



# Town of Onoway

Box 540, Onoway, AB T0E 1V0

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May 4<sup>th</sup>, 2021

To All Property Owners within the Town of Onoway

**RE: DEVELOPMENT PROPOSAL 4602-47 AVE – POTENTIAL REDISTRICTING RESIDENTIAL TO URBAN SERVICE - OPPORTUNITY FOR COMMUNITY INPUT**

The Town of Onoway has been approached by representatives of the Church of Jesus Christ of Latter-Day Saints with respect to an opportunity for joint development of the referenced parcel. The referenced parcel is approximately 8.46 acres of vacant residential land in the south east portion of the Town, as shown on Schedule A (attached).

In consideration of the location, current districting, characteristics of adjacent neighborhoods and the unique nature of the joint development aspect of this proposal – which presents both benefits and liabilities to the municipality – Town Council is inviting stakeholder input into this proposal prior to considering this opportunity formally or undertaking any required redistricting. This stakeholder engagement includes two opportunities for input:

A virtual appointment to discuss with Council and the Developer:

Saturday May 15<sup>th</sup>, 2021 – 4:00 pm – 6:30 pm

(Contact the Town Office to receive an appointment time and access code)

An Open Forum/Q&A with Council and the Developer:

Saturday May 15<sup>th</sup>, 2021 – 7:00 pm – 8:30 pm

(The Open Forum will be held in person at the Onoway Heritage Centre (Gymnasium) or virtually via Zoom)

*It should be noted that this preliminary stakeholder engagement is not part of any required public hearing process. If Council considers moving forward with any redistricting, or other Municipal Development Plan/Land Use Bylaw specific changes, an additional opportunity for public input will be required at that time.*

Additional detail is attached to this letter to give a more complete picture of what is included in the proposal. As a quick overview, the proposal would see:

- i. the Developer would purchase the entire property, and build a Church and parking lot;
- ii. the Developer and the Town would share the cost to install services (to the parcel – including water, sewer, power, gas, and completion of 47B Ave); and
- iii. the Town would be granted title from the Church to ten registered and serviced residential lots.

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To All Property Owners/Development Proposal  
May 4<sup>th</sup>, 2021/page two

While the Church itself is tax exempt, and the infrastructure costs require an up-front investment from the Town, the acquisition and eventual resale of the referenced residential lots is an opportunity to promote residential development and grow the taxable assessment of the community in the long term.

The Town is excited to explore this opportunity, and to work with all our stakeholders to promote growth in our community. The subject parcel has been a focus for development opportunities several different times in the past, however unfortunately none of these previous prospects have come to fruition. To see a completed concept and shovel ready project for our community is something the Town recognizes as a rare opportunity but also something that requires additional public consultation before considering further. We hope you will take this opportunity to share your thoughts on the proposal.

Yours truly,



Wendy Wildman  
Chief Administrative Officer  
Town of Onoway

/ww

c.c. Town Council and Administration  
Church of Jesus Christ of Latter-Day Saints

encls.

Further information on this proposal.

The Church would purchase the property and pay 100% of the costs to build the Church and construct the parking lot.

The Church and the Town would share the costs of constructing/installing services (water, sewer, power, gas, construction of 47B Avenue). Estimated costs of this construction are \$671,000.00 of which it is proposed the Church would pay \$358,600.00 and the Town \$312,400.00. The Town would then retain 10 serviced residential lots which would be sold at an estimated value of \$35,000.00 each which would cover the Town's share of the servicing cost and potentially leave a small surplus. It is anticipated the Town's service investment would be covered by grant dollars or the Town would borrow funds to cover this (or a combination of the two).

While the Church property would be deemed an exempt property with respect to taxation, the 10 residential lots once purchased would become taxable. It is estimated that a vacant residential lot will be taxed \$1,000.00/lot for municipal purposes generating a potential \$10,000.00/year if all lots remained vacant. As these properties develop it is estimated that the municipal tax portion would be between \$1,600.00-\$2,200.00 per property (dependant on the dwelling constructed) bringing the total potential tax revenue at full build out to between \$16,000.00 and \$22,000.00/year (\$22,000.00 basically equates to 2% of your current municipal tax structure). Please keep in mind all costs are simply estimates at this time.

