

WELCOME
TO OUR
HOUSE.

Zoning Application
(and why it matters)



Freedom In Christ
Pentecostal Assembly

MAXIMIZE . INCREASE . RENOVATE . UPGRADE

The “why” and the “what” so far.

THE NECESSITY

In 2008 we were looking at getting building permits for a potential addition to our church building. It became clear through that process that being able to change our buildings in any way that required a permit in the future was going to be very difficult with our current zoning.

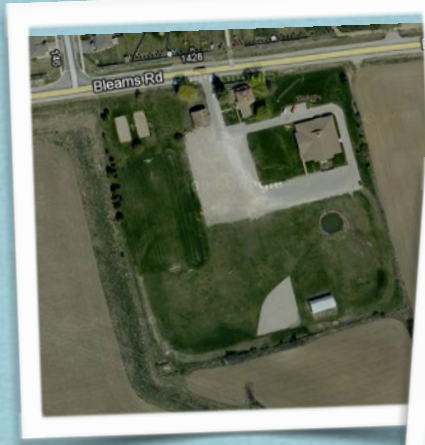
THE STAGE HAS BEEN SET

In 2013, the Rosenberg Secondary Plan was approved by the City of Kitchener. The Plan designates our land as Institutional (I-1). Our current zoning is Agricultural (with a non-conforming use). That’s great news! Unfortunately being designated I-1 and actually acquiring that zoning are different processes. The City of Kitchener wants us to be I-1, we want to be I-1 for maximum flexibility looking into the future and yet we still have to go through the cost and time of actually applying to be re-zoned.

SO WE GOT TO WORK

In early 2016, Pastor Tracy and John Van Dijk researched and prepared for a Pre-Submission Consultation meeting with the City of Kitchener. As a result of that meeting a few things became clear: the City is in favour of a zone change, and completing the required documentation and studies was going to be way above our level of expertise. In the summer of 2016, the Board retained the services of GSP Group (a well-known and highly respected planning group in Kitchener) to prepare the Zoning Application on our behalf. Pastor Tracy, with oversight from the Board and input from the Staff, has been working closely with GSP for over a year.

NEW NEIGHBOURS



* [LEFT] A Google Earth picture of our property.

[BOTTOM] FIC is in the top-left corner while the proposed Cook and Schlegel developments are superimposed to the right.

Our neighbour to the east will be Cook Homes. This development has already been subdivided into lots. To the east of Cook Homes is a development by RBJ Schlegel that is somewhat larger.



WITH THE HELP OF GSP GROUP

We have accomplished a lot since this began in early 2016. It has all culminated into an official application for Zone Change being submitted to the City of Kitchener in August 2017. The application included:

1. Application Form
2. Servicing Memo (Stantec)
3. Water Distribution Report (Stantec)
4. Archeological Study (Bluestone)
5. Vegetation Overview (GSP)
6. Planning Justification Report (GSP)

The City of Kitchener is now working on our application. It will take six to twelve months from the time of submission to actually be re-zoned.

Part of the process, and another main reason for hiring GSP, was the creation of a site plan for our property... or Life Transformation Campus. GSP has helped us to see

The new developments (Cook/Schlegel) will bring 1750 new homes and 6000 new neighbours to us.

The Freedom Community Centre currently serves over 275 KW families on a regular basis and there are more than 500 names on our FCC contact list.

If 10 new families joined Freedom, we would be at capacity on Sunday morning.

what might be possible on 10.17 acres. Read about that on the next page!

GOD'S PROVISION

Thanks to the money we have in our Kingdom Expansion Fund that is set aside for projects like these, all fees and services have been fully paid for!

ESTIMATED FINAL COST: \$50,500

- Fees to City: \$15,000
- GSP Group: \$19,000
- Servicing Memo: \$10,000
- Archeological: \$5,000
- Vegetation Overview: \$1,500

Life Transformation Campus

A look at our Zoning Application site plan.

A big part of the Zoning Application process has been completing a conceptual site plan to accompany it. This site plan isn't considered to be official. Getting official approval for a site plan requires a separate application process which we would have to go through if we were looking to build on our property. The conceptual site plan was created and used to show the City of Kitchener why we were applying for a zoning change and how we could potentially use the property under new zoning.

