

To: Mayor and Member of Council

January 24, 2011

Re: Discretionary Use Application – 1 Peace Gate  
Ambassadors for Christ Ministries Inc.

### **Background**

Administration received a Discretionary Use Application, Appendix "A", for conducting religious activities at 1 Peace Gate in the Garden of Eden. The applicants' request is a Discretionary Use within this residential district as defined within the *Town of White City Zoning Bylaw No. 541-10*.

The purpose of this report is to advise Council of the outcome of the public notice portion of the discretionary use process and seek Council's decision on this application.

### **Discussion**

The *Planning and Development Act, 2007*, prescribes the public notice process for Discretionary Use applications. In this case, and as prescribed in the Act, the Administration distributed information about the Discretionary Use Application for conducting religious activities at 1 Peace Gate in the Garden of Eden to addressed property owners that were within 75 meters of the applicant's property boundary. A copy of the information provided to the property owners is attached as Appendix "B". The Act also prescribes that public notice must be provided at least 7 days before the application is to be considered by Council. The Administration has complied with all requirements of the public notice process pursuant to the Act.

There were notices sent to four property owners within the defined catchment area. The Administration received no responses. Based on receiving no responses, the Administration is taking the position that there are no objections to the application.

### **Budget Implications**

There are no budget implications associated with this report.



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**Recommendations**

Your Administration recommends Council passes the following motion:

THAT the Discretionary Use Application received from the Ambassadors for Christ Ministries Inc. for conducting religious activities at 1 Peace Gate be approved;  
AND THAT Administration provide the appropriate written notice to the applicant pursuant to the *Planning and Development Act, 2007*.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Shauna Bzdel".

Shauna Bzdel  
Town Manager

Attachments:

Appendix A – Application for Discretionary Use – Religious Activities – 1 Peace Gate

Appendix B – Notice to Residents



**TOWN OF WHITE CITY**  
**DISCRETIONARY USE APPLICATION**

This is NOT an approval

Applicant Name PASTORS JAMES & REBECCA OTITOJU		Company Name (If applicable) AMBASSADORS FOR CHRIST MINISTRIES INC.		
Mailing Address BOX 714		Town WHITE CITY	Province SK	Postal Code S4L 5B1
Phone Number 347-3272 & 781-3304		Fax 781-0334 OR 347-7924		E-mail ambassadors4christ@jesusanswers.com
Main	Other			

**PROJECT INFORMATION**

Legal Description	Lot	Block	Plan
Civic Address: 1 PEACE GATE & <del>47 PARADISE CIRCLE (LOTS 16 &amp; 17)</del> ++++++			
Zoning District:			
Existing Use: RECREATION CENTRE & <del>2 LOTS OF LAND</del>			
Discretionary Use Requested: TO BE USED FOR CHURCH SERVICES			
Reasons to support the Discretionary Use Application: (Use additional pages if necessary)			
APPROVAL WILL GIVE US PERMISSION TO USE THE EXISTING PROPERTY FOR RELIGIOUS ACTIVITIES AND ENABLE			
US TO BUILD NEW STRUCTURES IN THE NEAREST FUTURE AS WE GROW AND OUR MINISTRY EXPAND. HAVING			
A STAND ALONE CHURCH BUILDING IN THE COMMUNITY ALSO ADDS VALUE TO IT AND MADE IT			
MORE ACCESSIBLE FOR FAMILIES WITH YOUNGER CHILDREN WHO WANT THEIR CHILDREN TO ATTEND SUNDAY			
SCHOOL. THIS VERY BUILDING IS ALSO USER FRIENDLY FOR SOME OF OUR ELDERLY FRIENDS WHO COME ONCE			
IN A WHILE TO CHURCH WHO COULD NOT CLIMB STAIRS			

Applications must include the following to be processed:		Attached
1)	A Site Plan – A legible site plan drawn to scale and must contain the Following: The location and dimensions of all structures, setbacks and Property lines. All parking spaces and loading areas, landscaping plans, and Driveways.	( ) yes
2)	Architectural plans – For new buildings or additions, showing building Elevations.	( ) yes

I hereby agree to comply with the Building and Zoning Bylaw of the Town of White City and acknowledge that it is my responsibility to ensure compliance with these and any other applicable bylaws, provincial acts and regulations regardless of any plan review or inspections that may or may not be carried out by the Town of White City or its authorized representative. I agree to do all construction work solely in accordance and compliance with the information and plans provided by me in this application and will obtain all other work permits required in conjunction with my development. I hereby declare that the above information is true and correct.

Applicant Signature:  Date Jan. 04/11



*Town of White City*

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January 6, 2010

Dear Resident:

**RE: Discretionary Use Application – Institutional Use**

Please be advised that the Town of White City has received a discretionary use application from the Ambassadors for Christ Ministries Inc. to conduct religious activities at 1 Peace Gate in the Garden of Eden. A copy of the application is attached for your reference.

Institutional uses of this type are a discretionary use within the residential district as defined within the *Town of White City Zoning Bylaw No. 541-10*.

*The Planning and Development Act, 2007*, prescribes the public notice process for discretionary use applications. You are requested to please review the application and forward any comments in writing to the Town Office by 5:00 pm, January 20, 2010.

Sincerely,

Debi Breuer  
Development Officer

Att: Application for discretionary use  
Ambassadors for Christ Ministries Inc