



SANCTUARY

www.magnificatcharismaticcommunity.org

Summer 2009 Issue

*Lord, prepare me to be a Sanctuary. Pure and holy, tried and true.
With thanksgiving, I'll be a living Sanctuary for You.*

The Nativity of the Blessed Virgin Mary

Feast Day
September 8th



**Thy birth, O Virgin Mother of God,
heralded joy to all the world.
For from thou hast risen the Sun of justice,
Christ our God.**

**Blessed art thou among women
and blessed is the fruit of thy womb.
For from thou hast risen the
Sun of justice,
Christ our God.**

**Destroying the curse, He gave blessing;
and damning death, He bestowed on us
life everlasting.**

SANCTUARY

MAGNIFICAT CHARISMATIC PRAYER COMMUNITY

(A Covenanted Catholic Community)

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Newsletter published every month as means of information for the Community. This newsletter is a supplement to the official publication of Magnificat, the Angelus.

“THE FUTURE OF REGINA MUNDI & MAGNIFICAT”

RANDOM THOUGHTS



Dear Magnificat Family:

We are at the crossroad of our life as a Charismatic community. Problems beset us; internal and external forces threaten our unity and even our purpose as a group. I would like to offer some random thoughts on this matter.

1. Being a Catholic Charismatic group, we are under the supervision of the *Archdiocese of Toronto*, no matter what other people would want us to think and believe. It was Bishop Grecco, in his capacity as Coordinator for Catholic Lay Movements or groups, that officially appointed me and Fr. Matt to be your Chaplains/Spiritual Directors.
2. We should be grateful to people who were instrumental in bringing us closer to Christ and we should continue praying for them, but our *loyalty should always be to the Lord*. In the Philippines, I started charismatic groups, and I was the Diocesan Director for Cursillo, PREX, Family Life, etc., but I always warned people against personality cult; *Christ should always be the center, not his minister*. Before leaving a parish or a group that I shepherded, I always reminded the members that if they became less active after I left, it would not be my successor's fault but mine, because I failed to teach them well.
3. Every decision should always be guided by the good of the group. We should always ask ourselves, *“What does God want me to do in this circumstance? Will it foster unity?”*
4. Every decision should be reached through prayerful discernment.
5. Let us pray for one another and for the Magnificat Prayer Group.

Msgr. Edgar Pan
Chaplain of Magnificat Charismatic Prayer Community

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Dear friends of Magnificat,

"Blessed is he (or she) whom You choose and call to dwell in Your courts, we are filled with the blessing of Your House, of Your Holy Temple." (Psalm 65).

When we answered that call, we abandoned human wisdom and started to penetrate in the Wisdom of God's Word. In surrendering the control of our life to God, we discovered true freedom and Jesus started to live through us. Prayer became our daily food and joy. Love of others and service where it was needed became our unceasing prayer and peace. Our fear of death changed in a vigil of joyful hope for the coming of Jesus. Through our growing intimate friendship with Him, He is becoming the *All* of our soul and our inspiration. With Him we stand already in eternity, participating in the life of the Blessed Trinity: through the Son in the Spirit to the glory of the Father.

However, we carry these treasures in "earthen vessels", we are limited and we experience failure of all kinds every day. But God still loves us and seeing our goodwill fills us with His mercy. He makes our failures a new incentive to success. *How lucky to have a community like Magnificat to pray with and to be challenged to keep reaching out to others with the Good News of God's Kingdom.*

I was called to a central role in a time of crisis. I was enticed by the beauty of your prayer, the sincerity of your hope and the generosity of your volunteers. I saw your love for Regina Mundi and its challenge as "Holy Ground". I thought that with trust in God and the gift of ourselves, we could be renewed. Success in God's way could be realized. I still think that it can be done. If you can make the choice for that dream with your whole heart, I am prepared, with God's help, to do what I can.

Rev. Fr. Matthew Robbertz
Magnificat Spiritual Director

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Dear Brothers & Sisters in the Lord,

Regina Mundi, the home of the Magnificat Community – what a blessing!

Lord, I pray that each member and shareholder think, love and act in the Spirit of Thy Son. As the Spirit rested upon our Lord Jesus Christ, may each of you be filled with all His gifts, and that you may *know the will* of the Father.

In this light, know that the vision of the property to be realized as the “*Shrine of the Divine Mercy*” wholly depends on your enduring commitment. *May God’s will be done.*

The Lord says, (John 15:16-17) “*You did not choose me but I chose You. And I appointed you to go and bear fruit, fruit that will last so that the Father will give you whatever you asked in my name. I am giving you this command so that you may love one another.*”

Love and prayers

Mother Ana Maria



As we contemplate on the *future* of our community and Regina Mundi, we need to review the mission and the vision we set out to achieve when Magnificat was but a fledgling community.

How fruitful was the vineyard then, and how the community flourished. Where are we now, compared to the early years when our activities were focused primarily on tending to the spiritual needs of our people. The community seems like a war-torn village that has been devastated by events that were beyond our control. The reality is that we are no longer in a position to keep Regina Mundi going, and at the same time rebuild a floundering community. We may have to choose between keeping Regina Mundi and continue with its operations or simply restoring the glory days of the Magnificat when Regina Mundi was pulsing with so much activity, vibrantly alive with a growing membership and a peaceful, loving and prayerful communion with one another. With our limited numbers and dwindling resources, we cannot successfully hold on to both.

Sis. Patti Candido

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Dear Magnificat Family,

For I know the plans I have for you, says the Lord. "They are plans for good and not for disaster, to give you a future and a hope." Jeremiah 29:11

Looking for a place where to hold religious program of activities was a tough job. There are so many factors that should be considered – rental cost, location, how many rooms, how many beds, availability, etc. I truly believe that God was the one who showed us the way to find Regina Mundi.

