plastic clay will be subjected to freezing (including the interior perimeter of a heated building). Therefore, the need for exterior insulation should be determined by future engineer of record for the school building.

We trust this information is satisfactory. If you have any questions, please contact our office.

Yours truly,

J.R. PAINE & ASSOCIATES LTD.



ID # 76087

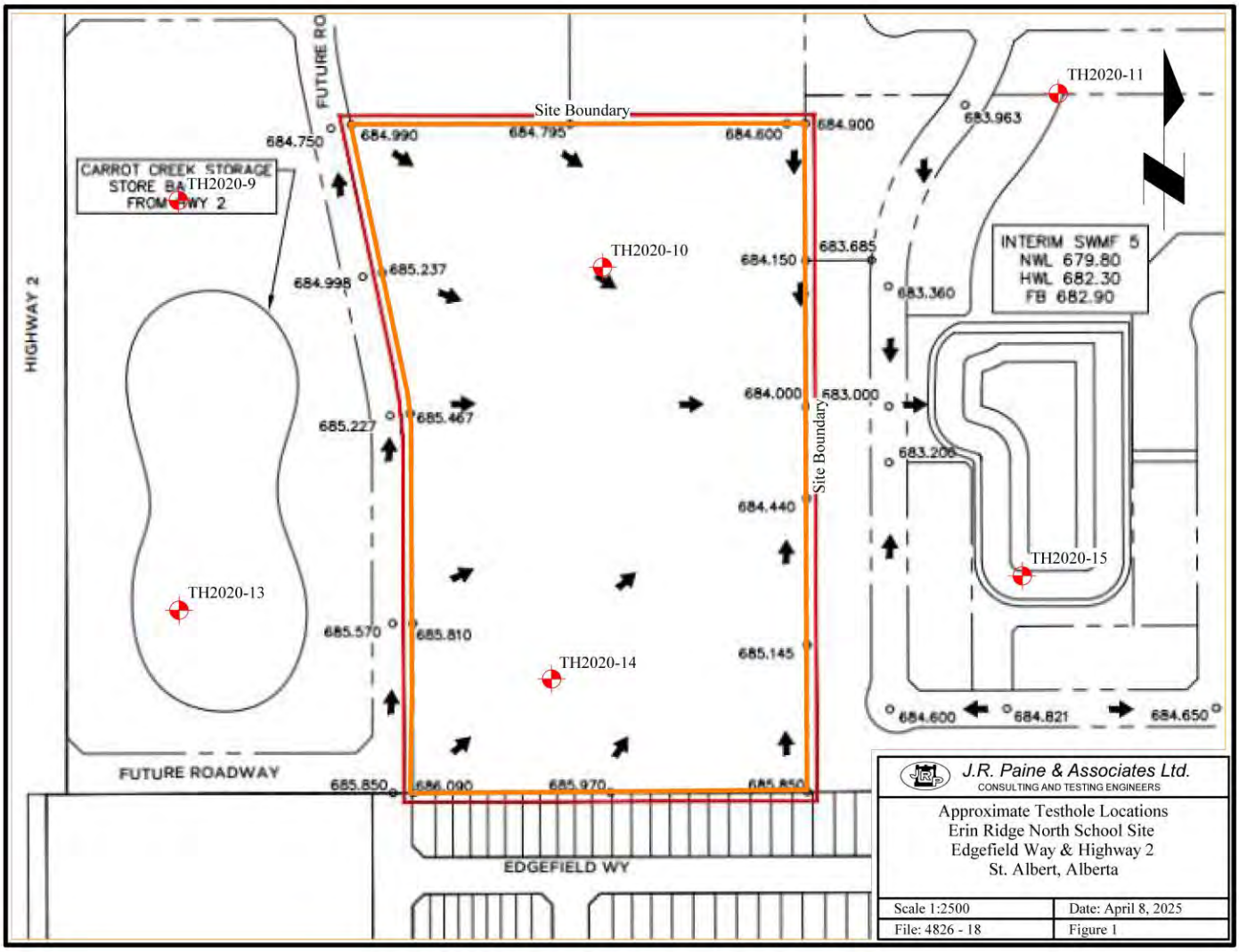
PERMIT TO PRACTICE
JR PAINE & ASSOCIATES LTD.
RM SIGNATURE
RM APEGA ID # 49679
DATE April 10 2025
PERMIT NUMBER: P000401
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

John Tsoi, P. Eng.

