

The Story So Far: Making Connections

St James' Anglican Church
Carleton Place, ON

Planning Group Report
September 29, 2018

Background, p 1
Introduction, p 2
Growing... Welcoming, p 3
Changing needs... Caring, p 4
Sustaining... Responding, p 6
Next Steps, p 7
Appendices

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Background

This spring saw the beginning of a new planning exercise at St James' Carleton Place. The process was initiated by St James' Church Council after Vestry. A Planning Group was asked to design and facilitate a process of consultation and discernment, which is now underway.

Telling our Story began with a workshop on Saturday June 2, attended by 25 people representing the diversity of our church family. We explored our individual and collective experiences in the church and what we value the most.



Core Values named by participants (which form the word-picture above) seemed to flow into one another. We also worked on shared expressions of the **Hopes** in our community. These Hopes can be gathered into four broad categories:

A Growing & Vibrant Church

Continue Nurturing Relationships

Sustainability

Actively Engaged in Loving Service

In all, the results of this workshop (along with a similar exercise at the Church Council meeting in February) are very closely aligned with the most recent mission statement developed at St James:

"St James is vibrant, loving and welcoming. We value tradition and seek new ways to do God's will..."

Based on what we have heard so far, we recommended adding:

"... serving the world God loves."

The summer months were spent collecting data and making connections with what people at St James' said about themselves.

*See the June 20th Planning Group Initial Report and other documents at
www.stjamescarletonplace.ca/planning*

Introduction

In 2019, Carleton Place will celebrate 200 years as a community. St James' Church was founded 15 years after the first settlement here, so it won't be that much longer before St James' marks 200 years as well.

Those who came before us were people of great vision. In 1834, they built a church building. By 1881, only 47 years later, their successors could see the church needed replacing if they were going to keep pace with a growing town, a changing world and increased industrialization. And thank God they did! Today, we benefit from their foresight. A church that's not too big, not too small, but just right for us.

It seems like only a few years ago the vision to build a new parish hall was conceived. Thanks to the sacrificial gifts and faithful stewardship of many, there's a seamless link between St James' as a home for worship and fellowship. Our doors are open to the community for weekly meetings. We have hosted important events such as naloxone training to combat the epidemic of opioid overdoses. Those receiving Christmas Baskets last year entered the church, enjoyed its warmth and hospitality, received donations of food and gifts, and left with – we trust – the knowledge that God loves them in real and tangible ways.

What we and our forebears have been building all along amounts to much more than just bricks, stone, mortar and glass. We are building generation upon generation of faithful participation in the church of Jesus Christ. We are building community. We are building beauty in liturgy and music. We are building pastoral support in good times and in trying times. We are building a community that cares.

It's clear that growth, prosperity and well-being in our communities are linked. It should be just as clear that the community around us and its needs are changing. We must be willing to change the way we serve the world God loves, the way we offer the good news to friends and neighbours, and the way we sustain ministry. We need the same vision today that our forebears had and have had at important moments along the way.

So here's what we know about St James and the world around us today.

Carleton Place is Growing...

The 2007 *Ottawa Diocese Planning Study* had this to say about population growth in the Town of Carleton Place:

The town of Carleton Place increased in population from 7,432 in 1991 to 9,083 in 2001. The population increased further to 9,453 in 2006. Carleton Place is experiencing steady growth as a bedroom community for Ottawa. The widening of Highway #7 to four lanes from Carleton Place to Ottawa should make this an even more desirable community. The town is forecasting housing starts of between 75 and 100 each year. This would translate into an increase in population of 180 to 200 per year. There is room within the urban boundary of Carleton Place to accommodate a population of 14,000 people and enough water and wastewater services for 11-12,000 people. The planners are aware that services will need to be increased in the future. The engineering studies have already been done and the town is just looking at development charges that will need to be put in place to help pay for the expansion. The population projected for Carleton Place in 2021 is 12,153.