It was in 1991 when we found Regina Mundi Retreat Centre, the place where M.E. Class No. 2 was held. Of all the retreat centres that we checked, we chose Regina Mundi. The place is so beautiful. The serenity and the holiness of Regina Mundi are so fascinating that we immediately love the place. Since then, all Magnificat's religious activities are held at Regina Mundi.

Then in 1994, Magnificat learned that Regina Mundi was for sale. There were other religious dominations that gave an offer to buy the place but it was the offer of Magnificat that the Sisters of the Good Shepherd had accepted. They want Magnificat, which is a Catholic prayer group, to take over Regina Mundi so that Magnificat will continue to use the place for religious purposes.

The dream of Magnificat to have its own retreat place has been realized. God is so good. He gave us a beautiful home - Regina Mundi, the centre of all our activities, where we have built an Oratory of Jesus King of Mercy with the objective of propagating devotion to the Divine Mercy. Regina Mundi is surrounded by some manifestations. In 1992, during the M.E. Retreat Class No. 3, Saturday evening, we saw the *manifestation of the Divine Mercy*. Red and white colors appeared in the sky similar to the shape of the Divine Mercy. Blood and water flowing from the hands of Jesus Christ. The manifestation was so amazing. Members of M.E. Class No. 3 could not believe what they saw. Indeed, God was showing his love and mercy. People who visit Regina Mundi experience the holiness of the place. The pictures that were taken during one of the evening processions that was held at the hilltop of the Oratory of the Divine Mercy reveal the face of our Lord Jesus Christ inside the shining full moon. Members were so amazed and stunned. *We truly believe that Regina Mundi, a wonderful gift of God, is a Holy and a beautiful place where God called us to serve Him that we cannot just allow it to go. Let us continue to do our apostolic work in this beautiful place, to reach out to people and spread the Good News. Let us protect this place. Let us devote our time to serve God and continue to pray that one day our dream will be realized that this beautiful place will be the "Shrine of the Divine Mercy". But it is up to you Lord – it is Your will that will be done. Regina Mundi, God's wonderful gift to Magnificat!* Thank you Lord, for all the wonderful blessings you have given us. We praise and glorify Your name for Your wonderful gift of Regina Mundi.

Yours in the name of Jesus, Mary and Joseph,

Joe & Annie Lapid

Joe & Annie Lapid
Presiding Elders

Sanctuary

"Unless the Lord builds the house, Those who build it labour in vain. Unless the Lord watches over the city, The watchman stays awake in vain." Psalm 127:1

Johnny and I have been with the Magnificat Community for 21 years. With Father Rustia's promptings and inspiration, we initiated the purchase of Regina Mundi on Oct. 1994. Johnny is the only signatory of the deed of sale.

Through these many years, we did our best to serve the Lord in the tasks given to us. We love the Community, we love Regina Mundi.

Many years have passed, many things have changed. Our honest feelings about Regina Mundi and the Community:

Regina Mundi has become a burden to the shareholders especially to the members of the Community because of its high maintenance; e.g. old buildings, less bookings, less generated income, less manpower, etc.

Fr. Matt, Msgr. Pan, Mother Ana Maria are God sent to us. Praise the Lord! Since Fr. Rustia lost his Faculty, we haven't had Charismatic activities like L.S.S., M.E., G.S.S., Healing Masses.

May God be gracious upon us and let His face shine upon us. May God bless the Magnificat Charismatic Prayer Community. May God bless Regina Mundi.

Nanette A. Cruz



Peace of Christ be with you all!

As **Children of God**, we praise and thank our Heavenly Father's mercy and grace for using each one of us - be it a founder, priest, nun, shareholder, presiding elder, Magnificat member active or non-active, living or deceased, benefactor, donor, sponsor, volunteer, prayer warrior. All of us, have answered the "call" of the Lord to serve HIM to the best that we can and has collectively contributed to the existence and sustenance of Regina Mundi through the Magnificat prayer community.

Brothers and Sisters, we have gone this far. So, let us *join our hearts, minds and spirit* in fulfilling our dream for Regina Mundi to be the "Shrine of the Divine Mercy". *In Jesus, we trust in His great plan and Divine Providence.*

God Bless,
Bro Jun and Sis Lita

Sanctuary

Dear Brothers & Sisters in Christ:

I would like to start by quoting our beloved Fr. Teo Rustia's article in the *March 2006 issue of Sanctuary*, also published in the website of Regina Mundi Retreat Centre.

*"Come to **Regina Mundi**. Meet God's people here. And under the loving mantle of the **Queen**, God's people shall be a kingdom of the **King of Mercy**".*

For in this heart of *Jesus, the King of Mercy and of Mary, Queen of the World*, the various colors of God's people, of many cultures and nationalities, are all gathered into a coat like Joseph's colorful coat. We can experience the presence of JESUS in and around us in ordinary but powerful, undeniable ways in the testimony of the Father in the people and situations around us.

Magnificat is surrounded by such testimony. **Regina Mundi** is a witness."

These, my dear Brothers & Sisters, is why we exist! Why **Regina Mundi** was given to us as a **gift** from our loving God, the *physical home* of the **Magnificat Community**. It is the *sacred trust* left to us by the Good Shepherd Sisters who were here before, who entrusted Magnificat to continue the apostolate of proclaiming the Good News. Unworthy servants as we are, we are committed in our vision and mission to spread the Good News and our hopes and dreams that one day, the *SHRINE OF THE DIVINE MERCY* will be built! Despite the many difficulties, trials, calamities and hardships that threatens us, we can only attest in awe to the loving hands of the Lord and His Divine providence in the many miracles HE continues to pour upon us. **We remain faithful to Him and we forge ahead!** *If God is with us, who could be against us? God alone is sufficient!*

We continue to hope and pray that we will know GOD'S WILL for us – for HIS will be done, not ours! As Fr. Matt Robbertz says and I quote - "there are two key ingredients to the future of Magnificat, its form and the operation of Regina Mundi as its home and place of Apostolate - *committed members in one key and the other, the cooperation, trust and generosity of the shareholders.*

I'd like to end by sharing with you this powerful quotation -

"Trust always and a great deal in divine Providence; never, never must you let yourselves be discouraged, despite contrary winds. I say it again: trust in God and Mary Immaculate; be faithful and forge ahead!" - St. Mother Pauline of the Agonizing Heart of Jesus.

