

**DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD**

**BOARD POLICY / REGULATIONS**

<b>Board Policy Number:</b>	<b>6.60</b>
<b>Subject:</b>	<b>School Sites</b>
<b>Effective Date:</b>	<b>(130) April 18, 1989</b>

As far as practicable, schools shall be organized as JK-8 and 9-12/OAC.

**DEFINITIONS**

Elementary Schools

Schools organized on a JK-8 basis shall be referred to as Elementary Schools.

Secondary Schools

Schools organized on a 9-12/OAC basis shall be referred to as Secondary Schools.

**SCHOOL FACILITIES**

**Optimum Size:**

Elementary School (JK-8) size shall be approximately 600 pupils. New schools shall be planned accordingly.

Secondary School (9-OAC) size shall be approximately 1200 pupils. New schools shall be planned accordingly.

*In determining the recommended size of the school, factors, such as size of the catchment area and future growth, are to be considered.*

New Schools shall be constructed as combined core and relocatable structure in accordance with Ministry of Education guidelines.

**NUMBER OF SITES IN PROPOSED RESIDENTIAL DEVELOPMENT AREAS**

In accordance with the optimum school site size policy, school sites shall be designated in the ratio of one (1) elementary school site for approximately 600 JK-8

Roman Catholic separate school pupils and one (1) Secondary school site for approximately 1200 grade 9-12 /OAC Roman Catholic separate school pupils, according to the projected number of such pupils as calculated at the point at which an area is assumed to have become fully developed.

**SCHOOL SITE SIZE**

Elementary school sites are to be approximately 3 hectares (7.4 acres) in size.

Secondary school sites are to be approximately 7 hectares (17.2 acres) in size.

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NOTE: Any deviation of an acre or more (+ or -) for elementary school sites must be approved by the Board.

Any deviation of two acres or more (+ or -) for secondary school sites must be approved by the Board.

### **CHURCH/SCHOOLS**

Full co-operation will be extended by the Board to the Roman Catholic Episcopal Corporation in locating combined Church/School sites.

### **APPROVAL FOR PURCHASE**

1. The location and suitability of a prospective school site will be approved by the Board at plan of subdivision stage.
2. The cost of a school site will be approved by the Board before a purchase is finalized.

### **REGULATIONS**

#### **6.60 SCHOOL SITES**

##### **School Facilities**

Core schools shall consist of the basic facilities outlined in the Dufferin-Peel Catholic District School Board School Building Standards Documents appropriate to the number of pupils to be accommodated.

##### **Approval for Purchase**

1. Secondary Plans showing locations of sites will be submitted to the Board by the Planning Department for information.
2. At the draft plan of subdivision stage, sites will be inspected by a member of the Planning Department, Manager of Design and Construction and/or Plant Engineer, and a trustee(s) from the area.
3. This group may recommend a more detailed investigation of the site to the Board before approval, which may include such items as advice from an architect or engineer, soil analysis, or other topographical concerns.

##### **Site Criteria**

1. The school site is to be centrally located within its catchment area in order to place it in the shortest walking distance for the greatest number of students.

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2. The site is to be so located that the existing schools remain occupied and that newly created school will compliment the programs of the existing schools.
3. It is desirable to locate the school site adjacent to a park so that the functioning of the recreational facilities both in the park and on the school site will be complimentary to one another.
4. The school site is to be placed as far away from the intrusions of undesirable elements as is both physically and environmentally possible in order to minimize the effect of environmentally hazardous substances, the presence of heavy traffic, access points and intrusions in the area, the avoidance of noise and other hazards and generally to protect the well being of the children and the scholastic atmosphere.
5. The site should be easily drained. Soil conditions and topography are to be suitable for building.
6. The shape of the site should be such that it is capable of the maximum utilization of the site for the school buildings and the related school facilities.
7. The site must be of a shape and size sufficient to allow the efficient placement of the school buildings and the associated recreational facilities included in the Building Standards Document and in conformity with local municipal regulations.
8. The vendor subdivider shall provide all of the essential municipal services including storm sewers, sanitary sewers and adequately surfaced asphalt roads in accordance with municipal standards with curbs and gutters as appropriate, three-phase hydro, natural gas, water, telephone, sidewalks where required, cable T.V. and all utilities which are constructed and installed according to the specifications of the City of Mississauga, the City of Brampton, the Town of Caledon, the Town of Orangeville, the Regional Municipality of Peel, the County of Dufferin, and any other governmental authority having jurisdiction over the subdivision and its completion. The services are intended to permit the School Board to obtain the appropriate building permit and to construct a school on a site which is fully serviced.
9. The Board wishes to avoid soil conditions and other topographical hazards which increase the costs of the preparation of the site for a school building and related school facilities. A slope of 2% is considered to be most favourable. If the site condition is such that it requires grading work in order to make the site suitable for the erection of a school or the completion of school recreational facilities, the developer is expected to bring the grades up to the Board's standards and to pay whatever costs may be associated with site preparation. This includes the removal of surplus material from the site. If the building cannot be located within the municipal setback requirements then the cost of servicing will be increased and any abnormal costs associated with the increased costs of servicing the site should be borne by the vendor. During the course of preparation of the site, the developer's engineer will normally provide certificates with respect to the grading of the site and other information which is needed in order to commence the Board's work. This should be supplied to the Board without cost except for those

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certificates which are issued after the Board has carried out its work and which certify that the Board has complied with the municipal grading requirements.

10. It is now becoming a characteristic of subdivision plans to provide a circular or arc like frontage. School site frontage is to be determined on a straight line measured and drawn on a 90 degree angle section of frontage which is limited to the following:

- a) In the case of elementary schools limited to 350 feet of frontage and
- b) In the case of secondary schools limited to 500 feet of frontage.

This may be reduced in the school sites which are located on more than one public road and which do not require any further street frontage. It may be a function of opportunity, relationship to parks, the desire to place the school in a specific location rather than another. In any event the vendor must be prepared to accept frontage reimbursement based upon the limitations contained herein.

11. The Board must be given the right to enter the proposed property for the purpose of carrying out soil tests, to conduct a boundary and topographical survey if required and to carry out whatever other engineering tests that may be appropriate in order to prepare for the construction of the school buildings on the school site.

12. The vendor must comply with the provisions of The Planning Act. This is normally carried out with the process of the registration of a plan of subdivision and the conveyance to the School Board of an entire block or lot or series of lots on the plan of subdivision. The alternative is a Land Division Committee severance application.

13. The Board will undertake environmental site investigations and appropriate soil examination and analysis as standard procedure prior to the purchase of any new sites. Superintendents of Planning and Business are charged with the responsibility of implementing the policy.