



CITY OF BARRIE PUBLIC MEETING

APRIL 23, 2012

CONNEXUS COMMUNITY CHURCH

PROPOSED OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT

(Files: D09-OPA018, D14-1532)



PURPOSE OF THE PUBLIC MEETING

THE PURPOSE OF THE PUBLIC MEETING IS TO CONSIDER TWO RELATED PLANNING APPLICATIONS:

- A PROPOSED OFFICIAL PLAN AMENDMENT TO ADD A NEW SECTION 4.4.2.2(d) TO THE GENERAL INDUSTRIAL LAND USE POLICIES TO PERMIT PLACES OF WORSHIP WITHIN THE SERVICE INDUSTRIAL (EM3) ZONE SUBJECT TO A SITE SPECIFIC ZONING AMENDMENT AND SPECIFIC DEVELOPMENT CRITERIA.
- A SITE SPECIFIC ZONING BY-LAW AMENDMENT TO RE-ZONE 20 MILLS ROAD, OR 42 NORRIS DRIVE, FROM SERVICE INDUSTRIAL (EM3) TO SERVICE INDUSTRIAL SPECIAL PROVISION (EM3-SP) TO PERMIT A PLACE OF WORSHIP IN ADDITION TO THE RANGE OF USES CURRENTLY PERMITTED.



CONNEXUS COMMUNITY CHURCH

- CONNEXUS IS A CHRISTIAN BASED ORGANIZATION. ITS VISION IS “*TO CREATE A CHURCH UN-CHURCHED PEOPLE LOVE TO ATTEND*”.
- CONNEXUS WAS ESTABLISHED IN THIS AREA IN NOVEMBER 2007 AND HAS CAMPUSES IN BARRIE AND IN ORILLIA.
- CURRENT ATTENDANCE AT BOTH CAMPUSES IS APPROXIMATELY 750-800 ADULTS AND CHILDREN. THE BARRIE CONGREGATION IS APPROXIMATELY 450 (320 ADULTS AND 130 CHILDREN) AND HAS GROWN RAPIDLY SINCE 2007 (APPROXIMATELY 50%).
- CONNEXUS URGENTLY REQUIRES A PERMANENT FACILITY TO ACCOMMODATE A 500-600 SEAT AUDITORIUM, THEIR CHILDREN’S AND STUDENT MINISTRY SPACE, AND THEIR EXPANDING ADMINISTRATIVE OFFICES.