Jesus, King of Divine Mercy! We trust in You!

Peace of Christ!
Bro. Rene & Sis. Estela



***"Regina Mundi (Queen of the World) belongs to the Shrine of Divine Mercy.
The Sacred Heart of Jesus & Mary remains at Regina Mundi."***

"Let's all continue to beg *Jesus & Mary's hearts* that **Regina Mundi**, through the Apostolic work of **Magnificat**, continue to be a place of worship - "**The Shrine of the Divine Mercy**" where people will flock every day."

God Bless
Bro. Ken & Sis. Diana

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Dear Brothers & Sisters,

Our honest opinion to what we truly believe why we should **retain Regina Mundi** and that we should find other ways to uphold that name and this *holy place, Regina Mundi*, as the home of our community, the Magnificat, is that serving the Lord through Magnificat at Regina Mundi has *transformed me and Nora to be more closer to our Lord, Jesus and to our Blessed Mother*. For 17 years now, we served Regina Mundi without questions or doubts and with sincerity and loyalty, *everything for the better Glory of God!*

We sacrificed so much for Regina Mundi. We practically were there when Regina Mundi was built for our dear community. We shed tears and joy for the love of Regina Mundi and to lose it will be so devastating for me and Nora. So, *Regina Mundi is worth fighting for! Let us all pray and hope that our dear Community, the Magnificat, will find home in this holy place we call Regina Mundi.*

We remain humble servants of Magnificat Community and Regina Mundi.

God Bless
Bro. Guimoy and Nora



For us **Regina Mundi** is very significant and I am sure it is the same for others. This is the place where we open our hearts to know Him and to serve Him. A place of learning. The place to learn to be humble and to practice humility and most especially to become closer to our Lord Jesus and to Mama Mary. A wonderful present from the Lord, Regina Mundi, where our Divine Mercy is at the chapel and at the Oratory. The place where we dream that eventually it will become a shrine.

What is important in our part is *absolute Trust and Believe* brothers and sisters. Our Lord promised us: **"I will deny nothing to my soul whom you will bring to the fount of My Mercy (III, 57) I will grant souls whatsoever graces they request."(II, 197)**

Merciful Jesus, we surrender to you everything that is happening with the place that you entrusted to us. Your will be done Lord not ours. We trust in you completely that this place will be the place of worship, thanksgiving and adoration for the glorification of your Holy name. As all of us gather together in prayer, we know we will overcome everything with You in us, the Holy Spirit, Mama Mary, Saint Faustina and all the angels and Saints in heaven.

Let us not forget the prayer of our dearly beloved who passed away already most especially our Mommy Donna, Sis. Rosa, Bro. Pros, Sis. Sally and many others. *We pray this in Jesus name. Amen*

In Jesus Mary and Joseph

Bro Paul and Sis Ophie

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Regina Mundi

Regina Mundi, Regina Mundi

God's gift to everyone

Home of the Magnificat family

Fountain of joy

Of living water

Source of God's miracle

Fortress of His love divine

Throne of forgiveness

Of love and mercy

Portrait of unity

Home of the Magnificat family

Fountain of healing

Of spiritual blessings

A touch of compassion

Portal of overflowing grace

Oasis of love

Of trust and faith

Rock of God's glory

Home of the Magnificat family

I don't know how I was able to come up with the lyrics of this song. I am not very prayerful nor religious. I am a sinner so to speak, but the message of the song is unfathomable and according to a respectable member of the community the song is anointed. I felt so blessed when I heard that comment. I just said, "Praise Him."

My dearest brothers and sisters of the community, God has entrusted to us His wonderful creation, the Regina Mundi. *"Naked I came forth from my mother's womb and naked shall I go back again. The Lord gave and the Lord has taken away; blessed be the name of the Lord."*(Job2:22)

Through our nothingness, the Lord God equipped us with our needs.

He made us into a blessing so that we could be a blessing to others. His blessing is for every one of us. Our brothers and sisters who helped build this community were instruments of God. May God bless them and supply their needs so that they could continue their mission in serving the Lord through Regina Mundi, the home of Magnificat Family.

"When a man fears the LORD He shows Him the way he should choose.

He abides in prosperity, and his descendants inherits the land.

The friendship of the Lord is for those who fear him and his covenant, for their instruction. My eyes are ever toward the Lord for He will free my feet from the snare. "Psalm 26, 12-15)

Let us not fail the Lord. Let us toil and bring more people that would worship and honor Him in this holy place. Let us be steadfast and strong in upholding the legacy of the past generation. Let us be one for the greater glory of God.

Sis. Alice & Bobot Mapanao

II. REGINA MUNDI - Its future

Input:

1. Regina Mundi was and is the carrier of a dream: being a home for the community and the place of the programs of prayer and apostolic action. It was made possible by the seed money of the people we now call shareholders. We owe them a debt of gratitude for their generosity and the risk they took. We also owe them money. Some have, in addition, given countless hours of work and sacrifices of more money. We say: "A big and heartfelt "thank you". Sorry it comes late.
2. There are a number of shareholders that are not members anymore. Some want to have their *shares paid back in cash* now. Another circumstance is that the *relationship of Magnificat with the Regina Mundi Corp. is complicated and confusing* to many. Would one organization not be more simple and effective? In any case, *Magnificat is hard pressed to keep up with the bills and has no cash at this moment to pay back shares.* But we wanted to acknowledge that the *request for cash* is reasonable and therefore have tried to seek a solution:
 - (a) Sell 50 acres. *Impossible.* Please see attached "Appraiser's Report."
 - (b) An attempt to get involved with a solar energy company and generate money fell through.
 - (c) Asked the Archdiocese for a loan on church rates. That was declined.
 - (d) The Archdiocese offered a *free session* with their expert lawyers. Offered solution:
Magnificat can accept share **as a donation** and return cash in the form of income **tax deductions**. It is the choice of each shareholder to do this or receive a *money certificate* from Magnificat for the future. *Regina Mundi would then cease to exist as a corporation.*

