

**Anglophone South School District**  
**DISTRICT EDUCATION COUNCIL - BRIEFING NOTE**

**MEETING:**

June 13, 2018 (Additional information requested after the May 9<sup>th</sup> DEC meeting is noted in red).

**TOPIC:** Surplus Land Request – St. Stephen Education Centre

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Mr. Disher, a contractor in the St. Stephen area, wishes to buy the parcel of land located behind St. Stephen Elementary, PID # 03649081, to build housing units. He would also require a right of way to access the property that may have to come across the school property. The land is owned by the District and half of the school's soccer field sits on the property. The property has a dirt pathway that runs from the right side of the property, near the train tracks, to the field. The pathway contains power lines and a fence that joins up with the fence around the soccer field.

**RELATIVE LEGISLATION, POLICY, PROCEDURE:**

**Education Act Section 45(2)**

**45(2) A District Education Council shall, at all times, have management, care and control of all school property in the school district for which the District Education Council is established, until such time as the school property is declared surplus by the District Education Council.**

**BACKGROUND:**

A meeting was held with the contractor Mr. Disher, Colleen Winchester, the Principal of St. Stephen Elementary, Derek O'Brien, the Director of Schools for the St. Stephen Education Centre and John MacDonald, Director of Finance and Administration. Mr. Disher explained that he wishes to acquire the land to build housing units on the property but didn't provide specifics on what type or how many. He said he has the support of the Town of St. Stephen, as it is working to increase its' population and attract more immigrants to the Town. We then visited the School to look at the land in question and discussed concerns with drainage from the back of the school. We also looked at the location of the soccer field and the fence around the soccer field and along the pathway on the property in question. Mr. Disher was open to the land being sub-divided with the soccer field, fence and pathway staying in the hands of the District.

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Additional information requested – Mr. Disher said there are a number of options that could be viable. Currently they own and operate a senior’s apartment building in St. Stephen, 36 units, as well as four housing developments and a number of commercial rentals. He feels the land requested is best suited for a lower density single family dwelling setting. He also noted there is also a housing need in St. Stephen for a land lease option, which allows for very strict covenants to be effectively enforced, as we would retain ownership of the land. He stated experience from past and existing projects tells us that lot sizes should always be bigger than minimum sizes, and driveways provide parking for two vehicles.

He stated he would install water and sewer infrastructure to meet town spec, and join existing town systems. The access road would be an extension of Chocolate Drive, built by Dishers to Town of St.Stephen spec and then turned over to the town, which is common practice. Any development will have to go through a rezoning process.

**SCOPE (options) and Budget Considerations:**

The land is part of the St. Stephen Elementary School property and contains half of the school’s soccer field and a fence that helps to keep students inside the property. If the land is declared surplus, the recommendation would be to subdivide the land as per the attached diagram so that the soccer field, fence and the access path stay in the hands of the District. Mr. Disher will also require an access road into the property but it would be best if he negotiates this directly with Department of Transportation and Infrastructure (DTI) if the land is declared surplus, as they would be aware of the rules and regulations around an access road. There would be no financial gain or cost to the school district if the land is declared surplus.

**Council may decide to not make any motion.**

**POSSIBLE MOTIONS:**

*(That) Council declares PID # 03649081, sub-divided as per the attached document, surplus to the needs of Anglophone School District South.*

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Parcel of Land in Question, PID # 03649081.



Notes: Land requested is in red box.  
St. Stephen Elementary School can be seen to the left of the land in question.  
Green box located inside the red box would be the area that the district would keep.