Currently there are some drainage issues along the ATCO gas right of way that we anticipate would be resolved when this land is developed.

Town Council is seeking the public's input as follows:

- do you feel a Church and additional residential lots in this area are a suitable use for the lands?
- do you have any opposition to the preliminary design of development for these lands?
- do you feel the Town as a whole would benefit from this development?
- do you feel the Town should continue with negotiations with the Church on a cost share for this development?

We welcome and look forward to your feedback on this, and please provide us with any proposed changes to the design or partnership that you feel should be considered.

You can provide your input at this May 15<sup>th</sup> open house, or reply directly to the Town of Onoway via email [info@onoway.ca](mailto:info@onoway.ca) or mail or drop off your written submission prior to **May 18<sup>th</sup>, 2021**.

*This is your community, and your feedback is essential in determining the path forward!*



## THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS IN ONOWAY

The newly formed Onoway Ward (congregation) of the Church of Jesus Christ of Latter-day Saints proposes to build a chapel in our community.

For many decades, members of our Church have travelled to Spruce Grove for our worship services. When that meetinghouse outgrew the space available, the Onoway Ward was organized in January 2021. We currently meet at the Onoway Heritage Centre.

We are a Christian faith with approximately 200 members who reside in the Onoway area.

Our proposed chapel is approximately 9,000 square feet, a brick type structure. It would be used both on Sunday mornings by the entire congregation, and on some weeknights mainly by our approximately 20 youth members and their adult leaders. (Presently, our usage is modified, as we follow provincial and municipal Covid-19 guidelines.)

We also hold occasional family friendly activities such as corn roasts, dances, and Christmas parties that everyone in the community is invited to attend.

Our chapels are always finished completely before occupancy, including paved parking and extensive landscaping, setting a standard for future neighbourhood development. The building would sit on approximately 3.5 acres, including parking.

We have a leadership selected from the congregation, who serve on a limited time, volunteer basis. We are lead by a bishop. Assisting the bishop, are men and women who minister to and teach our children, youth, and adult members.

The Church of Jesus Christ of Latter-day Saints is community minded. Members participate in collections for our food bank, Canadian Blood Service drives, community clothing exchanges and other service opportunities. It will be a privilege to be involved in upcoming Onoway community activities, where previously those efforts went to Spruce Grove/Stony Plain area events.

We do not rent out our building, but provide it free of charge if there is a need.

Our goal is to purchase property within the Town of Onoway, and work through subdivision and zoning processes in the next few months. Actual development could possibly begin in the late fall 2021 or the spring of 2022. The build process would last approximately 14-16 months.

We look forward to being active participants and good neighbours in the Onoway community.