POSSIBILITIES:

A group of shareholders (Johnny and Nannette Cruz, Percy Carreon, Ed and Elvie Tan and Marc and Luisa Cusi) have some more questions to challenge you, the members, to be 'realistic' and to consider other possibilities. I like to assure you that these members and former very active members also seek the guidance of the Holy Spirit and the fulfillment of God's will.

In your answers of the following questions, seek the same. We leave space for one line of **short comment only** and that will be tabled in the sum up.

QUESTIONNAIRE

1. Do you believe Regina Mundi is a **gift** and a **call from God** that Magnificat has to hold on to at all cost?
Yes (.....) No ()

Comment: _____

3. Can you conceive of Magnificat with its members to serve God in a different way of organization, e.g., parish based organization, looking for place to hold activities, etc.?
Yes () No ()

Comment: _____

4. Do you believe that Magnificat would be better off (be blessed) and more free to fulfill its mission by spending its energy on spiritual and apostolic programs without the burdens that Regina Mundi demands?
Yes (.....) No ()

Specifically:

- (a) Organization and physical labour for maintenance of grounds and cleaning after retreats for instance.

Comment: _____

- (b) Organization and physical labour for repairs of the buildings, keeping them in top shape, take some down and put up new ones.

Comment: _____

- (c) Administration: the books, the bills for taxes, heating etc.?

Comment: _____

- (d) The pressure and cost of time and energy of constant fundraising?

Comment: _____

4. Do you think enough members would remain covenanted and participating in the coming years or be replaced by new members when they move on. In other words, do you have confidence in a sustained development and growth for the future?
Yes () No ()

Comment: _____

5. (*Very important*) Would you personally remain a covenanted member of Magnificat if there was **no Regina Mundi**? Would you still be committed to fulfill its mission in another form?

Comment: _____

III. JUSTICE AND WORKING IN HARMONY (By shareholders and my own input).

Yes - *we owe the shareholders a vow of gratitude and we owe them money.*

My question is: *What do we owe the many others (non-shareholders) who may have given more hours and maybe more money even? (Just a question, no comment necessary).*

QUESTIONS:

1. *It is agreed that all is for the work of God and no investment profits are made.* Left over money now or in the future will be designated to charity. Which charity would you designate?

Comment: _____

If it would be now, would it not be just to give Mother Anna Maria a hand since promises were made to her for coming here?

Comment: _____

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2. Do you agree that no matter what the outcome of this is going to be, paying the shareholders who want to be paid, should never be disregarded or put on a backburner?

Comment: _____

Other questions for the Shareholders

We would like to take a general feel on what the shareholders think regarding the offer of the Magnificat Community and how they will deal with their share(s). This is just taking your opinion and not a legal question.

1. Do you like to donate your share(s) to Magnificat Community and receive tax receipt for your donation?
Yes () No ()
2. Do you like to continue working in harmony with the Magnificat Community? Yes () No ()
3. Do you feel that offering Regina Mundi to the Open Market is a better option? Yes () No ()

We invite you to freely raise questions here and feel free to voice your mind. All comments will be tabled and reported back keeping all names confidential. Everything comes to Fr. Matthew Robbertz and he will summarize it. In this way, we have nothing to fight about.

You know the mind of others but your decision is expressed in the choices you have to make and there it is the majority that counts.

With my love in Christ



Rev. Fr. Matthew Robbertz
Magnificat Spiritual Director

APPRAISAL REPORT

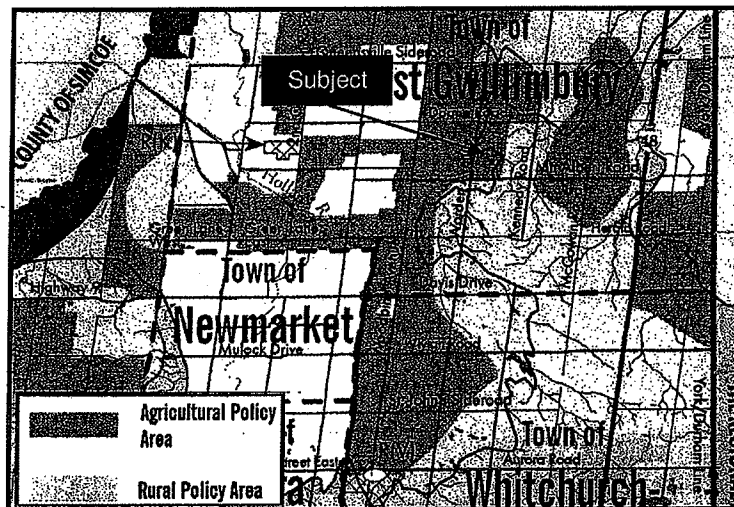
(Pages 18-23 and 28)

Of a Rural Property Located at:
19309 Warden Avenue
Town of East Gwillimbury
Regional Municipality of York
Province of Ontario

Land Use Regulations

Official Plan

According to the Official Plan for the Region of York, the subject property is located in a Rural Policy Area and an Agricultural Policy Area. Rural Policy Areas are areas where the agricultural capability is generally lower than in the Agriculture Policy Area, although there do exist viable farms and businesses. Generally, development shall be limited in these areas in order to retain its rural character. Agriculture, forestry, conservation, recreational uses and farm-related uses are permitted, in keeping with municipal Official Plans, and industrial, commercial and institutional uses shall generally be directed to urban areas. Industrial subdivisions are not allowed for, and residential uses are generally directed to urban areas, towns, villages and hamlets. The primary use for the Agricultural Policy Area will be farm and accessory uses. Farm related uses will be permitted only where they are essential to the agricultural economy and cannot be located in hamlets, towns, villages, urban areas or in the Rural Policy Area.