By far this was the most difficult part of the process. The Board did a lot of research and had many months of conversations about the future of our property. We worked hard to keep the Life Transformation Campus vision at the forefront of our thinking and a lot of time and prayer was invested into each concept that GSP created and presented to the Board.

It was highly recommended to us that we consider zoning some of our property residential (R-6) to allow for the potential of leveraging that land to our benefit in the future by selling it or developing it ourselves. This challenged our thinking because we know the wisdom of holding on to land once you have it. But as we looked at different versions of what this property could be and lined it up with our Life Transformation Campus vision, we realized that there was also wisdom in seizing the opportunity we had right in front of us to give Freedom the most options in the future.

Take a look at the images to the right - you'll see just some of the versions of the site plan that were created for us to consider! It's important to note that all houses and roads showing in the R-6 zones are simply showing how the space could potentially be used. These are NOT actual property development plans.

In the end, it was decided that a modest parcel of land on the south side of the property would be zoned R-6 and the rest would be zoned Institutional (I-1). This will allow us the space and flexibility to expand our buildings, if we so choose, and continue with all of the ways that we use the property now. It also sets up options for the future (severing or developing) without the need to go through this process again. See the last page of this document to take a look.

We chose to go through this process now because of the very few neighbours that we have within 120m of our land. Very soon our church will be surrounded by new property owners who would have a say in our zone change application. Getting ahead of that development allows us to be set and ready for what's next without the worry of creating tensions with the neighbours we're trying to reach for Christ.

Throughout this process, as tedious as it could be, we sensed the leading and direction of the Holy Spirit. Many times we were set up with unexpected conversations or information that helped and guided us along the way. Many times we set the site plans aside to take more time for prayer and consideration. In the end, the Board is both unanimous and excited about the work that has been done on this application. God has led us faithfully and continues to help us be good stewards of this incredible gift of 10.17 acres on Bleams Road.



Implications beyond zone change...

You may notice that there are a strange couple of sections of land on the east side of the property.

What's happening there?

As was mentioned at the last two Annual Business Meetings, we are in the beginning stages of negotiating with the land owner and developer, Cook Homes. They would like to "swap" those two parcels of land to help them complete eight lots in their subdivision. What's in it for us? We will be negotiating to have services (sewer and water) brought to our buildings and satisfactory landscaping to be done around the "triangle" section of land so that it blends into our current property.

You will be updated on our progress as there is news to share. **The church membership will need to vote on any decision to change ownership of any part of our property, as per our bylaws.** The Board expects to have something to present to the membership in the coming months.

So much is happening quietly but steadily behind the scenes. Can you see God at work? Pray with us for favour as we continue to move forward into the vision God has for us at Freedom.

FROM THE PASTOR

A very big thank you goes out to our Board of Deacons. Church, you can have every confidence that these individuals that you elected have done an excellent job at every stage. They are thoughtful, prayerful, wise, willing to ask hard questions and Christ-centered. I'm grateful to all who served on the Board during this process and to John Van Dijk for tackling the early stages with me. Your hearts and vision for the future of Freedom are a beautiful thing.



Key Points:

1. While a section of our land will be zoned R-6, we will be free to use it for our ministries indefinitely. We never have to sever or develop that land unless we decide that we want to.
2. R-6 zoning with access to sewer and water will increase the value of our land.
3. When we consider where and how we might expand our current buildings, we know that we aren't going to build ministry space that is physically separate from our current buildings. We will expand from where we are. This gave us the confidence to zone the south section R-6.
4. The southwest corner of the property is being zoned I-1 with a special regulation provision because that piece of land has two utility easements on it - Hydro One and Region of Waterloo - and cannot be built on in any way in the future. (See Schedule 1, Area 5 on the next page.)

An information meeting about our Zoning Application and future plans will be held on **Sunday, October 22 at 7:30pm** (after Deep Roots).

TRANSFORMED LIVES

IMPACTING OUR WORLD

Site Plan showing potential uses for I-I and R-6 zoning.