Reviewed by: Rick Evans, P. Eng.
President

Attachments: Site Plan
Soil Logs

H:\DATA 2025\4826 Invistec Consulting Ltd\4826-18(Curr) Proposed Hunter Ridge\School\m13666inv.docx


FUTURE RO
Site Boundary
684.750
684.990
684.795
684.600
684.900
683.963
TH2020-11
CARROT CREEK STORAGE
STORE BA TH2020-9
FROM HWY 2
TH2020-10
684.998
685.237
684.150
683.685
683.360
INTERIM SWMF 5
NWL 679.80
HWL 682.30
FB 682.90
HIGHWAY 2
684.000
683.000
685.227
685.467
Site Boundary
683.206
684.440
TH2020-15
TH2020-13
685.570
685.810
685.145
TH2020-14
684.600
684.821
684.650
FUTURE ROADWAY
685.850
686.090
685.970
685.850
EDGEFIELD WY
J.R. Paine & Associates Ltd.
CONSULTING AND TESTING ENGINEERS
Approximate Testhole Locations
Erin Ridge North School Site
Edgefield Way & Highway 2
St. Albert, Alberta
Scale 1:2500
Date: April 8, 2025
File: 4826 - 18
Figure 1

PROJECT: Hunter Ridge NW 21 - 54 - 25 - W4M		PROJECT NO: 4826 - 18	BOREHOLE NO: **2020 - 10**
CLIENT: Invistec Consulting Ltd.	DRILL METHOD: Solid Stem Auger		ELEVATION: 684.73 m
OWNER: Landrex Hunter Ridge Inc.	LOCATION: As per site plan		

SAMPLE TYPE: SHELBY TUBE | CORE SAMPLE | SPT SAMPLE | GRAB SAMPLE | NO RECOVERY

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m) Water Level	USC	SOIL DESCRIPTION	SAMPLE TYPE	SPT (N)	POCKETPEN (kPa) 100 200 300 400 / PLASTIC M.C. LIQUID 20 40 60 80	OTHER DATA	SLOTTED PIEZOMETER	Elevation (m)
0	OR	**TOPSOIL** 200 mm						
		CLAY : silty, high plastic, moist, stiff, grey			29			
0.85					31.5			684
1								
					45.1 / 21.4 / 71.9	P.L. = 21.4 L.L. = 71.9 M.C. = 48.1		
2	CH					**Soluble Sulphates:** Moderate		683
					38.4			
		Below 2.4 m - very moist, firm		7	41.2			
3								682
					38.7			
		4.0 m			38.7			681
4		**CLAY** : very silty, medium plastic, wet, soft, grey, trace oxide		2	41.1			
					38.3			680
5	CI				35.4			
				4	35			679
6		6.1 m						
		CLAY TILL : silty, medium plastic, moist, stiff, grey, trace gravel			18.3			
					17.4			678
7				18	16.9			
	CI							
					17.5			677
8					14.5			
				32	11.8			676
9		**END OF TESTHOLE @ 8.8 m.** 7.6 m of water and no slough on completion of testhole. Slotted standpipe installed to 8.48 m. 8 day waterlevel reading: 0.82 m bgs. 15 day waterlevel reading: 0.85 m bgs.						
10								675

J.R. Paine & Associates Ltd.
CONSULTING & TESTING ENGINEERS
- GEOTECHNICAL - ENVIRONMENTAL - MATERIALS -
17505 - 106 Avenue
Edmonton, AB T5S 1E7
Phone: (780) 489-0700
Fax: (780) 489-0800