This projection may not be far off. 2016 Census data show a population of 9,809 people in 2011 and 10,644 in 2016, an increase of 8.5%. Growth at the same rate for the next five years would yield a population of 11,549. However, a much higher rate of growth over the next five years is entirely possible. As reported in the Canadian Gazette, approximately 2,025 new housing units are projected in Carleton Place from 2018 to 2024.¹

...St James' is Welcoming

“Welcoming” and “Community” are strong core values of St James’ Church. We hope to be a growing and vibrant church, nurturing important relationships with others as we go.

Questions to talk about:

How will we serve those who attend St James and are active, participant members?

How will reach out to those who are new in Carleton Place (and those who have been here a while) who would be likely to join us on the journey?

How will serve those who will not become members, but who are fully deserving of all the best life has to offer, and the Creator’s grace?

¹ “Carleton Place deputy mayor reflects on the year that was”, Jan 03, 2018 by Tara Gesner, Carleton Place Almonte Canadian Gazette.

Needs in Carleton Place are changing...

We searched out information about Lanark County and the Town of Carleton Place. We reviewed reports from the Leeds, Grenville and Lanark District Health Unit and Lanark County Social Housing. See what we found in Appendix A. Here's some things we noticed.

There are lots of families with children and youth living at home in our town, more than other parts of Lanark County. The Youth Dependency Rate in Carleton Place stands out at 40%, compared to Beckwith at 37%, Mississippi Mills at 36.6% and Perth at 29.5%.

However, the Median Household Income in Carleton Place is lower than either Beckwith or Mississippi Mills (\$62,560 vs \$86,202 and \$72,540). The percentage of renters is much higher (28.1% vs 4.8% and 17.6%). The number of single parent families is higher as well (32.9% vs 16.9% and 21.8%).

There's a picture gradually coming into focus: lower income families living alongside higher income families, and a widening gap between them. Single parents with kids and elderly singles, struggling to find affordable, safe and secure rental accommodations in a growing town that is focused on new construction. In Carleton Place, the population spending 30% - 100% of their income on housing - one way of saying they struggled to afford the place they were living in – is 2,235.

We heard about wait times for those seeking access to social housing at a Lanark County community consultation on housing and homelessness:

When it comes to wait times, Carleton Place had the longest waits at seven years on average. But up the road, in Mississippi Mills, the wait is only about a year.

"If we look to build in the future, Carleton Place is a town that shows consistent need," said [Sandy Grey, social housing manager with Lanark County].²

Housing initiatives are timely. The Anglican Diocese of Ottawa launched a Homelessness and Affordable Housing initiative in 2015, seeking to develop 125 new housing units across the Diocese by 2021. Government is very focused on housing, and the federal budget includes money for willing partners.

Businesses we talked to are focused on a vibrant downtown core, how to get traffic off the highway and into the town. Churches we talked to are very supportive of Interval House and the Food Bank, and other projects specific to their denomination or interests (see Appendix B). Politicians seem focused on the need for a new hospital, but housing also comes up.

² "Where you live in Lanark County determines wait time for housing. County updating housing, homelessness plan" Apr 27, 2018 by Desmond Devoy, Smiths Falls Record News. We heard the same thing at the consultation in Carleton Place.

The largest age group as reported in the 2016 census are those who are 50-59. These are potentially people who have the means, opportunity and desire to become more involved in their community, making Carleton Place a great place to live. This leads us to think that there's a pool of potential partners out there, waiting to be asked if they would like to get involved.

... St James' is Caring

St James' describes itself with words like "Caring" and "Community", "Meeting Needs" and "Reaching Out". We hope to be actively engaged in loving service to others.

Questions to talk about:

Here are just some of the needs we are aware of in our community:

- *Affordable, safe and secure housing, both subsidized and market rent units*
- *Supports like health services, mental health and addiction services, transportation, helping people access Ontario Disability Support Program benefits*
- *Hospice care*
- *Supports for single parents, day care*
- *Services and programs for youth*
- *Food security*

What other needs do you know of?

How might God be calling St James to address these needs? Which ones do we feel particularly called to address, and why?



Putting it all together...