Region of York Official Plan – Map 5: Regional Structure

According to the Town of East Gwillimbury Official Plan, the subject property has been designated as Agricultural Area. Lands within such areas are recognised and protected as an important natural resource essential for the economic vitality of agriculture. The predominant use of lands is for farming and accessory uses, including dwellings accessory to a farm use and additional residential structures for farm help if grouped with existing farm structures. New non-farm residential uses shall be prohibited, and a single detached residence shall be permitted on a lot of record.

Zoning

According to Zoning By-law 97-50 for the Town of East Gwillimbury, as amended, the subject property has been zoned RU (Rural) and Oak Ridges Moraine Core (ORMC), Oak Ridges Moraine Core Buffer (ORMCB) and Oak Ridges Moraine Countryside (ORMCS). The following uses are permitted in the Rural area:

- i. Agricultural uses
- ii. Veterinary clinic, riding and/or boarding stables
- iii. Nursery or greenhouses
- iv. Single detached dwelling
- v. Accessory apartment
- vi. Additional dwelling for farm labour as permitted in this by-law
- vii. Uses, buildings and structures accessory to the foregoing uses
- viii. Home occupation use in accordance with requirements as established in this by-law
- ix. Intensive agricultural uses on lots with a minimum lot area of 10 hectares (24.71 acres)

Requirements for the RU Zone	
Lot Area Minimum	0.8 ha
Lot Frontage Minimum	60.0 m
Front Yard Minimum	15.0 m
Rear Yard Minimum	23.0 m
Side Yard Minimum	9.0 m
Floor Area Minimum	139.0 m
Lot Coverage Maximum	15%
Height Maximum (Main Building)	11.0 m
Lot Frontage Minimum*	121.0 m
Front Yard Minimum*	30.0 m

**Notwithstanding the above-noted Lot Frontage Minimum and Front Yard Minimum, the noted minimum provisions for lots having areas of 10 hectares or greater shall apply.*

The by-law also states that no person within this zone shall use lands or erect or use a building or structure for intensive agricultural uses except in conformity with the following provisions:

- i. Minimum setback of 600 metres of any Residential or Transitional (T) Zone;
- ii. Minimum setback of 180 metres of a residential dwelling unit located on an adjacent property held in separate ownership;
- iii. Minimum setback of 90 metres of the centre line of a public street or road;
- iv. Minimum setback of 60 metres of any lot line of the property on which the use is located.

Also outlined are special provisions for stables and barns, for which the by-law states that a single detached dwelling is permitted an agricultural accessory use of a stable, barn, shelter, pen, cage or other building or structure used to house animals or domestic fowl, subject to the following provisions:

- i. Minimum setback of 60.0 metres from any Residential Zone, except a Residential Estate (ER) Zone or residential building on an adjacent lot;
- ii. Minimum setback of 30 metres from any street line;
- iii. Conformity to all other provisions of this by-law and including the minimum distance separation (MDS) I and II.

Oak Ridges Moraine

The Oak Ridges Moraine is an extremely important and unique feature in Ontario. Extending 160 kilometres in length, it stretches from the Niagara Escarpment in the west and moves across the Greater Toronto Area (GTA) to the Trent River system in the east. It covers a 190,000 hectare area and stands above the flat lands to both its north and south. The composition of the soil gives the Oak Ridges Moraine a very important quality. Rain water seeps through the porous moraine earth and recharges the aquifers below. This process acts as a natural filter which purifies the water. The moraine contains many recharge areas and provides discharge water for approximately 65 watercourses. These watercourses flow to either Lake Simcoe or Scugog in the north or Lake Ontario to the south.

In addition to the water purification benefits of the Moraine, these lands also harbour a high degree of biodiversity. Sections of the Moraine are quite rugged and therefore have remained relatively untouched by human activity. An estimated 30% of the Moraine remains forested. In addition to natural space on the Moraine, the predominant land use within its boundaries is agricultural. These uses have combined to allow for the preservation of 100 regionally rare and 5 provincially rare types of vegetation. Many threatened birds and several endangered species live within the Moraine. The filtering quality of the soil makes the rivers and streams an excellent spawning habitat for pollutant sensitive fish species.

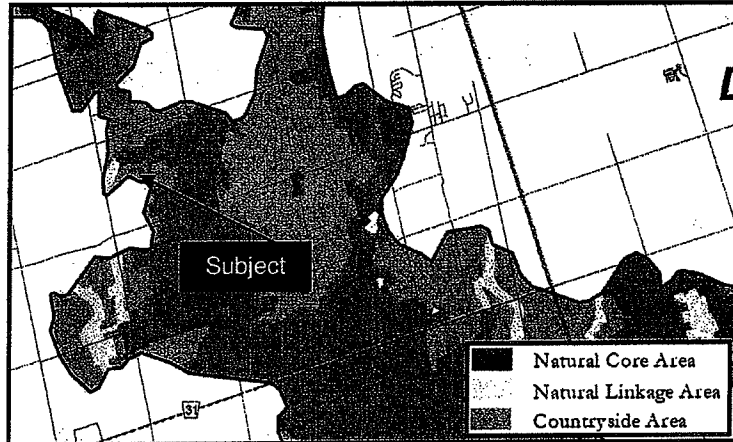
The Oak Ridges Moraine crosses through 32 municipalities in 3 regions: Peel, York and Durham. The Act required that each region adopt an Official Plan amendment that adheres to its guidelines. The framework set out for the Official Plans include firm urban boundaries around "settlement areas" (making up 8% of the planning area), identification and protection of "natural core areas" (38% of the Moraine), establishment of "natural linkage areas" (24% of the Moraine) and identification of areas for agricultural and other rural land uses in "countryside areas" (30% of the moraine). The focus is on protecting headwater areas, watersheds and groundwater features and functions, as well as forests, wetlands and farmland.