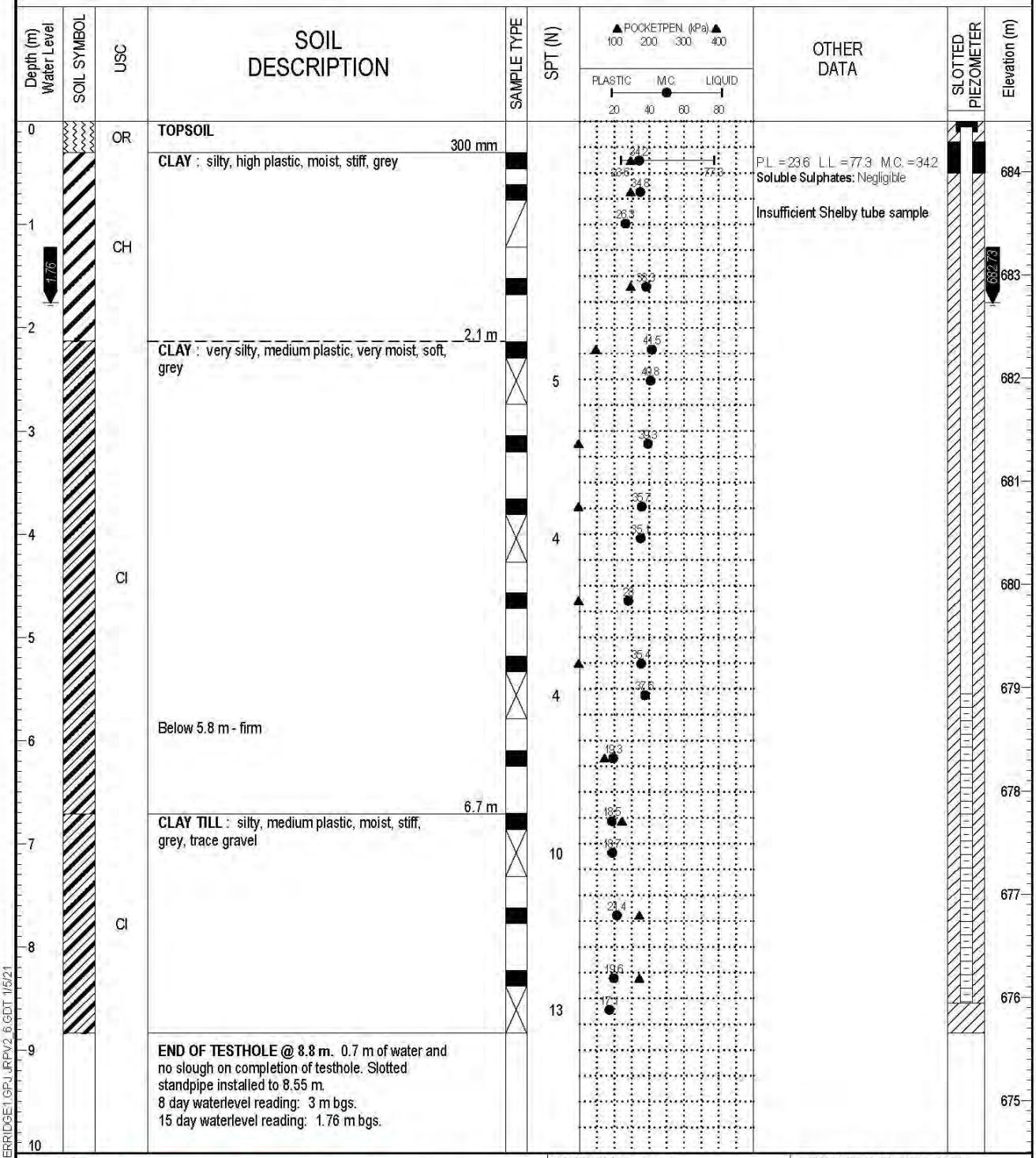
LOGGED BY: J Tsoi	COMPLETION DEPTH: 8.84 m
REVIEWED BY: R Evans	COMPLETION DATE: 10/13/20
	Page 1 of 1