The people of St James' give generously to the mission of the church locally, for the wider church, and beyond. In 2013, resources for ministry grew with the addition of a new Parish Hall. We took on the burden of debt in order to build for the future. When we think back, the estimated \$1.4 million this project cost seemed insurmountable. We began 2018 with less than \$565,000 outstanding on that loan. What a testament to how God's power "working in us, can do infinitely more than we can ask or imagine."

Still, there are concerns about how we will finish what we started. St James' planned for a 2018 budget deficit of approximately \$27,500. The payments on the new hall amount to \$51,345. All else being equal, the offerings are more than enough to sustain the operations of the church. We just have to figure out how to pay off the mortgage.

Chris Jones has been looking into property assets on behalf of the team. Chris writes:

Through the generations, St James Anglican Church has been the steward of various buildings and real estate, not the least of which is, what we commonly refer to as the "The Clergy" or the "Clergy Reserve", originally granted to the parish under the terms of the Constitution Act of 1791... Now in 2018, what remains of the Clergy Reserve, is approximately 127 acres of land, bordering on the 7th Concession of Ramsay Township in Mississippi Mills, and the Carleton Place Town Line. A small portion of the land is leased on a yearly basis to a local farmer for cultivation, but the remainder of the property is not arable and is scrub forest. The property is currently designated as OS-5 or Parkland/Open space.

Please see Appendix C for the rest of Chris' investigations. The Clergy Reserve was secured as a resource base for a growing church and community. St James' stewardship of this asset has been faithful and wise. We wonder if the time has come for the current generation to consider: how can this gift from our forebears be a resource going forward? We'll only get one try at this, so we want to be sure to get it right.

... St James' is ready to respond

St James' Church sees itself as a vibrant faith community. We hope to sustain ministry for many years to come, and we have so much going for us.

Questions to talk about:

What resources do we have here at St James? How might God be calling us to use these assets, for the community and beyond?

How might St James' maintain our "active, vibrant presence in Carleton Place" into the future?

What do we truly need to be a church, to be Christ's Body in the world?

Next steps

This Fall:

- feedback from individuals and groups of St James'
- consultation with partner churches in the parish and search out community partners
- generate practical suggestions and specific proposals

Late Fall/early Winter:

- add members to the Planning Group to form a Discernment Team (with input from and the approval of St James' Church Council)
- consider options and suggestions, generate others if needed
- set priorities that will allow us to focus our efforts

After Christmas:

- form a strategic plan for St James'
- communicate to the parish as a proposed way forward

February:

- Vestry approval

March and onwards:

- Implementation by Church Council

The planning group needs to know that the connections we have identified are pointing us in the right direction. We want to hear from individuals, groups, and others in our community. We hope this generates practical suggestions and specific proposals that we can all consider.

With St James' Church Council's approval, we plan to expand the current planning group and form a Discernment Team that can focus everything down to what is achievable, desirable and seems good to the Holy Spirit and to us.

This will form the basis of a strategic plan that should be made available before Vestry for all to consider.

If you would like to respond to any of the questions on pages 3, 5 or 6, or suggest something the Discernment Team needs to consider, please let us know at:

Email: briank@stjamescarletonplace.ca

Direct line: 613-257-1424 x 222

A written note: St James' Planning Group, 225 Edmund St, Carleton Place ON K7C 3E7

Appendix A: Social & Community Needs Information Summary

Population of Carleton Place in 2016- 10,644

Born in Canada – 9545

Born Outside of Canada - 715

English speaking – 9650

French Speaking – 460

Males - 5020

Females - 5625

Age Distribution

| Age in Years | Number |
|--------------|--------|
| 0-9 | 1300 |
| 10-19 | 1180 |
| 20-29 | 1160 |
| 30-39 | 1390 |
| 40-49 | 1310 |
| 50-59 | 1555 |
| 60-69 | 1410 |
| 70-79 | 740 |
| 80 plus | 605 |

Youth Dependency rate (%)

(Youth who are socially or economically dependent on a working age Canadian)