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Schedule A

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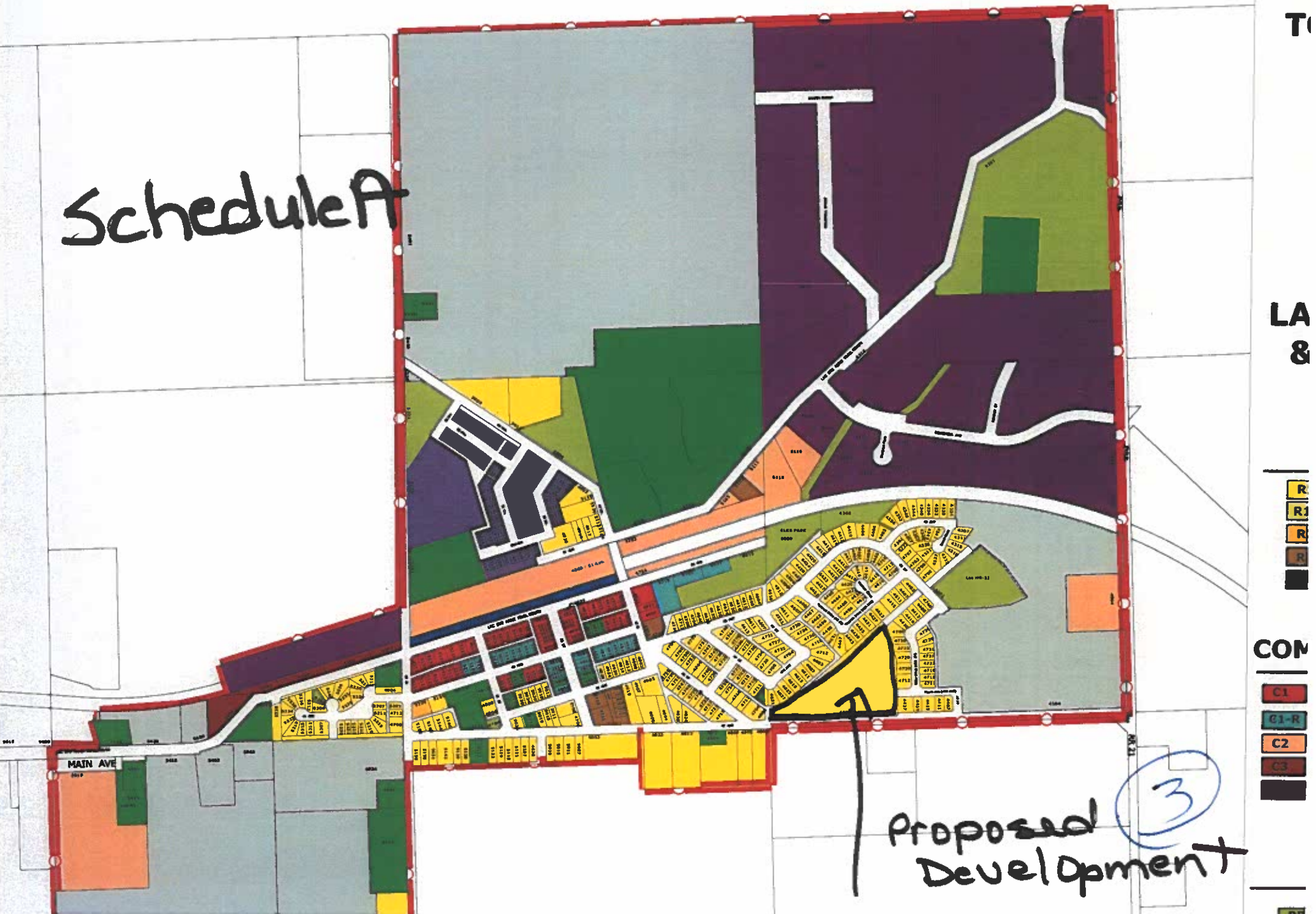