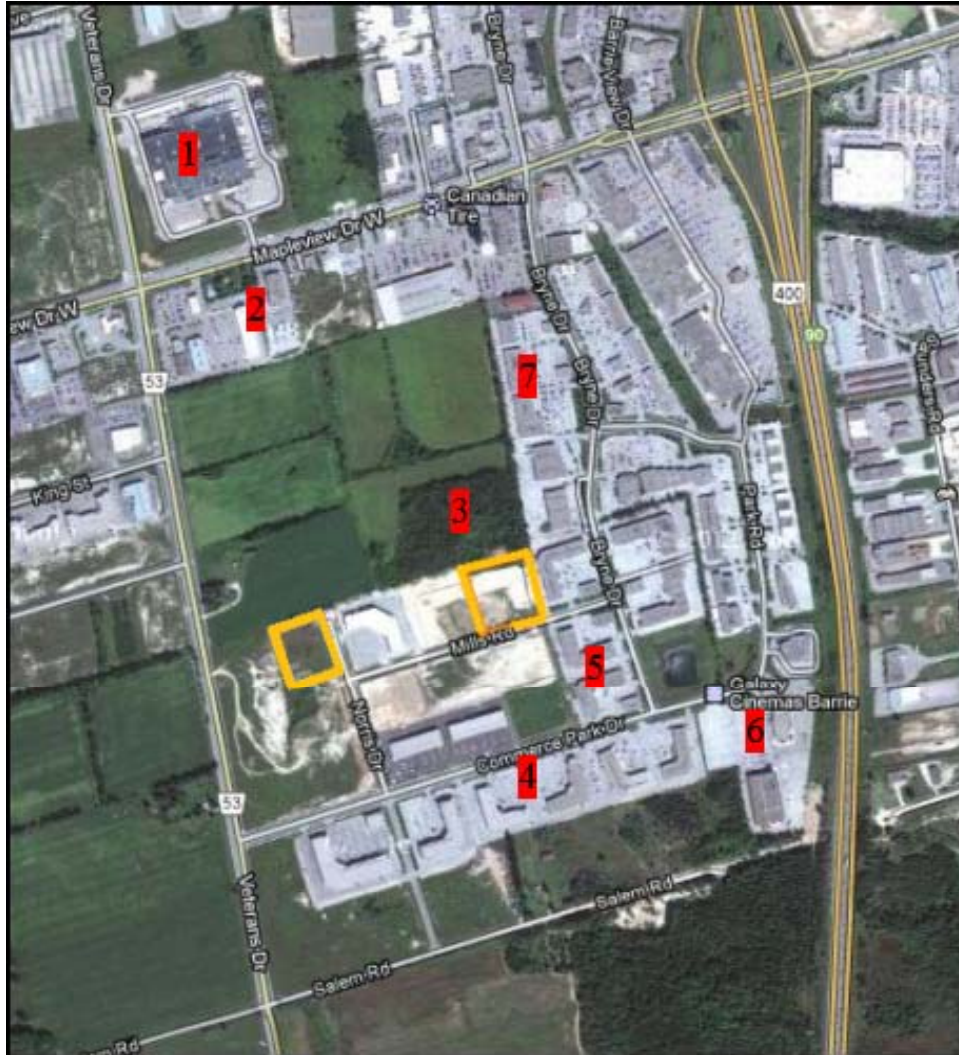
PROPOSED OFFICIAL PLAN AMENDMENT

THE OFFICIAL PLAN AMENDMENT PROPOSES TO ADD THE FOLLOWING POLICY TO THE GENERAL INDUSTRIAL LAND USE PROVISIONS OF THE CITY'S OFFICIAL PLAN:

4.4.2.2 (d) Places of worship may be permitted in the Service Industrial (EM3) Zone through a site specific zoning by-law amendment which may address setbacks, parking, lot coverage, site plan control matters or any other matters deemed appropriate. New places of worship:

- i) *shall not be located on lands serviced by rail*
- ii) *shall generally be located 120 metres away from an existing major manufacturing use, unless a lesser distance is supported by an analysis in accordance with MOE D1 and D6 Guidelines*
- iii) *shall be located on sites generally no larger than 2.0 hectares*
- iv) *shall be consistent with the built form of the surrounding employment uses.*

EXISTING LAND USES



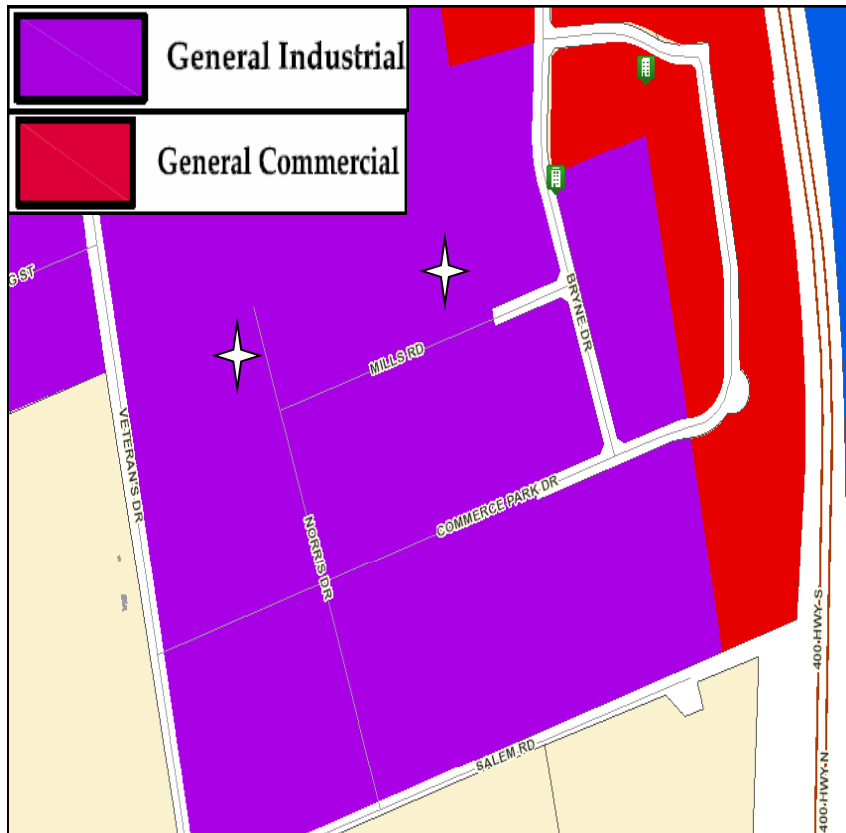
- 1. YOM – Major Manufacturer
- 2. Existing Restaurants and Car Dealership
- 3. Financial Data Centre.
- 4. Barrie Victory Centre - Place of Worship
- 5. Existing Connexus Office
- 6. Galaxy Cinema – Current Location of Connexus Services
- 7. Existing Commercial Uses