Carleton Place – 40

Beckwith – 37

Mississippi Mills - 36.6

Perth - 29.5

Median Household income after taxes:

Carleton Place – \$62,560.00

Beckwith – \$86,202.00

Mississippi Mills – \$ 72,540.00

Perth – \$46,966.00

Dwelling Types in %:

Single detached – 56.7

Semi-detached – 12.6

Rowhouse – 14.6

Duplex – 0.4

Apartments – 15

Percentage of renters:

Carleton Place – 28.1

Beckwith – 4.8

Mississippi Mills – 17.6

Perth – 42.2

Median Monthly Shelter Costs - \$1002.00

Average rent Costs - \$1026.00

Population spending less than 30% of income on shelter costs – 9730

Population spending more than 30 % of income on housing – 2520

Population spending 30-100% of income on housing - 2235

Percentage of Renters Living in Subsidized Housing:

Carleton Place – 15.4%

Beckwith – 0.0%

Mississippi Mills – 15.5%

Perth – 14.2%

Family Structure

Single parent family – Lanark County:

Carleton Place – 32.9 %

Beckwith – 16.9 %

Mississippi Mills – 21. 8%

Perth – 43. 5%

Lanark County:

RENT GEARED TO INCOME HOUSING

- 774 rental units are managed by 5 non profit housing providers and LC Housing Corporation.
- For low to moderate income families, rent is calculated at 30% total family income
- 2017 70 families were housed in rent geared to income housing
- 509 families were left waiting for RGI housing

RENT SUPPORT PROGRAM

113 families had their rent topped up each month max \$200.00/month for max 5 years

Housing Options Program

Funding was used to help:

548 families – rent

186 families – hydro

126 families – food, gas

55 families – utilities

126 families – heating

176 families – Other (taxes, bedbugs, hoarding)

HOME SWEET HOME PROGRAM

Provided 5 families with down payment assistance to purchase a home in 2017. Max. amount of loan is 5% of purchase price. Must have already been renting in Lanark County.

RENOVATE LANARK

Funds available to conduct essential home repairs/renovations so can stay in home safely.

Max amount of loan is \$10,000.00(46 projects completed in 2017)

DOMICILIARY HOSTEL PROGRAM

County has 40 beds for vulnerable applicants with special needs. Providers costs and a Personal Needs Allowance is granted to person in need.

Comments by people who access the Lanark County programs:

- Provide decent emergency housing
- Open opportunities for person centered planning to obtain and maintain housing
- Safe affordable sustainable housing
- More affordable housing units in Lanark County
- Offer more rent programs so people can reside in market rentals through out the county
- Lock away stigmas associated with homelessness

Information taken from:

Lanark County Website

Town of Carleton Place Web Site

Leeds, Grenville, and Lanark District Health Unit

Lanark County Social Housing Report 2017

Appendix B: Survey of Churches

PROJECTS/MISSIONS IN CARLETON PLACE COMMUNITY.

JULY 2018.

ALMONTE COMMUNITY PRESBYTERIAN CHURCH. COMMUNITY SERVICES.
111 Church St. Almonte. On.
613 256 2184
Minister. BARRY Carr
1.-Interval House.
2- Lanark Food Bank
3- Outreach- Haiti/ Centre Vie
Orphanage.

St Mary's Church.
28 Hawthorne Ave.
Carleton Place. On
613 2571284
Fr. Cormas Ajawara
1-Lanark Food Bank
2- Outreach Needy/Homeless.
3-Angel Tree, Carleton Place.
4-Knights of Columbus-projects
schools, Pro-life.

United Church Zion Memorial
37 Franklin St .Carleton Place. On.
613 257 2133
Rev. Judith Evenden (Interim)
1-Hungry lunch.
2- Food Bank
3-Youth Ministry, Girl - guides/Brownies
4- T.O.P.S (exercise grp)
5- Quilting group.