This Act was established in 2001 and has been amended as recently as 2006. The objectives include, "maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources" and "ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine Area are permitted." The Act restricts properties outside of the settlement areas from gaining zoning for higher density uses.

Under the Oak Ridges Moraine legislation, the subject property has been designated as being in a Countryside Area, Natural Core Area and Natural Linkage Area.

In the Oak Ridges Moraine Zones, no person shall use any lot, or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

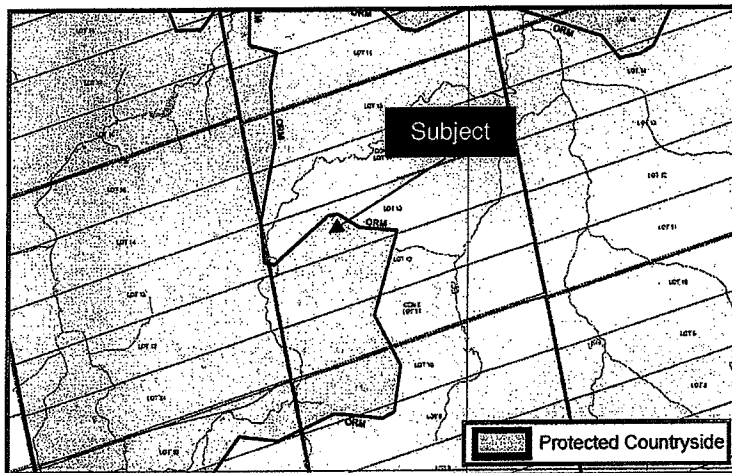
- i. Fish, wildlife and forest management
- ii. Low intensity recreation uses
- iii. One single dwelling and accessory buildings and structures subject to provisions
- iv. Existing agricultural uses, buildings or structures which existed on November 1, 2001
- v. Home occupation



Oak Ridges Moraine Conservation Plan Land Use Designation Map – Map 4: Towns of East Gwillimbury, Markham and
Whitchurch-Stouffville

Greenbelt Act

The Greenbelt Act, 2005 created a buffer around the GTA protecting about one million acres of environmentally sensitive and agricultural land in the Golden Horseshoe from urban development and sprawl. The plan's objective is to preserve agricultural land, to control urbanization and to create an area of open space. It includes and builds on about 800,000 acres of land within the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, with a combined total area of over 1.8 million acres. The plan sets out policies for land use designations and construction. The plan also takes precedence over any zoning by-laws or Official Plans currently in place. Rezoning of land for higher density uses is prohibited, and thus agricultural lands are preserved. A portion of the site is located in the Protected Countryside of the Greenbelt.



Ministry of Natural Resources – Plan of the Boundary of the Protected Countryside, Sheet 18/57

Highest and Best Use

The principle of Highest and Best Use is fundamental to the concept of Market Value. Highest and Best Use is defined as "that particular use which is most likely to produce the greatest net return in terms of money, benefits or amenities over a given period of time." Net return may be monetary, as with an income producing property; or may, as is the case with family dwellings, take the form of amenities such as pride of ownership, comfort, convenience, etc.

The first step in the valuation of a property is to arrive at an estimate of its Highest and Best Use. The importance of correctly estimating the Highest and Best Use cannot be over emphasized, as it follows that if the estimate of Highest and Best Use is in error, the appraisal is based on unsound premises. It should also be noted that if the appraiser is convinced that the existing use is not the Highest and Best Use of the site, the existing use must be ignored in the site valuation.

For a potential use to represent the Highest and Best Use of a property, it must be:

- 1) physically possible
- 2) legally permissible
- 3) financially feasible
- 4) maximally productive

Establishing the Highest and Best Use of a property begins with determining permissible uses under applicable zoning by-laws. Then, alternate uses must be considered. Following this, it is necessary to establish those uses which will produce a net return to the owner and finally, determine which of these uses will produce the greatest net return.

Being mindful of the above criteria, we have carried out an analysis of the Highest and Best Use for the subject property. The subject is a large parcel with several dormitory type buildings and cultivated fields. These buildings add nominal value to the site. The site has Rural zoning and Agricultural Area Official Plan designation. These land use regulations are fairly restrictive. The site is essentially limited to agricultural and associated uses, as well as home occupation uses. The subject property is located within the Greenbelt protected area, with portions being within the Oak Ridges Moraine. These land use acts have a significant impact on the potential uses of this property. There is little chance of this property receiving a rezoning or Official Plan amendment to allow for a more intensive use than currently allowed for in its current Rural zoning.

The Greenbelt and Oak Ridges Moraine protect over 1.8 million acres of land in southern Ontario. For majority of properties within the protected lands, there is very little difference in current market value and current Highest and Best Use. There are some properties, such as the subject, where the difference in Highest and Best Use and resultant current market value is substantially altered. There have been some instances where properties within the protected lands have been purchased at a price which appears to imply speculative value was placed on future development potential. That is, some properties in close proximity to urban development although situated within the boundaries of protected lands have sold for a higher than average price due to the purchaser's apparent anticipation that development of the site will be permitted at a future date. This type of speculation is rare, although not altogether absent.

