

**St James' Planning Group
Final Report
February 17, 2019**

**Proposed Statement, Actions and
Recommendations**

Submitted by

The Venerable Brian Kauk
The Reverend Rosemary Parker
Nancy Higham
Chris Jones
Ronette Vines

Discernment Team members (in addition to the Planning Group)

Roy Clements
Carol Dryburgh
Lynn Hyndman

ST JAMES' ANGLICAN CHURCH, CARLETON PLACE 2019

Congregational Statement

***St James is vibrant, loving and welcoming.
We value tradition and seek new ways
to do God's will, serving the world God loves.***

We envision that St James will be known as the church that cares. Our bells ring out with joy and love. We strive to inspire the wider community to join us in the pursuit of peace and justice. St James will continue to build on this strong foundation and be heard for generations to come.

We will work towards this by

- A. Increasing the impact St James' Church has on the lives of people within Carleton Place and environs:
 - i. Proactively create opportunities to connect with residents of Carleton Place on an informal basis
 - ii. Plan events both inside our church facilities and outside in the community
- B. Becoming a leader in community programs that provide supportive, safe, affordable housing for all
 - i. Seek partnerships that serve the wider community, committing our time and resources
 - ii. Tell our story in the community, how and why we serve God's world
- C. Enabling and supporting the work and mission of our church in the future:
 - i. Be inspired and wise in the use of all forms of resources that currently exist within the parish
 - ii. Work toward a balanced budget that sustains the ministries we have

Recommendations

- A. Increasing the impact St James' Church has on the lives of people within Carleton Place and environs:*
- i. Proactively create opportunities to connect with residents of Carleton Place on an informal basis*
 - ii. Plan events both inside our church facilities and outside in the community*

1. Train leaders and engage in a program of congregational development.
2. Develop a communication plan that makes the best use of website, print, electronic and social media to share who we are and what we offer.
3. Develop a welcoming and membership development plan that engages first time visitors and builds community among all members.
4. Make the most of community events such as Carleton Place 200 and Bridge Street Summer Fest.

- B. Becoming a leader in community programs that provide supportive, safe, affordable housing for all*
- i. Seek partnerships that serve the wider community, committing our time and resources*
 - ii. Tell our story in the community, how and why we serve God's world*

5. Consult with the Diocesan Homelessness and Affordable Housing Working Group
6. Seek out and join coalitions of other interested parties
7. Engage our spiritual and communal resources through regular prayer and conversation (e.g. a regular petition in the Prayers of the People on Sunday)
8. Set a target that contributes to the Diocesan Goal of 125 units of Affordable Housing by 2021. The unit(s) will be within Carleton Place or the surrounding area.

- C. Enabling and supporting the work and mission of our church in the future:*
- i. Be inspired and wise in the use of all forms of resources that currently exist within the parish*
 - ii. Work toward a balanced budget that sustains the ministries we have*

9. Considering the following four sources of revenue:
 - a. ASSETS: Begin a process that looks at the Clergy Reserve as an asset, and how to maximize revenue from property (e.g. sale, long term lease, other). See Appendix A. THIS RECOMMENDATION IS A STRATEGIC PRIORITY
 - b. DONORS: A regular, ongoing Stewardship program that makes the most of best practices.
 - c. FUNDRAISING: Continue to offer fundraising events that encourage the wider community to share in supporting our good work and discover who we are as a church.
 - d. ENDOWMENTS: Develop an endowment program that encourages planned legacy giving.
10. Investigate what we can do to reduce mortgage payments in the short term and eliminate them as soon as possible
11. Plan and execute a financial campaign that will provide resources to pay off the mortgage and support the vision of the church

Path to adoption

February

- release of final report
- all are invited to join the discernment
- opportunity for feedback

March

- Town hall style meeting, open to all
- Consideration at St James' Church Council where the decision to implement will be made

If you have feedback to offer, please let us know:

- **In person, to one of the Planning Group Members**
- **In writing, submitted to the Church Office**
- **By email, submitted to office@stjamescarletonplace.ca**

APPENDIX: THE CLERGY RESERVE

Two supporting documents are attached to this report. First, a discussion of the Clergy Reserve the Planning Group considered in the first half of 2018. In the fall, the Planning Group consulted with a focus group to consider available resources. Their report to us is included as well.

The Clergy Reserve in 2018

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 acres¹ 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.

¹ It has been brought to our attention that the statement that refers to the sale of 38 acres to the town of Carleton Place is incorrect. That number was taken from a document that stated the “intent” to sell 38 acres, however according to calculations from the survey the actual acreage should be 30.6. Also, the statement that refers to this transaction occurring within the next 30 years (post 1977) , should read “within the next 34 years” as the actual severance was not executed until 2011.

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.

Over the past years, there has been much discussion and consideration of various proposals for the use of the remaining Clergy lands, some with merit and some not so much. Most of the proposals would require considerable resources and/or partnerships of the Parish; resources that we simply do not have.

The most prudent course would be to offer the remaining property for sale and negotiate the use of the proceeds to further our mission into the future. Disposing of the Clergy Reserve lands falls in line with the Diocesan direction to divest the Church of excess real estate and could provide financial sustainability for the mission of the Parish, well into the future.

Going forward, there will be consultation and discussion as to best use, assessment and valuation, and marketing direction in order to attain the optimal value for the property in order to reach our goal.

Resource Group Summary, December 2018

As tasked by the St. James Planning Group, the Resource Group has reviewed the input from St James’ parishioners and Parish Council.

Although St. James has many resources including many skilled and committed volunteers and an accessible and attractive church hall, we have determined that our most viable asset is the

Clergy Reserve lands that could potentially provide the means with which to move our mission forward in a new and exciting direction.

The sale of the Clergy Reserve lands could be a lengthy and complicated matter which could however allow St James to significantly reduce or even eliminate the outstanding mortgage on the new hall thus enabling us to redirect on-going revenue to our mission in the Parish, our community and the wider church.

In order to achieve this initiative, we believe there are a number of steps to be followed in order to provide due diligence in the execution of this project.

- 1) Consult with Diocese regarding the process and considerations for selling the Clergy Reserve lands and accessibility to the proceeds of the sale by St. James in order to reduce or eliminate the outstanding mortgage on the new hall.
- 2) Consult with real estate and municipal representatives regarding best use, assessment and appropriate valuation in order to optimize return on the sale of the property. This may involve acquiring an up to date survey and investigating potential for zoning changes.
- 3) Obtain appropriate approval at Vestry to move forward with the sale of Clergy Reserve lands
- 4) Maximize proceeds from the sale in order to reduce or eliminate the outstanding mortgage in order to direct revenue to support of mission initiatives as determined at Vestry.
- 5) Consult with the appropriate municipal and focus groups involved with the mission initiatives to determine our position and role in support.

This project is in keeping with decisions made by the Building Committee during the planning stages of the GIFT campaign in 2012 in which it was decided to complete the fund raising campaign, build the new hall, sell Elliot Hall and then determine the disposition of the Clergy Reserve lands. We believe that now is the time to move forward with this project in order to reinforce our position as a mission-based church and contributing member of our community and the wider Church.