FIG 2 | DEVELOPMENT CONCEPT
1643 Bleams Rd, Kitchener
Freedom in Christ Church

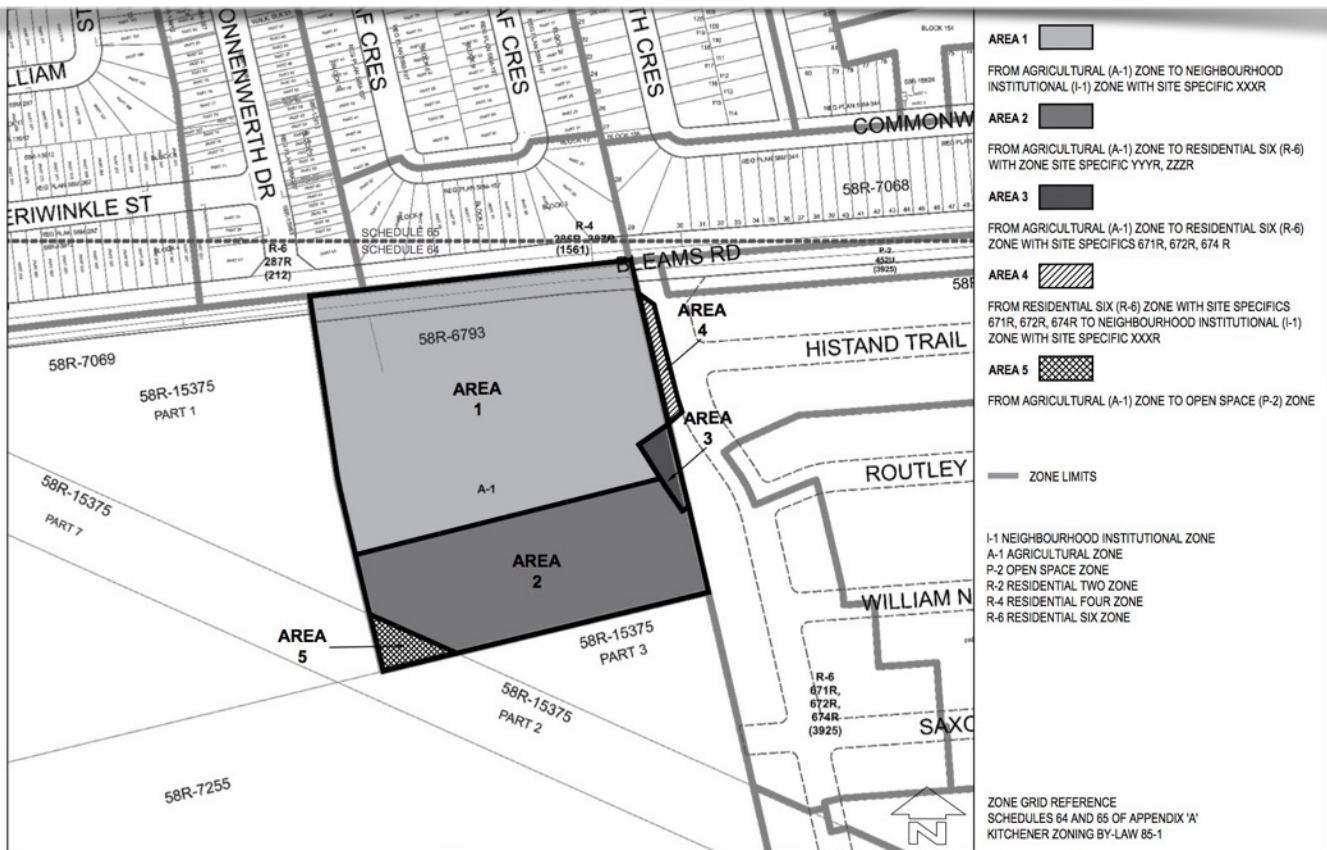
- Townhouse
- Back to Back Towns
- Church

Site layout is conceptual and has not addressed architectural and engineering design.



1:1,250 | Project #16093 | Drawn By J.H.

Five Areas of Zone Change as submitted with application.



<h2 style="margin: 0;">SCHEDULE 1</h2> <p style="margin: 0;">FREEDOM IN CHRIST CHURCH 1643 BLEAMS ROAD</p>	 <p>SCALE 1: 3,000 DATE: July 14, 2017</p>	<h2 style="margin: 0;">City of Kitchener</h2> <p style="margin: 0;">COMMUNITY SERVICES DEPARTMENT</p>
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