

Campbelltown School Site Status

Please provide the status of the Campbelltown school site and the process to determine the highest and best use of the site.

Use of Building located on Municipal Reserve
Lot 30MR, Block 16, Plan 1777KS, 271 Conifer Street
Ecole Campbelltown School Building

STATUS

We received confirmation in January of 2025 that Alberta Infrastructure formally relinquished any right to retain the building. Based on our expressed interest in acquiring the building (Council's direction in the fall of 2023), Elk Island Public School (EIPS) has advised that they anticipate releasing occupancy to the County in the summer of 2027.

EIPS is anticipating being in their new school facility (Forest Grove School) in January of 2027. From there, they have advised they will have some clean-up and removal of portables from the Ecole Campbelltown School Site and anticipate this being wrapped up in early summer of 2027.

A meeting is planned to be coordinated between EIPS and the County's Fleet and Facilities Management department to work through details including responsibilities of each party and identify any areas where additional information or review may be needed.

ALLOWABLE USE

The property is zoned PS (Public Service) providing for public and private institutional and community uses as outlined in the district. However, in addition to the zoning, the property holds a Municipal Reserve designation (donated/dedicated to the County for municipal reserve).

As outlined in the MGA, municipal reserve, school reserve or municipal and school reserve may only be used by a municipality or school board or by them jointly for:

- A public park
- A public recreation area
- School board purposes (as determined by the Minister of Education)
- To separate areas of land that are used for different purposes (this is understood to mean as a buffer between uses)

This means the uses are limited to the above without removing the reserve designation (through a Public Hearing process).

HIGHEST AND BEST USE

The uses on a property designated Municipal Reserve are limited to it being used by the municipality or a school board. Without removing the municipal reserve designation, the municipality could use it for a public park and/or public recreation purposes (indoor and/or outdoor).

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Were Council interested in other County or community service uses in the building or a combination of both, the municipal reserve designation would have to be removed through a notification, advertisement, and ultimately Public Hearing process as outlined in the MGA. In addition, depending on the proposal, the building/land value of the area being used may have to be returned to the Public Reserve Trust (which funds can only be used for the purposes outlined above).

It should also be noted that, in addition to the limitations on the use under its current or removed designation, there are building code considerations. Renovations for recreational purposes that would have a minimal impact on the building structure could be considered. However, depending on the proposed improvements, significant improvements may be required to the building and mechanical systems. This will be unique to any specific proposal and determined upon receipt of a proposal/plan.