

Date: August 15, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: Official Plan Amendment and Zoning By-Law Amendment for 605 McIrvine Road

The Evangelical Fellowship Church has been working with 1921495 Ontario Limited, to purchase 605 McIrvine Road (the “site”) also known as the “Old Bingo Hall”. This building has been vacant for twelve plus years and the owners have been actively pursuing a sale of this land and building.

Since January 2017, The Evangelical Fellowship Church has had an accepted offer to purchase with the condition of obtaining an Official Plan Amendment and a Zoning By-Law Amendment. The site is currently designated in the Town’s Official Plan-2011, Ministerial Approval: December 3, 2012 as, Employment Area and zoned as Enterprise in the Town’s Zoning By-Law 03/14 (adopted January 27, 2014). For the accepted offer of purchase to be completed, the OP requires a site-specific policy to reflect the proposed place of worship use and the site needs to be rezoned to permit the proposed use. =

The effect of the Official Plan Amendment is to add a site-specific policy in the Official Plan in Section 4.2.2 of the OP as a new paragraph after the second paragraph to state, “In keeping with the Employment Area objectives in this Official Plan, the lands municipally known as 605 McIrvine Road, legally described as Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances shall be zoned as Institutional which permits a place of worship, in addition to other employment-generating uses.” The effect of this new policy would allow the 605 McIrvine property to be used as a place of worship. The proposed site-specific amendment is in keeping with the intention of the Employment Area objectives and policies that support employment-generating uses on the site and implemented through Institutional zones.

The Zoning change from Enterprise to Institutional, permits a Place of Worship to be located at 605 McIrvine Road.

A Public Meeting was held Thursday August 3, 2017 at the monthly Committee of Adjustment meeting. The Evangelical Fellowship Church, as well as their retained Planning Firm, WSP Ottawa, attended the meeting and presented the applications and answered questions for the Committee. The presentation was informative and expressed the reasons for purchasing the property for better accessibility, safety for the congregation, parking and having more space for their growing congregation.

WSP representative, Nadia De Santi spoke to how the 2014 Provincial Policy Statement (PPS) provides policies and guidance on development. Ms. De Santi highlighted a key policy in the PPS, Policy 1.3.1 (a) that refers to the provision of an “appropriate mix and range of employment and institutional uses to meet long-term needs.” Ms. De Santi’s professional planning opinion was that the proposed OPA and ZBLA are consistent with the 2014 PPS, conforms to the Official Plan, meets the general intent and purpose of the Zoning By-law, is in the public interest, and is an appropriate use of the land.

At the regular Planning and Development Executive meeting on August 8, 2017, the Committee had the opportunity to hear a presentation from Ms. Cheryl Rogoza, Board member and Treasurer of the Evangelical Church as well as Nadia De Santi of WSP in Ottawa. The applications were discussed explaining reasoning for finding a new building of worship, why 605 McIrvine is an ideal facility, the sections of the Provincial Policy Statement that allows and promotes a mix and range of long-term needs of development areas to support livable and resilient communities. Reference was made as the site-specific policy would still allow for employment opportunities to be permitted in the future at 605 McIrvine.

Committee members had the opportunity to ask questions and discuss the applications with the applicants. It is the recommendation from the Committee of Adjustment, Planning and Development Department as well as the Planning and Development Executive Committee, to implement a Site-Specific Policy to the Official Plan in section 4.2.2. allowing the site to be zoned Institutional, in addition to other employment-generating uses and change the Zoning of the site from Enterprise to Institutional.

Respectfully submitted,

Original Signed By

Tyson Dennis
Chief Building Official/Municipal Planner

Council approval of this report will: will allow adoption from Council for a Site-Specific Policy to be added to Section 4.2.2 of the Official Plan to allow a place of worship as a permitted use on the site, in addition to other employment-generating uses; and to allow a zoning change from Enterprise to Institutional at 605 McIrvine Road.