JRP HUNTERRIDGE1.GPJ JRPV2_6.GDT 1/5/21

PROJECT: Hunter Ridge NW 21 - 54 - 25 - W4M	PROJECT NO: 4826 - 18	BOREHOLE NO: **2020 - 14**
CLIENT: Invistec Consulting Ltd.	DRILL METHOD: Solid Stem Auger	ELEVATION: 684.49 m
OWNER: Landrex Hunter Ridge Inc.	LOCATION: As per site plan	

SAMPLE TYPE: SHELBY TUBE | CORE SAMPLE | SPT SAMPLE | GRAB SAMPLE | NO RECOVERY

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND



J.R. Paine & Associates Ltd.
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17505 - 106 Avenue
Edmonton, AB T5S 1E7
Phone: (780) 489-0700
Fax: (780) 489-0800

LOGGED BY: J Tsoi	COMPLETION DEPTH: 8.84 m
REVIEWED BY: R Evans	COMPLETION DATE: 10/13/20
	Page 1 of 1

JRP HUNTERRIDGE1.GPJ JRPV2_6.GDT 1/5/21

LANDREX

March 11, 2025

Kristina Peter
Planning and Development Director
5 St. Anne Street | St. Albert, AB | T8N 3Z9

RE: Northeast St. Albert ASP School Site rezoning and subdivision

---

Please be advised that Landrex will provide a site of 20 Acres in size for the development of a High School for the St. Albert Protestant School Board within the Northeast Area Structure Plan.

The opportunity we have to access government of Alberta funds to build a new high school is one we cannot pass up.

Based on the 10% requirement for Municipal Reserve Landrex are required to dedicate up to 16 acres. Landrex are willing to dedicate an additional 4 acres to meet the minimum 20 acres required by the school board.

We have submitted an application to rezone the school site from Transitional (TRN) District to Public, Private and Institutional Services (PSI) District as well as an application to subdivide the 20 acre parcel.

As you are aware the subdivision cannot be approved unless the redistricting of the land is first approved by council as a school is neither a permitted nor discretionary use in the TRN district.

Should you have any questions regarding the aforementioned please contact myself or Ray Watkins at 780-907-9663.

Sincerely,

Larry Andrews
CEO

220 Summit Plaza
190 Boudreau Road
St. Albert AB T8N 6B9

T. 780.459.5263
F. 780.459.1220

info@landrex.com
landrex.com

Drayton Valley resident advocates to stop demolition plans of former H.W. Pickup School

Drayton Valley, AB, Canada / Big West Country 92.9 FM
Mar 26, 2024 | 2:25 PM



H. W. Pickup Middle School (Harold Lowe)

With students from H.W. Pickup Middle School now attending classes at the new Powerhouse campus in the town of Drayton Valley, some residents are raising concerns about the old school building, and the future of the site it's located on.

Mainly because the old school, isn't old at all. It was built in 2010.

Long-term Drayton Valley resident Kelly Dressler says he believes there is plenty of potential to convert the

enrollment and utilization rates, adding that government funding is on a per student basis, not by square footage of school space.

In 2020, the government announced funding for the replacement and demolition of H. W. Pickup Middle School, to be combined with the students of DCS. Both would be demolished.

As of January 2024, the Drayton Valley Christian School, for K-9 students, and H.W. Pickup Middle School, for Grade 5-8 students, have moved into the new Powerhouse Campus.

REPURPOSE BUILDING

Dressler, an industry professional in fluid and waste materials management, believes the H. W. Pickup School building can be repaired and repurposed.

“I would see the upscale of this building being used as a detox centre for west central Alberta, combined with a number of different facets,” he said. “A trades training area or school for people that are the working poor, the man who can buy food for his family, but he can’t buy a car; he can buy food for his family, but he can’t afford a home. It restores their self-esteem and gives them a re-launch. It’s not a hand-out, it’s a hand-up.”