Carleton Place Seventh Day Adventist Church.
117 Victoria Street, Carleton Place.
613 257 5109
Minister Didier Fourny (holiday)
(Info member of congregation)
1- ADRA.(Adventis
Development Relief /
World wide Humanitarian
Agency).
2- Community Suppers.
3- Thanksgiving Baskets.
4- Vacation Bible study.
5- Food Bank

Baptist Church.
299 Bridge Street Carleton Place. On
613 257 1889
Pastor Brian Affleck.
1-Interval House.
2-Food Bank
3- Youth Program
4- Snowsuit Fund.

Calvary Pentecostal Church.
RR1 Carleton Place.On.
613 257 3484
Pastor Ivan Davis.(left messages
+ emailed?)*

COMMUNITY SERVICES.
1- Vacation Bible Study.

Eternal Hope Anglican Church.
117 Victoria St. Carleton Place. On.
613 257 5490
Minister Dave Kemp.

1- Bible Studies /Alpha courses
2- Partnership Christ Mission to Jews.
3- Support CP. Hospital (Pancake Supper).
4-Refugees/Syria
5-Lanark Food Bank, Interval House
Alwood House, Christmas Baskets.

Light House Free Methodist Church.
355 Moffat Street, Carleton Place.On.
613 257 4255
Pastor- Douglas Anderson.
(left message, email, no reply)*

All Nations Church.(former St Andrews Presbyterian church)
Carleton Place.On
Emailed+ LM*

Appendix C: The Clergy Reserve in 2018

Prepared by Chris Jones

Through the generations, St James Anglican Church has been the steward of various buildings and real estate, not the least of which is, what we commonly refer to as the “The Clergy” or the “Clergy Reserve”, originally granted to the parish under the terms of the Constitution Act of 1791.

In Upper Canada, one-seventh of the land grants were set aside for the “support and maintenance of Protestant Clergy” (Anglican) supposedly to match the land endowments of the Roman Catholic Church in Lower Canada. History recalls a political quarrel that ensued in Upper Canada over the application of the provision and was a hot political issue for many years. The Clergy Reserves were eventually abolished and reverted back to the Crown. St James Parish, however, retained the property by purchasing the land from the government in 1856, for the sum of 100 pounds.

Since then, the farm has been deeded to each rector and the wardens. Canon Elliot cultivated a small portion of the land and a cow or two supplied the rectory with milk. Wood cutting bees were organized by the Canon when the winters’ fuel (24 cords of wood) was hauled in to the rectory. Wood was also harvested from the reserve to heat the church.

The Parish Cemetery is located in the southeast portion of the reserve and a vault was constructed there in 1903. In recent years, St. James has sold some of the Reserve to the Town of Carleton Place, and the cemetery has been extended and the boundaries more clearly defined.

After the sale of the original rectory on William Street in 1975, a portion of the Reserve was cleared for a new rectory which was constructed in 1977. Within the next 30 years, the old rectory had been sold, 38 acres of the Reserve had been sold to the town for an industrial park, and the “new” rectory had been sold and the land severed from the Reserve.

The 38 acres severed for the Town, is adjacent to the cemetery and is now deemed parkland and referred to as the Sonnenberg Woods. This portion also contains a protected old growth pine forest.

Now in 2018, what remains of the Clergy Reserve, is approximately 127 acres of land, bordering on the 7th Concession of Ramsay Township in Mississippi Mills, and the Carleton Place Town Line. A small portion of the land is leased on a yearly basis to a local farmer for cultivation, but the remainder of the property is not arable and is scrub forest. The property is currently designated as OS-5 or Parkland/Open space.

During the planning stages of the “Growing in Faith Together” GIFT campaign, and the subsequent planning and construction of the new Parish Hall, much consideration was made about the disposition of the old Parish Hall and the Clergy Reserve and the financial benefits that they could provide. It was decided at the time, to work through the process in stages in order to mitigate complications and hopefully maximize returns. Having now completed the first components of the strategy (The GIFT Campaign, construction of the new hall and the sale of the old hall), we now find ourselves in a position to be able to consider the disposition of the Clergy Reserve Lands.