

Bylaw 19/2025 – MDP Policy Review

MDP Policy	Notes on Alignment
<p>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.</p>	<p>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 <i>Flourish</i>.</p>
<p>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.</p>	<p>The proposed redistricting area is greater than the 10% allowed under the MGA, and not in alignment with this policy. Please see the <i>Over Dedication of Municipal Reserve</i> section of the agenda report for details.</p>
<p>11.4.2. Facilitate the provision of adequate school sites, for new and amended Area Structure Plans, based on projected student population.</p>	<p>St. Albert has other sites that could meet the needs of the school board. St. Albert currently has six vacant school sites, including:</p> <ul style="list-style-type: none"> • 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)

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	<ul style="list-style-type: none"> • Cherot #2: City owned – School site size is approximately 25.5 ac (10.32 ha) <p>A map of these sites can be found as attachment 7.</p>
<p>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:</p> <p>c) The schools’ anticipated student population;</p> <p>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;</p>	<p>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.</p> <p>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.</p>
<p>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.</p>	<p>At this time, no residential land within the ASP has been subdivided, so this application is premature.</p>