Wild Rose School Division Deputy Superintendent Greg Wedman says the school was scheduled for demolition due to several issues, primarily due to the soil.

Brendan Procé, Director of Communications for Alberta Infrastructure, said new publicly funded schools are designed for a 75-year lifespan; but the former H.W. Pickup School building was built by the Wildrose School Division.

Neither Wedman nor Procé would elaborate on what those issues were though.

Dressler says when he reached out to the Division for the soil report, he was met with resistance.

Wedman says the geotechnical report is only available through proper channels such as a Freedom of Information and Protection of Privacy (FOIP) request. However, Dressler notes this process will take too long as the demolition is scheduled for this Spring.

Dressler raised concerns about the lack of fiscal responsibility, claiming structural materials like windows, and other objects like monitors and LED lights, were crushed during demolition of the Eldorado school building.

“That’s your and my tax dollars that they’re burning,” he said.

When asked about salvage recovery efforts, Wedman says the Division took a number of steps to salvage items not taken to the new campus.

“First, other schools within WRSD were able to salvage items that they could use at their schools. We also worked with Black Gold School Division to allow them to salvage items.

“We also opened up both the HW Pickup and Eldorado buildings for staff to salvage ‘loose items’, meaning items that were not attached to the building. WRSD facilities also removed fixed and mechanical items that

“We’re unable to speculate on hypothetical actions against the project. We remain committed to completing the project as planned,” he said.

Once the school is demolished, the site will be turned over to the Town. The Town said they are unable to provide comment on the land’s dollar value and future plans.

BigWestCounty reached out to Alberta Education, Krawford Construction regarding demolition, and Group 2 Architecture and Marshall-Lee Construction Corp regarding the H.W. Pickup School project. All did not respond back in time for publishing.

Comments

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Edmonton

Alberta government to replace 11-year-old middle school in Drayton Valley

Government says replacement is more cost effective than repair

Janet French · CBC News ·
Posted: Feb 17, 2021 6:00 AM MST | Last Updated: February 17, 2021



The Alberta government is set to announce a $36.4-million replacement for the H.W. Pickup School in Drayton Valley. (Wild Rose School Division/wrsd.ca)

comments

The Alberta government is poised to announce a $36.4-million replacement for a Drayton Valley school building that is just 11 years old.

H.W. Pickup middle school has been shifting on the ground for years, according to the Wild Rose School Division.

Cracks keep appearing on the floors. Walls move so that doors can't close, and the uneven ground creates tripping hazards. The repair bills were adding up.

"It got to the point where we started to feel like this school was not going to last a normal lifespan," superintendent Brad Volkman said in an interview on Tuesday.

An evaluation of the $16.8-million school building, which opened to students in 2010, found it was more cost effective to build a new school on a new site rather than try to repair the problems, he said.

Although the structure is currently safe for students, the division is preparing for the possibility that could change, he said.

"We've had five years to mourn this," Volkman said. "At first, you go through all the feelings. Like, at first we were just ticked. ... A brand new school, how could this happen, right? And your public and others are kind of thinking, who's to blame? In the end, I don't know that can be determined."

Although the school division received word months ago, Alberta's education and infrastructure ministers will formally announce Wednesday the province will construct a new building for H.W. Pickup on a different site.

It's the first major school construction project the provincial government has funded this year outside its usual annual budget cycle. Education Minister Adriana LaGrange's press secretary, Justin Marshall, says that's because of the government's concerns about the building's condition.



The Sinclair family from the Drayton Valley area has three daughters who all attend H.W. Pickup middle school in Drayton Valley. The 11-year-old building has such profound structural problems, the provincial government has agreed to replace the school and demolish the problematic building. (Submitted by Jen Sinclair)

Included in the cost will be the eventual demolition of the old school and another aging elementary school building the division will no longer need.