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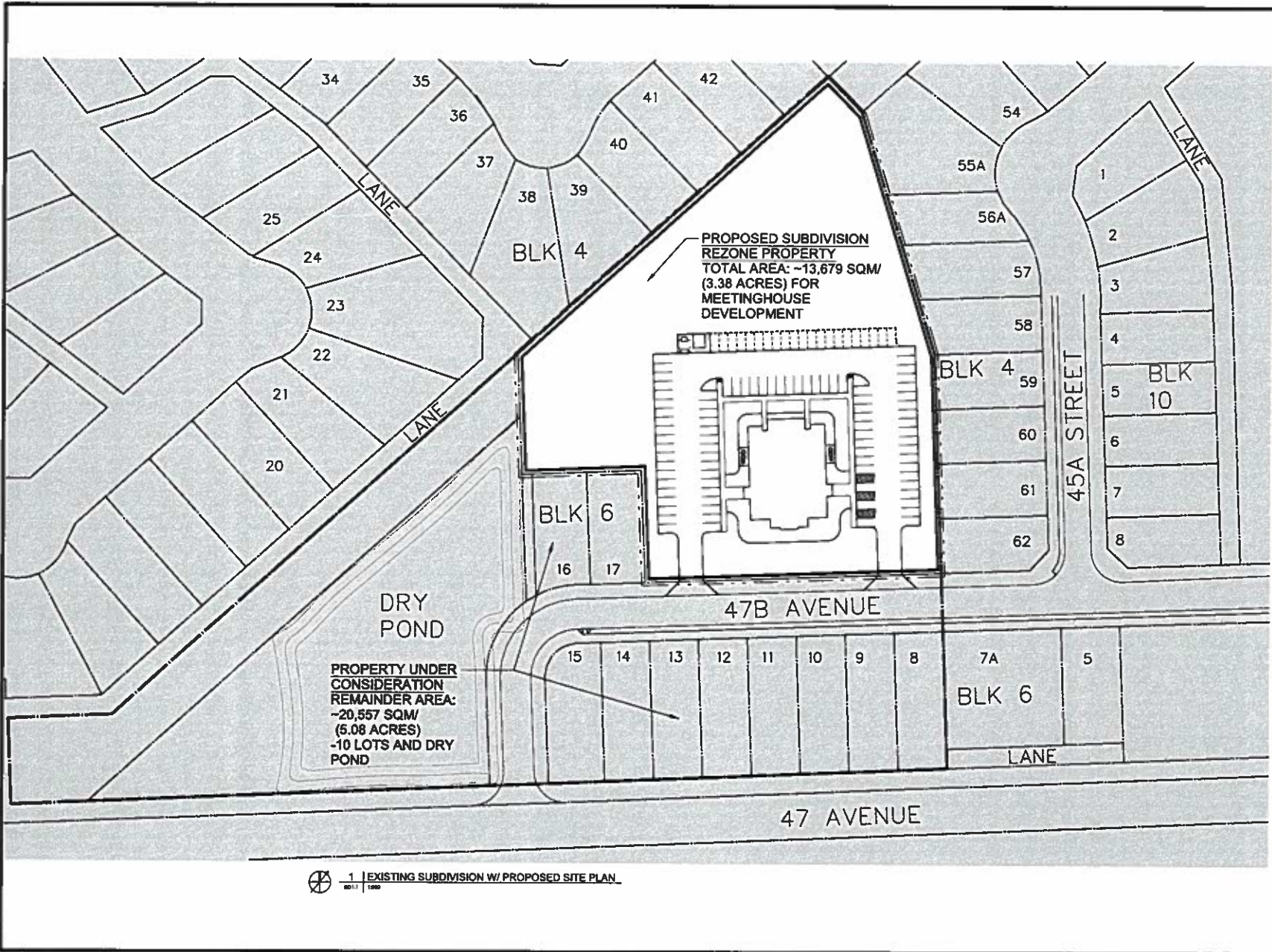
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- C1-R
- C2
- C3
- DE