SUBJECT LANDS

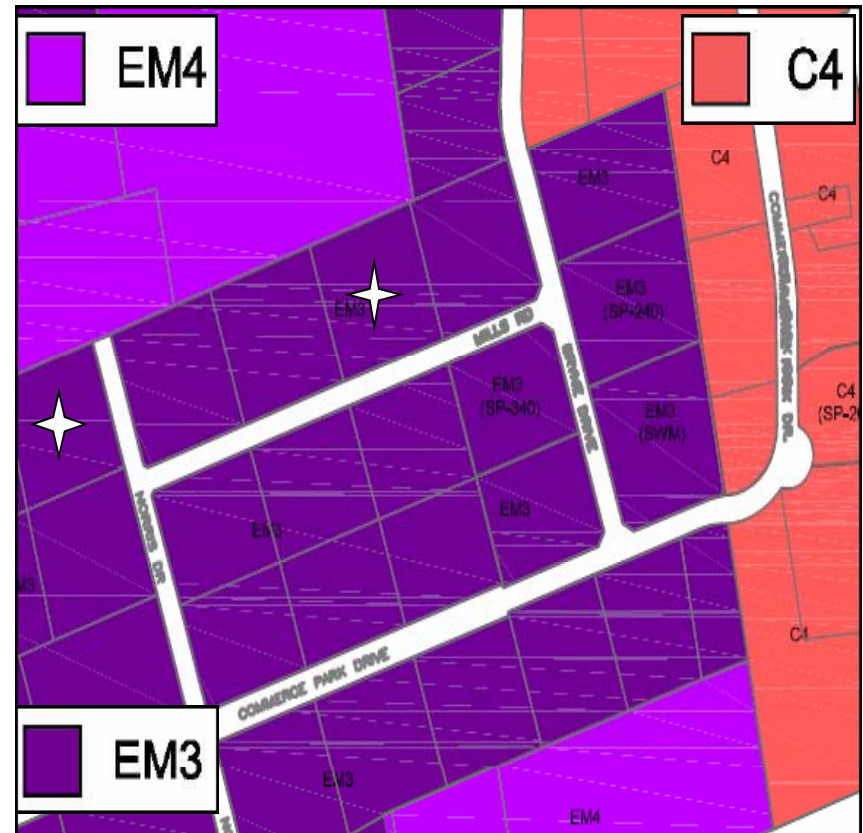


CITY OF BARRIE OFFICIAL PLAN AND ZONING BY-LAW

- City of Barrie Official Plan Designations



- City of Barrie Existing Zoning (By-Law 2009-141)



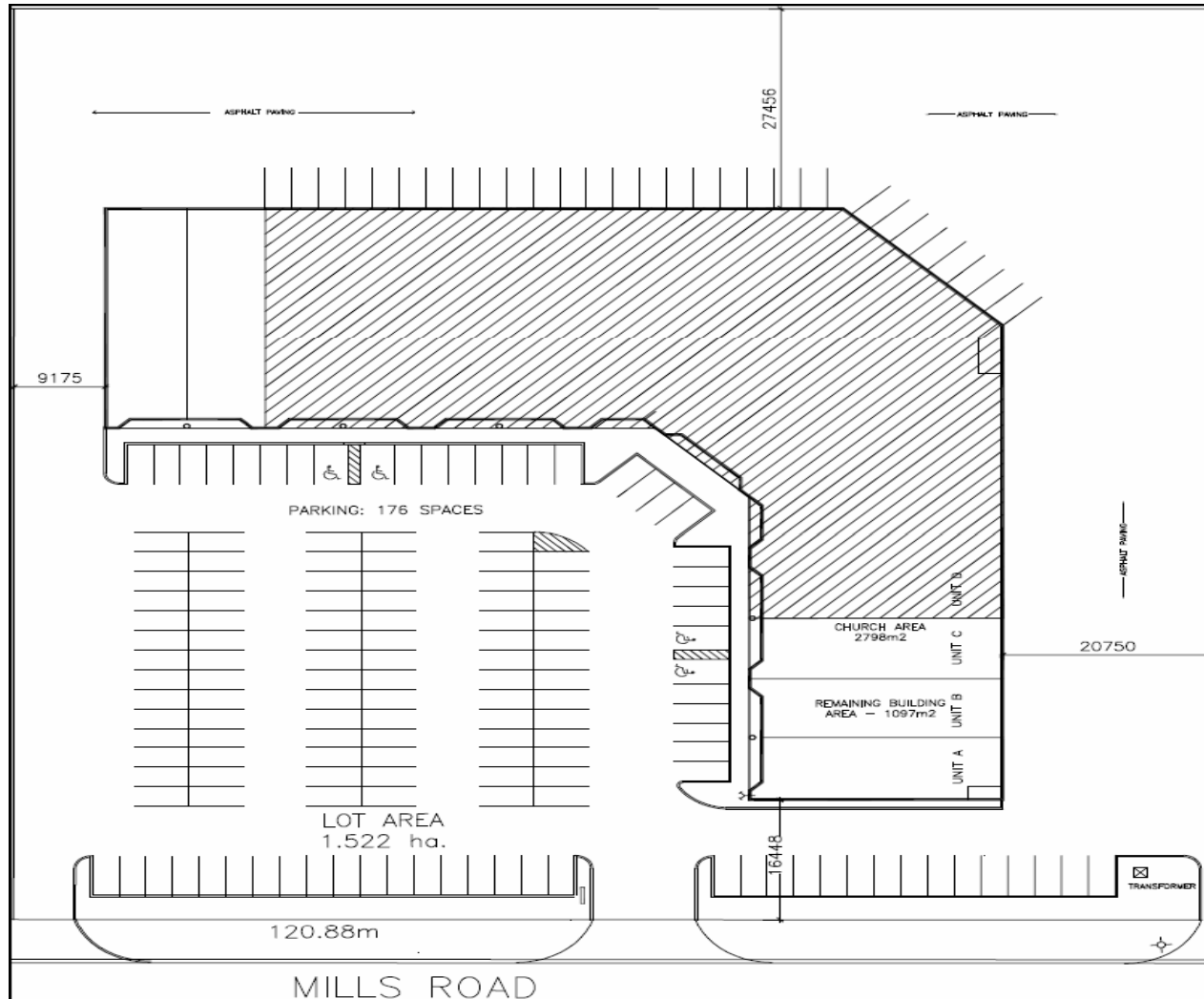
Note: Subject lands represented by star Symbols