The likelihood of a change in the Greenbelt and Oak Ridges Moraine protective designation was investigated. The Minister of Municipal Affairs and Housing, currently the Honourable Jim Watson, has been constituted the authority to preside over matters pertaining to the Greenbelt Act, 2005. Amendments to the Act are possible; however the process is long and arduous. Section 11 in the Greenbelt Act, 2005 states that for areas designated as Protected Countryside within the Greenbelt Plan, the Minister may propose amendments. The Minister must give notice to all public bodies affected, as well as to each municipality or municipal planning authority which has jurisdiction over the area, any authorities abutting the area in question, as well as any other prescribed person or public body. After receiving council from various public bodies, municipal authorities and the general public, the Minister may recommend a proposed amendment, in whole or in part, to the Lieutenant Governor of Ontario who makes the final decision.

The Minister's decision/recommendation has a significant limitation. Section 12 (2) of the Greenbelt Act, 2005 states that "The Minister shall not recommend a proposed amendment... if the proposed amendment has the effect of reducing the total land area within the Greenbelt Plan". This has significant negative connotations for the subject property as portions are within the Greenbelt boundaries, with other portions being within the Oak Ridges Moraine.

The process to gain exemption or reconsideration is a costly and lengthy process for which there is virtually no precedent, and there is very little promise that the process will result in a successful alteration to the designation. No change is permitted that will result in a loss of total Greenbelt area. Therefore, this report does not consider speculative development potential for this site. The Highest and Best Use of the subject property is considered to be rural residential and agricultural uses as permitted under the current zoning by-law.

Explanation of the Appraisal Procedure

There are three recognized approaches to estimating market value. The Cost and Income Approaches have not been used in this report due to the fact that they are not applicable to this rural parcel of land. The Direct Comparison Approach will be completed for this report.

Direct Comparison Approach

This approach is based on the principle of substitution; that is, a prudent purchaser would not pay more for a property than it would cost to buy a similar property in the same neighbourhood. In this approach, recent sales and listings of properties similar to the subject in size, use, quality and location are selected for comparison. Indications of value for the subject are obtained in comparison with each of the comparable sales and listings used.

An important variable to be considered is land area as the size of a property impacts on the price per acre. Larger sites sell at diminishing prices per acre than small sites do. This is due to the broader market for small sites and the lower marginal utility for surplus land. It is difficult to estimate what impact this has on a specific site as there are multiple factors at play in each individual transaction. Factors such as location, access, topography, financing terms and other site specific issues come into play as well and can have significant influence on the price paid per acre.

A search of similar properties sold within the subject area was conducted. The sales are summarized below and are analyzed further in the Discussion of Sales section.

Direct Comparison Approach Adjustment Grid

Description	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Address	19309 Warden Ave. East Gwillimbury	19794 Highway 48 East Gwillimbury	6500 Conc.6 Rd. Uxbridge	21170 Woodbine Ave. East Gwillimbury	1299 Conc. 4 Rd Uxbridge	1509 Conc. 3 Rd. Uxbridge
Date of Sale	N/A	4/21/2009	3/27/2009	8/24/2007	8/6/2008	3/29/2009
Area (acres)	90	48.50	115.00	100.17	36.55	30.00
Purchase Price	N/A	\$681,500	\$1,375,000	\$1,350,000	\$1,007,500	\$638,000
Price (\$/acre)	N/A	\$14,052	\$11,956	\$13,464	\$27,565	\$21,267
Adjustments						
Market Condition (Time)	N/A	↔	↔	↑	↔	↔
Location	N/A	↔	↔	↔	↔	↔
Lot Size	N/A	↓	↔	↔	↓	↓
Land Use Regulations	N/A	↔	↔	↔	↔	↔
Improvements	N/A	↓	↓	↓	↓	↓
Other	N/A	↑	↔	↔	↓	↓
Adjusted Price (acre)		\$10,000	\$11,000	\$11,000	\$12,500	\$11,500
Estimated Value (\$/acre)	\$11,000					
Estimated Market Value	\$990,000					
Market Value (Rounded)	\$1,000,000					

Grid Legend	
Large Adjustment	↑ ↓
Medium Adjustment	↑ ↓
Slight Adjustment	↑ ↓
No Adjustment	↔



MAGNIFICAT CHARISMATIC PRAYER COMMUNITY

A COVENANTED CATHOLIC COMMUNITY
REGINA MUNDI - NAZARETH HOUSE OF MARY
19309 WARDEN AVENUE, QUEENSVILLE, ONTARIO L0G 1R0
TEL: (905) 478 - 4264

CRA Registration #: 88853 8592 RR0001
www.cra-arc.gc.ca/charities

September 10, 2009

Dear Shareholder of Regina Mundi,

In the process of bringing Regina Mundi under the ownership and governance of the Magnificat Charismatic Prayer Community, we would like to request a *gift* of your Regina Mundi shares to Magnificat. Your gift will help further our charitable mission and it will bring you tax relief.

As you may know, these shares cannot be traded freely as a transfer of the shares requires the consent of a majority of the directors of Regina Mundi Corp. or a majority of the shareholders. The directors of Regina Mundi Corp. have agreed to consent to this transfer. Therefore, this gift opportunity represents a rare opportunity to dispose of for your shares.

When Regina Mundi was established, we had discussed that Magnificat would only owe the shareholders the original cost of the Regina Mundi shares and that these shares would never accrue any interest or profit from sale. All was and is for God, the furthering of His Kingdom and the Apostolic works. Magnificat Charismatic Prayer Community currently lacks the funds to purchase your shares; however, your gift may result in as much as \$1,673 in net tax relief.

The assets of Regina Mundi have been officially appraised and a fair market value of each share is set a \$4,529. By making this gift, you will have a capital gain and a charitable tax credit. Assuming you paid \$3,000 for each share and you are in the top tax bracket then you may have the following tax consequences from the gift of each share.