Proposed Development 3







1 | EXISTING SUBDIVISION W/ PROPOSED SITE PLAN

**FACTION**  
 ARCHITECTURE

1818 108 AVENUE SW,  
 CALGARY, AB  
 T2C 0K3  
 403-429-1943

APPROVED AND NOT TO BE RECALLED. Details of alterations to this drawing shall be recorded with the City of Calgary.

DATE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

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PROJECT NAME: \_\_\_\_\_

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

**ONWAY AB FS**  
 EDMONTON ALBERTA NORTH STAKE

PROJECT NAME: \_\_\_\_\_

**EXISTING SUBDIVISION WITH PROPOSED SITE PLAN**

PROJECT NUMBER: \_\_\_\_\_

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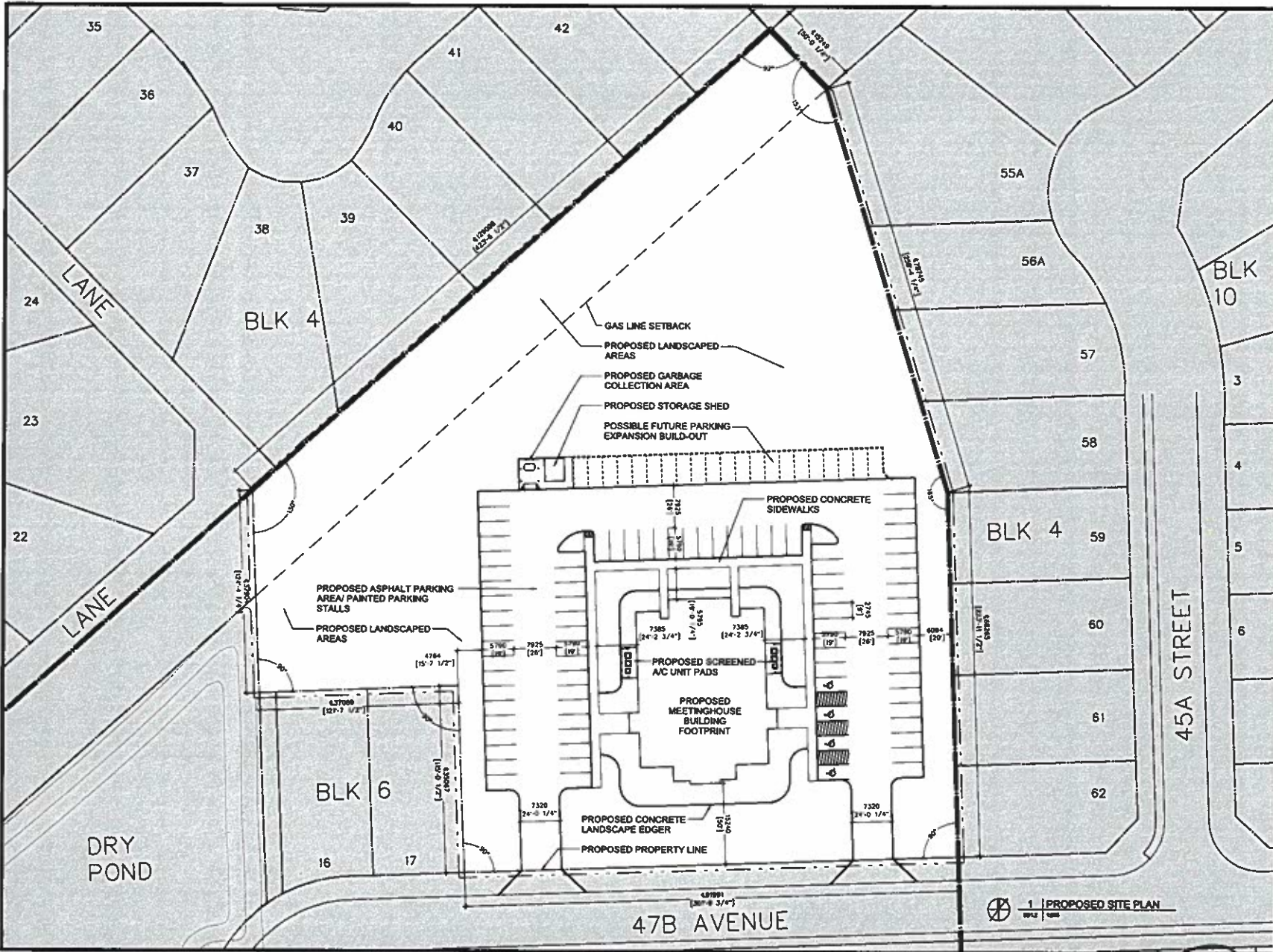
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**FACTION**  
 ALLIANCE FOR  
 1918 10th AVENUE SW,  
 CALGARY, AB  
 T5C 0K3  
 403-622-7943

DISCLAIMER: THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. It is intended for informational purposes only. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROPOSED MEETINGHOUSE INC. PLAN NO. 2019

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

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PROJECT FOR:  
**THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS**

PROJECT NAME:  
**ONWAY  
 AB FS  
 EDMONTON ALBERTA NORTH  
 STAKE**

**PROPOSED  
 SITE PLAN**

PROJECT NUMBER: 2019-010

DATE: 2019-01-01

PROJECT TYPE: 001-001

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1 | PROPOSED SITE PLAN  
 WFL | 2019

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**ONWAY PROPOSED SITE STATS:**

SITE AREA -3.38 ACRES  
 LANDSCAPING PERCENTAGE -70%  
 BUILDING AREA -765 SQM/-8235 SQFT  
 TOTAL PARKING STALLS 83  
 BARRIER-FREE PARKING STALLS 4  
 PROPOSED CONIFEROUS TREES (SPRUCE, PINE, 2M-3M HEIGHT) 4  
 PROPOSED DECIDUOUS TREES (ELM, CRABAPPLE, 50mm-75mm CALIPER)  
 PROPOSED CONIFEROUS AND DECIDUOUS SHRUBS

**FACTION**  
 ARCHITECTURE  
 1818 10th AVENUE SW,  
 CALGARY, AB  
 T3C 0K3  
 403-223-7843

Illustrations are not to scale. Certain illustrations are for informational purposes only and do not constitute a contract. The client is responsible for the accuracy of the information provided.