ZONING AMENDMENT PLANNING RATIONAL

- THE PROPOSED RE-ZONING CONFORMS TO THE PPS 2005 AND THE GROWTH PLAN.
- A PLACE OF WORSHIP IS AN INSTITUTIONAL EMPLOYMENT USE.
- THE ZONING AMENDMENT CONFORMS TO THE DEVELOPMENT CRITERIA OF THE PROPOSED OFFICIAL PLAN AMENDMENT.
- A PLACE OF WORSHIP IS CONSISTENT WITH USES CURRENTLY PERMITTED IN THE EM3 ZONE .
- CONNEXUS IS AN EXISTING USE IN THE IMMEDIATE AREA AND IS COMPATIBLE WITH SURROUNDING USES.
- ECONOMIC CONSIDERATIONS SUPPORT THE PROPOSED USE.
- THE SUBJECT LOTS AND THE BUILT FORM ARE APPROPRIATE FOR A PLACE OF WORSHIP.

PROPOSED SITE PLAN FOR 20 MILLS RD



BUILT FORM





CONCLUSION

THE SUBJECT APPLICATIONS CAN BE SUPPORTED FOR A NUMBER OF REASONS, INCLUDING THE FOLLOWING:

- THEY ARE CONSISTENT WITH AND CONFORM TO THE POLICIES OF THE PPS 2005 AND THE GROWTH PLAN (2006/2012).
- THEY ADD AN INSTITUTIONAL EMPLOYMENT USES TO THE RANGE OF USES CURRENTLY PERMITTED WITHIN THE SERVICE INDUSTRIAL EMPLOYMENT AREA.
- THE APPLICATIONS DO NOT CONSTITUTE A CONVERSION OF EMPLOYMENT LANDS TO NON-EMPLOYMENT USES.
- THEY ESTABLISH AN APPROPRIATE OFFICIAL PLAN POLICY FRAMEWORK WITHIN THE CITY OF BARRIE CONTEXT TO PERMIT PLACES OF WORSHIP IN THE SERVICE INDUSTRIAL (EM3) ZONE SUBJECT TO VERY SPECIFIC REQUIREMENTS.



CONCLUSION

- THEY ARE CONSISTENT WITH THE CITY'S OFFICIAL PLAN GOALS, INCLUDING:

“ TO ENCOURAGE AND ACCOMMODATE THE CONTINUED EXPANSION AND DIVERSIFICATION OF THE CITY'S ECONOMIC BASE WITH REGARD TO THE INDUSTRIAL, COMMERCIAL, TOURISM AND INSTITUTIONAL SECTORS AND THEREBY STRENGTHEN THE CITY'S ROLE AS SIMCOE COUNTY'S PRINCIPAL EMPLOYMENT GROWTH CENTRE AND TO ACHIEVE AN APPROPRIATE BALANCE BETWEEN EMPLOYMENT AND RESIDENTIAL LAND USES.”

- APPROVAL OF THE APPLICATIONS WILL ENABLE AN EXISTING ORGANIZATION TO CONTINUE TO INVEST IN THE CITY, TO CREATE JOBS, TO GROW AND SUCCEED, AND TO SERVE THE RELIGIOUS AND SOCIAL NEEDS OF THE COMMUNITY. THIS IS ACHIEVED WITHOUT COMPROMISING THE PLANNED EMPLOYMENT FUNCTION OF THE AREA.



CONCLUSION

THANK YOU