



Date: August 3, 2017

Report To: Planning and Development

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 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 of January 2017, The Evangelical Fellowship Church has had an accepted offer to purchase with the condition of Official Plan Amendment and Zoning By-Law Amendment. As of today, the OP designation is Employment and the Zoning By-Law designation is Enterprise. For the accepted offer of purchase to be completed, the OP designation and Zoning designation will have to be changed.

A policy will need to be added to Section 4.2.2 of the OP stating, "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.", which will allow the 605 McIrvine property to be occupied by a place of worship. This would keep the OP designation the same for all properties in the area, but will allow 605 McIrvine to have an Institutional designation as well.

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 Provincial Policy Statement allows and promotes changes when needed to Official and Zoning designations. As the building has sat empty for twelve plus years, no sales other than to The Evangelical Fellowship Church, the building is designed and ready to be moved into by the church, for those reasons it fits the PPS. By making a Policy in the OP for this designation still allows for employment opportunity in the future at this address.

The Committee of Adjustment is giving the recommendation to allow a Policy to be added to Section 4.2.2 of the Official Plan to allow Institutional designation at 605 McIrvine Road and the Zoning designation of Enterprise be changed to Institutional. These changes will permit the completion of the offer of purchase for 605 McIrvine Road.

I have attached the justification report to this report which explains the reasons as to why these changes should be done.

It is the recommendation of the Planning and Development Department to allow for a Policy to be added to the Official Plan allowing Institutional designation at 605 McIrvine Road and changing the Zoning designation from Enterprise to Institutional.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official and Municipal Planner