



**ST. CLAIR CATHOLIC
DISTRICT SCHOOL BOARD**

REPORT

SUBJECT: ACCOMMODATION REVIEW (ST. IGNATIUS CATHOLIC SCHOOL AND ST. PAUL CATHOLIC SCHOOL) – ALTERNATIVE USE OR DISPOSITION OF SCHOOL PROPERTY REPORT

SUBMITTED TO: BOARD OF TRUSTEES

DATE OF MEETING: October 12, 2004

PREPARED BY: JIM MCKENZIE, Associate Director – Corporate Services

PRESENTED BY: JIM MCKENZIE, Associate Director – Corporate Services

SUBMITTED BY: MARGARET NELSON, Director of Education

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PROPERTY REPORT**

BACKGROUND:

Board Policy 7.4 (Student Accommodation and Boundary Review) requires that a report indicating the possible alternative use or disposition of the school, if consolidated, be presented to the Board during the consultation period. The potential consolidation of the St. Ignatius Catholic School and St. Paul Catholic School communities into a single school in Thamesville would result in the school property in Bothwell being made available for an alternative use or disposition. When considering the future use of St. Ignatius Catholic School in Bothwell, the Board has a number of options to be pursued.

ALTERNATIVE USES:

Schools are community facilities, built to serve the educational needs of students. As surplus buildings they can fulfill a variety of uses. The active participation of several partners can make the future use of surplus school buildings even more viable.

The following is a list of possible alternative uses for a surplus school building. Zoning bylaws may restrict the potential use of a school property located in a residential area.

1. Local parish or Diocese use
2. A school required by another school board
3. Private school or other educational facility
4. Nursery school and/or daycare
5. Community Centre
6. Youth Recreation Centre
7. Community College or University annex
8. Federal, Provincial or Municipal offices
9. Health or Dental Clinic
10. Library
11. Local Utility office
12. Service or sports clubs
13. Administration offices
14. Conversion to rental units
15. Mothball school and retain for future use

DISPOSITION OF SURPLUS PROPERTY:

Ontario Regulation 444/98 governs the disposition of surplus real property. Boards are responsible for determining whether a school is surplus and whether surplus property should be leased or sold. If the Board determines a school property is no longer required, a detailed process for its disposition must be adhered to. In some cases the Board has no option but to transfer the school and site to a neighbouring school board or the Ontario Realty Corporation at “no cost”. In all cases, the Board must comply with the Education Act and Regulations and ensure the following steps are taken when disposing of surplus properties:

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1. The Board must adopt a resolution declaring that the real property (school building and site) is no longer required for Board purposes and it wishes to sell, lease or otherwise dispose of the property.
2. A proposal (letter) must be sent to all public bodies in the area which are listed under Section 3 (3) of Ontario Regulation 444/98. Public bodies include local organizations such as other school boards, community colleges, universities, Ontario Realty Corporation, federal and provincial governments, local municipal and county governments.
3. To ensure that the pupil places from the vacant school are removed from the Ministry of Education's pupil capacity listing, it is necessary to offer the school and property at "no cost" to the neighbouring school boards and to the Ontario Realty Corporation. All other public bodies may make an offer using "fair market value" as a guideline in negotiating a price.
4. The Board must allow 90 days for area public bodies to respond.
5. If there is no interest from the other public bodies within 90 days, and only after written evidence has been provided to the Minister of Education that notice was given and no offer was received, the building and property can be sold, leased or otherwise disposed of at fair market value to any other body or to any person.
6. If a sale or lease is not made within 3 years of the expiration of the 90-day period, and the Board wishes to sell, lease or otherwise dispose of the property, the Board shall issue another proposal and repeat the process.
7. An independent certified appraiser is used to establish a range for the fair market value of the building and property.