School division kept patching up problems

Construction is set to begin this spring or summer. By 2023, students in Grades 5 to 8 in Drayton Valley will stream into the third iteration of H.W. Pickup school, which will be across the field from the town's public high school.

Jen Sinclair has three daughters attending Pickup and is vice-chair of the school's parent advisory council.

Her oldest daughter was in the sixth grade when Sinclair first heard engineers were evaluating the structural integrity of the building.

"It's unfortunate that all of that money went into a property that really is not a long-term property," she said.

The flaws wouldn't be obvious to a visitor, she said. The school division has done a good job sealing cracks and applying temporary fixes, she said.

- **Home school enrolment nearly doubles in Alberta**

But she says the land where the building was constructed is a swamp. She's disappointed in the way the division managed the project from the beginning. She can't understand why the companies that prepared the land and built the school haven't been held responsible.

Schools are typically built to last a minimum of 30 years.

Sinclair is relieved to see the new school will be rebuilt in an area where existing buildings are stable, rather than put money into further attempts to salvage the existing building.

Volkman said the school building was out of warranty before division leaders at the time realized how profound the problems were. Volkman said the division did its due diligence in evaluating the site and investigated possible remedies when it became clear the problems would be difficult to resolve.

"This is a fluke. It's a one off."

He didn't immediately know how much money the division had spent on repairs at H.W. Pickup during the last decade, but one repair alone cost around $500,000.

The best course of action now is to start fresh and move on, he said.

Once complete, the new building will house about 525 middle schoolers and around 170 K-9 students enrolled in the Drayton Christian School.

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AD

EDUCATION

'How does that happen?': New Camrose high school unable to open, stuck at 'impasse'



By **Jasmine King** • **Global News**
Posted April 3, 2025 5:05 pm
3 min read



Families in Camrose are looking forward to a brand new high school opening this fall, however they've run into a big roadblock. Although Blessed Carlo Acutis Catholic High School is basically complete, there's no solid access and no power to the school. And as Jasmine King reports, getting the rest finished is proving difficult – Apr 3, 2025

AdChoices

Families in **Camrose** are looking forward to a brand-new high school opening this fall however, they've run into a big roadblock.

Although the school in the city southeast of Edmonton was completed early, there are no paved roads or utilities to the school located on the southwest edge of the city.

It's difficult to find someone to take responsibility for the current situation.

Construction started on the nearly $30-million **Blessed Carlo Acutis Catholic High School in 2023**. It will accommodate more than 400 students between grades nine and 12.

The Elk Island Catholic School Division plans for the school to be open this upcoming September. It was identified **as the number one priority** in the division's three-year capital plan back in 2021.

Right now, high school students within the division attend the Grade 5-12 **Our Lady of Mount Pleasant Catholic School** but parents say a standalone Catholic high school is overdue.

STORY CONTINUES BELOW
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However, in a letter sent to parents, the division's superintendent Paul Corrigan said he is "deeply concerned that key issues regarding critical infrastructure to service the school remain unresolved."

"While EICS, Alberta Infrastructure, and the City of Camrose continue to work toward a solution, the ongoing impasse between the City and area developer (Camgill/Southpoint) remains a significant barrier," read the letter.



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The Blessed Carlo Acutis Catholic High School in Camrose is unable to open due to a lack of road and servicing access. **Global News**

This is a huge headache for parents like Davin Wilcox. He worries that no road and no power means no definitive opening date.

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"We've all been kept in the dark over this whole thing which really is, I think that's the frustrating part," said Wilcox.

"Now we're getting to like the 11th hour and it's like, is this thing gonna open?"