	Gift of Shares
Capital Gain	\$1,529.00
Taxable Capital Gain	\$764.50
Tax	\$352.43
Value of Tax Credit	\$2,025.67
Net Tax Relief	\$1,673.23

Sanctuary

You will have a capital gain of $\$4,529 - \$3,000 = \$1,529$. Half of the capital gain is taxable $\$1,529 \div 2 = \764.50 . If you are in the top income tax bracket this means you will owe $\$764.50 \times 0.461 = \352.43 in tax. The charitable tax credit for an individual is $\$200 \times .15 - \$30 +$ (the remainder of the gift) $\$4,329.00 \times .461 = \$2,025.67$. This credit can be applied against tax payable for the current year and any unused amount can be carried forward for 5 years. **These results will vary depending on your tax situation. Please talk to your income tax accountant or advisor for confirmation of your personal outcome.**

After subtracting the tax payable from the charitable credit this means your gift may save you \$1,673.00 in taxes.

To avoid an *Income Tax Act* issue, we will only accept the shares subject to a signed direction that we *must hold* the shares for ten years. We have attached an agreement that fulfills this requirement. The agreement states that you are gifting the shares to us in return for no payment and that we are required to hold your gift for at least ten years.

To gift your shares, please fill out the date, your name and the number of shares on the attached gift agreement and send us the signed agreement, together with your share certificates. Your gift must be received by *September 25, 2009* in order to use this appraisal amount.

If you prefer not to receive any financial return for your shares, you can also choose to donate the value of your tax savings to Magnificat Charismatic Prayer Community. This donation would be a separate donation of cash equivalent to value of your savings. Depending on your circumstances, you may wish to give such a gift upon receiving your tax benefit next year.

To The Shareholders

I thought that this summary in my words could be helpful.

The COE, Chaplain and Spiritual Director of Magnificat like to take the challenge to continue and to build. *With God's help, under His Will.* We have *no cash to offer* but the proposal of the lawyer to give your share to Magnificat would give you some money in *tax relief* and help Magnificat to acquire Regina Mundi. We would shoulder the burdens and take the challenge of the future. *Watch and pray a while.*

Note 1.

The \$1673.23 figure could change a bit up or down because not all numbers are confirmed.

Note 2.

The lawyer thinks that a sale on the open market of the property would carry time and cost resulting in less money rather than more. So, what are your choices and the possible results?

If the majority of shareholders choose to *donate* their shares to Magnificat, and Magnificat buys Regina Mundi for the assessed value, these shareholders get the tax value and the rest, divide what is left after deduction of the mortgage, loans and bills. Regina Mundi Corp. is dissolved.

Sanctuary

If the majority of the shareholders would force the *sale* of Regina Mundi, the leftovers after the pay of mortgage, loans, bills etc. would be divided over 111 shares. How much would that be? The price to pay for eliminating Regina Mundi.

Watch and pray a while.

There is a third possibility. The shareholders *keep their shares*, keep the Regina Mundi Corp. and join Magnificat in their goals, helping once more to build the future under God's Holy Spirit and maybe in the future, Magnificat will thrive and pay the shares in cash.

Remember. You do not have to show your answers to anybody. Send them by mail or e-mail to Fr. Matthew Robbertz. Two scrutinizers could be appointed to make sure that the results are being reported correctly. By reporting, every answer is tabled in writing (*without names*) and hopefully, unpleasant and useless discussions can be avoided.

Father Matthew Robbertz

E-mail: matthewrobbertz@sympatico.ca

Address: 230 Ashworth Rd.
Zephyr, Ont. L0E 1T0

Phone (H): 905- 473 3864

Please contact *Fr. Matthew Robbertz* if you require any further information.

With my love in Christ

A handwritten signature in black ink that reads "Fr. M. Robbertz". The signature is written in a cursive, flowing style.

Fr. Matthew Robbertz
Magnificat Spiritual Director



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TEL: (905) 478 - 4264

CRA Registration #: 88853 8592 RR0001
www.cra-arc.gc.ca/charities

DEED OF GIFT

DEED OF GIFT made the _____ day of _____, 2009.

B E T W E E N:

(the "Donor")

OF THE FIRST PART

-and-

MAGNIFICAT CHARISMATIC PRAYER COMMUNITY, a Canadian registered charity
with business number 888538592 RR0001,

("Magnificat")

OF THE SECOND PART

WHEREAS

The Donor wishes to gift its shares of Regina Mundi Corp to Magnificat and shall receive no payment in return.

NOW THEREFORE THE DONOR MAKES THE GIFT as follows:

1. The Donor hereby gifts _____ share(s) of Regina Mundi Corp. (the "Gift") absolutely to Magnificat, subject to the condition that the capital of the Gift or property substituted for it shall, subject to the terms of this deed, be held for a period of not less than ten (10) years.

During the ten (10) year period following the gift, Magnificat may apply for its charitable purposes such portion of the income, capital gains and original capital of the Gift or property substituted for it (whether realized or accrued) as is permitted by the definition of "enduring property" (or its equivalent) in the *Income Tax Act* (Canada) from time to time.

After the ten (10) year period following the gift, Magnificat may apply for its charitable purposes such portion of the income, capital gains and original capital of the Gift or property substituted for it (up to and including the whole of the capital of the gift) as Magnificat shall in its sole discretion decide.

Sanctuary

2. Magnificat hereby acknowledges receipt and irrevocably accepts the Gift for its immediate, sole and exclusive use, and benefit on the terms set by the Donor in this Agreement.
3. On receipt of the Gift, Magnificat shall issue a charitable donation receipt to the Donor for the eligible amount of the Gift in the form prescribed by the *Income Tax Act* (Canada).
4. This Deed shall enure to the benefit of and be binding upon the parties hereto and their respective administrators, successors and assigns.
5. This Deed and the rights of the parties hereto hereunder shall be governed by and construed according to the laws of the Province of Ontario.

IN WITNESS WHEREOF each of the parties hereto has executed this Deed under seal as of the date and year first above written.

l.s.
Name of Donor:

**MAGIFICAT CHARISMATIC
PRAYER COMMUNITY** **c.s.**

Per: _____
Title

Per: _____
Title

I/We have authority to bind the Corporation.