

To: Mayor and Member of Council

July 11, 2011

Re: Discretionary Business Application – Home Based business – Guitar Lessons–8 Jade Place

### **Background**

The Administration received a Business Application, Attachment “A”, for the operation of a home based business at 8 Jade Place. The type of Business is teaching guitar lessons.

The applicant's request for a home-based business, 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 initiative.

### **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 Business Application for a home based direct sales business 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 thirteen notices about the home based business application sent to property owners within the defined catchment area. The Administration received no responses. Based on receiving no responses, the Administration is taking the position that no one objects to the application.

### **Budget Implications**

There are no budget implications associated with this report.

## Recommendations

Your Administration recommends that:

1. the Business Application received from Brian Hart at 8 Jade Place to operate a home based business be approved; and
2. the Administration provide the appropriate written notice to the applicant pursuant to the *Planning and Development Act, 2007*.

Respectfully submitted



Shauna Bzdel  
Town Manager

Attachments:

- Appendix A – Application for Home based business – 8 Jade Place
- Appendix B – Information provided to residents with 75m

Town of White City  
Home Based Business Application in a Residential Area

You are advised to check the regulations in the Town's Zoning Bylaws concerning the type of development prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets where necessary.

1. Applicant: Name: BRIAN HART  
Address: Box 361 8 JADE PLACE  
Phone: 306-586-4278

2. Property Owner Name –  Same as Applicant, or  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

3. Legal Land Description:  
\_\_\_\_\_ 1/4 section; \_\_\_\_\_ Township; \_\_\_\_\_ Range; W 2<sup>nd</sup> M  
Lot or Parcel \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_  
Civic Address: \_\_\_\_\_

4. Type of Business/Home Occupation (detailed description):  
Teach GUITAR Lessons

5. a. Site Plan. Please provide a sketch showing:  
• Dimensions of parcel and location of existing or proposed buildings.  
• Adjoining land uses.  
• Size and location of easements or right-of-ways.  
• Location of streets, lanes, roads, and highways.

b. Area of site proposed for business use:  
Buildings \_\_\_\_\_ Existing  New \_\_\_\_\_ Land Use \_\_\_\_\_

6. Other Information:  
Employees  Owner \_\_\_\_\_ Others \_\_\_\_\_  
Area of Business Use \_\_\_\_\_  
Existing Building Home \_\_\_\_\_ 60 meters or less  
more than 60 meters  
Accessory Building   
Parking DRIVEWAY \_\_\_\_\_ Number of Vehicles USUALLY ONLY ONE  
CAN PARK 6-8 CARS AT A TIME

**Town of White City  
2011 Business License Application  
Resident**

Name of Business: \_\_\_\_\_

Owner of Business: BRIAN HART

Phone/Fax: 306-586-4278

E-Mail Address HEBCAR@YAHOO.COM

Street Address: 8 JADE PLACE

Mailing Address: Box 361

Type of Business: Teach GUITAR lessons

Describe: \_\_\_\_\_

Do you operate a home based business :  Yes  No  
Home Office only

Has your home based business been approved by Council?  Yes  No

Are you a Direct Seller?  Yes  No

Can we publish your Company Name on Town of White City Website  Yes  No

June 8/2011  
Date

Brian Hart  
Signature

For office use only: Receipt # \_\_\_\_\_ Fees \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

**Business License #**

**LETTERS SENT TO THE FOLLOWING:**

**2 Jade Place – Reginald & Judith Oxtoby**

**6 Jade Place – Ted & Suzanne Knight**

**10 Jade Place – Martin & Suzanne Funk**

**12 Jade Place – Donald & Jill Henry**

**14 Jade Place – David & Sheila Kelly**

**16 Jade Place – Raymond & Cobi Hicton**

**18 Jade Place – Lyle & Deborah Kreiss**

**20 Jade Place – Walter & Tanja Boesch**

**22 Jade Place – Dion & Marsha Hagen**

**24 Jade Place – Darren & Erin Barabonoff**

**25 Hummingbird Bay – Jachee & Inseon Lee**

**27 Hummingbird Bay – Jeff Gamble**

**15 Ridgedale Bay – Ryan Fletcher**



# Town of White City



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White City, SK S4L 5B1  
Phone: (306) 781-2355 Fax: (306) 781-2194  
E-mail: [whitecity@sasktel.net](mailto:whitecity@sasktel.net)

June 24, 2011

Dear Resident:

## Re: Discretionary Use Application – Home Based Business

Please be advised that the Town of White City has received an application from Brian Hart to teach guitar lessons out of his home on 8 Jade Place. A copy of the application is attached for your reference.

A home-based business of this type is a discretionary use within this 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, July 7, 2011.

Yours truly

Debi Breuer

Development Officer

Att: Application for home base business  
Brian Hart