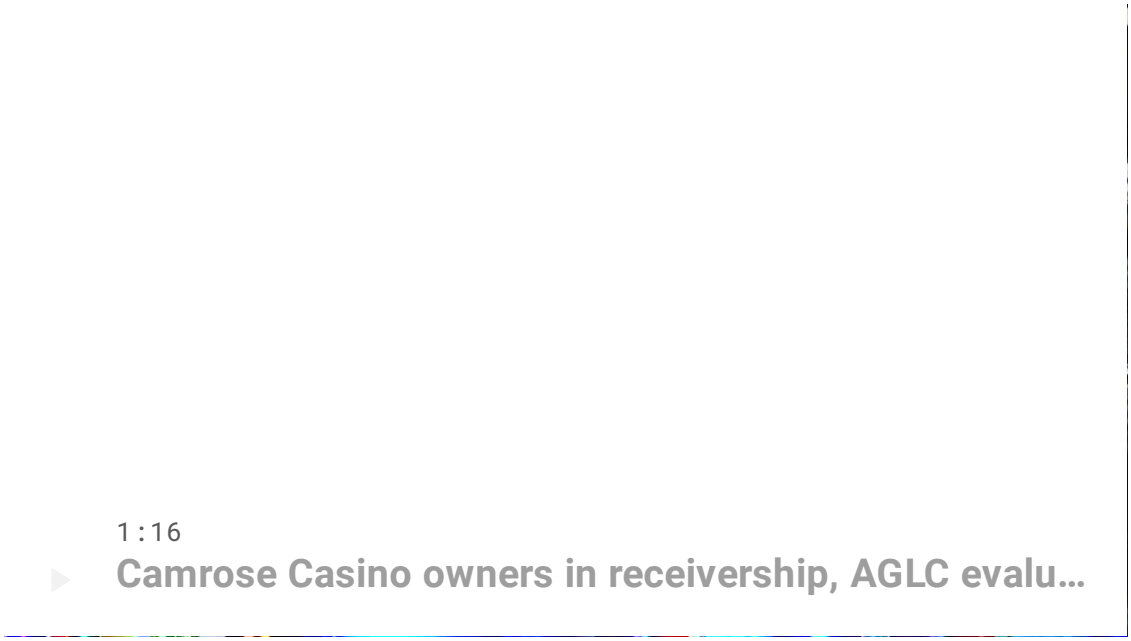
TWEET THIS

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Wilcox's two children are set to go to the new high school this September. He said both the students and parents are raising more and more questions.

"How does that happen? Why was the school not serviced to the proper location and if that's the key element to getting the school opened, why haven't they done it?" Wilcox questioned.



Global News reached out to Camgill Development Corporation but did not receive a reply.

The Alberta government told Global News that construction was completed at the school eight months ahead of its planned opening and the province is working with all parties involved on finding a solution.

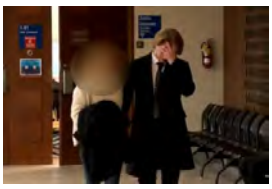
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Junior hockey player's sex assault sentence a 'wake up call' to young men, advocate says



"The City of Camrose and the subdivision developer have not been able to agree on who is responsible for providing road and site servicing access. Until access is in place, our government cannot secure the occupancy permit and therefore cannot hand over the school to the jurisdiction to prepare it for opening," said press secretary Callum Reid.

STORY CONTINUES BELOW
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In a statement, the Elk Island Catholic Schools notes it has been advocating for a resolution on behalf of Camrose families.

"Throughout the school's construction and the ongoing impasse, we have continued to plan as though the school

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will open this fall," said Michael Di Massa with Elk Island Catholic Schools.

> **"We remain cautiously optimistic that a resolution will be found between all parties, and that the school will open to welcome students for the start of the 2025-2026 school year."**
>
> TWEET THIS

Parents like Wilcox are hoping that's the case as well, as they're at the end of their rope.

"I just think people feel like their hands are tied. So you can be as angry as you want but there's not a lot of avenues where a person can be like, 'Hey let's go, what are we doing, like it's sitting right there, we can touch it, we can see it, just open it, let's go,'" Wilcox said.

The city of around 20,000 people has another standalone senior high — École Camrose Composite High School, which is part of the Battle River School Division — but parents say more space and options are needed.

The City of Camrose told Global News it is negotiating with all parties involved and hopes to have further comment next week.

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