Appendix – LAND USE PLANNING CONSIDERATIONS

The following will be adhered to in identifying a future school building site:

1. Located on the main collector route within the residential subdivision

2. Located away from any storm retention ponds being developed for the residential subdivision

3. Located away from any major highway or truck route

4. Located where services will be brought to the school site by the developer during the early stages of the residential development

5. Wherever a park reserve is adjacent to a school building site, the school is guaranteed access to that park reserve during school hours

6. It would be beneficial to place the location of joint school/park sites on the edge of quarter sections adjacent to the next quarter section(s). This will enable the ability to combine reserve allocations from adjacent quarter sections to achieve the proposed joint school/park sites.

The recommended minimum areas for school sites; all reserve must be usable land:

September-24-09

SCHOOL SITE SIZES

	School Building Envelope										Play fields				Softball field			
	building plus yards (ac)	play area (ac) (included in building footprint where noted "***")	asphalt play area (ac) (included in building footprint where noted "***")	child care units allowance (ac)	emergency planning area (space for freestanding portable classrooms) (ac)	parking stalls	parking area (ac)	sub-total school building envelope (ac)	storm water management allowance (ac)	total school building envelope (ac)	65m x 110m field with sidelines (ac)	track and field area (ac)	total play fields (ac)	storm water management allowance (ac)	total play field (ac)	**total school site (ac)**	softball diamond (ac)	storm water management allowance (ac)	total with softball diamond (ac)
450 elem school	2.76	0.13	0.11	0.19	0.34	32	0.22	3.75	0.38	4.13	2.56		2.56	0.26	2.82	**6.94**	2.09	0.21	9.24
600 elem school	3.02	***	***	0.19	0.34	41	0.32	3.87	0.39	4.26	2.56		2.56	0.26	2.82	**7.07**	2.09	0.21	9.37
600K-9 school	3.6	***	***	0.19	0.34	71	0.56	4.69	0.47	5.16	2.56		2.56	0.26	2.82	**7.98**	2.09	0.21	10.27
900 K-9 school	4.02	0.13	0.11	0.19	0.34	126	1	5.79	0.58	6.37	2.56	0.63	3.19	0.32	3.51	**9.88**	2.09	0.21	12.18
600 5-9 school	3.8	NA	***		0.34	180	1.42	5.56	0.56	6.12	2.56	0.63	3.19	0.32	3.51	**9.63**	2.09	0.21	11.92
900 5-9 school	4.02	NA	0.11		0.34	270	2.13	6.6	0.66	7.26	2.56	0.63	3.19	0.32	3.51	**10.77**	2.09	0.21	13.07
1200 5-9 school	6	NA	0.11		0.34	353	2.79	9.24	0.92	10.16	2.56	0.63	3.19	0.32	3.51	**13.67**	2.09	0.21	15.97
900 high school	4.5	NA			0.68	270	2.13	7.31	0.73	8.04	5.12	0.63	5.75	0.58	6.33	**14.37**	2.09	0.21	16.67
1200 high school	6	NA			0.68	353	2.79	9.47	0.95	10.42	5.12	0.63	5.75	0.58	6.33	**16.74**	2.09	0.21	19.04
1500 high school	7	NA			0.68	440	3.48	11.16	1.12	12.28	5.12	0.63	5.75	0.58	6.33	**18.60**	2.09	0.21	20.90

Notes:
1 The land areas indicated assume that bus loading or off-loading and parent drop off occur on the adjacent public streets.
2 The areas indicated are minimum areas required and may need to be increased to accommodate specific site shapes, grading and other aspects of the community or site design (pathways, easements, separations from adjacent uses, etc...). The building foot print is based on the prototypical school designs of the province.
3 The space required for emergency planning (space for freestanding portable classrooms required to accommodate population growth) could be relaxed if play fields can be placed to accommodate these freestanding units until a new school is opened. This also requires sufficient other play space for the total student population.
4 Requirements for on site stormwater management may be relaxed if the municipal systems are designed to accomodate more water flow from the site.