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 DRAWING NO: \_\_\_\_\_

NO.	DATE	DESCRIPTION

CLIENT NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_

PROJECT FOR:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
 PROJECT NAME:  
**ONWAY AB FS**  
 EDMONTON ALBERTA NORTH STAKE

**PROPOSED LANDSCAPE SITE PLAN**

PROJECT NUMBER: _____	DRAWING NO: _____
DATE: _____	SCALE: _____
PROJECT TYPE: _____	DATE: _____
DATE: _____	DATE: _____
DATE: _____	DATE: _____

1 | PROPOSED LANDSCAPE SITE PLAN

SD1.3

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**FACTION**  
ARCHITECTURE

1818 108 AVENUE SW,  
CALGARY, AB  
T3C 0T0  
403-623-7943

INDICATED ARE NOT TO BE SCALES. Double check all dimensions  
on site. Any amount dimensions in the drawings and the  
lengths for material should be the length of the  
material.

NOTES

FACTION ARCHITECTURE INC. (PROJ. NO):

DATE:

DATE:

DATE:

DATE:

DATE:

PROJECT FOR:

**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

PROJECT NAME:  
**ONOWAY  
AB FS  
EDMONTON ALBERTA NORTH  
STAKE**

PROJECT ADDRESS:

ISSUED FOR/DATE:

**PROPOSED  
SCHEMATIC  
EXTERIOR  
ELEVATIONS**

PROJECT INFORMATION:

TRACER NO.:

PROPERTY NO.:

PROJECT TYPE:

PLAT NO.:

DATE SUBMITTED:

DRAWN BY:

CHECKED BY:

SCALE:

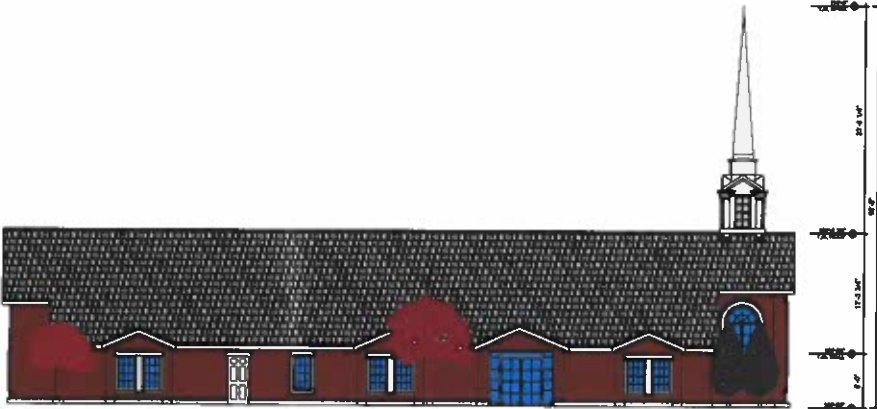
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1 | FRONT ELEVATION  
DATE: 10/20/17



2 | SIDE ELEVATION  
DATE: 10/20/17



3 | SIDE ELEVATION  
DATE: 10/20/17



4 | REAR ELEVATION  
DATE: 10/20/17

7

DATE:

FACTION ARCHITECTURE INC. 1818 10th AVENUE SW

DATE:

DATE:

OWNER NAME:

DATE:

DESCRIPTION:

OWNER NAME:

PROJECT NAME:

**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

PROJECT NAME:

**ONWAY  
AB FS  
EDMONTON ALBERTA NORTH  
STAKE**

PROJECT ADDRESS:

DATE:

ISSUE DESCRIPTION:

**PROPOSED  
SCHEMATIC  
FLOOR PLANS**

PROJECT NUMBER:

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PROPERTY NO.:

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PROJECT TYPE:

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PLAT NO.:

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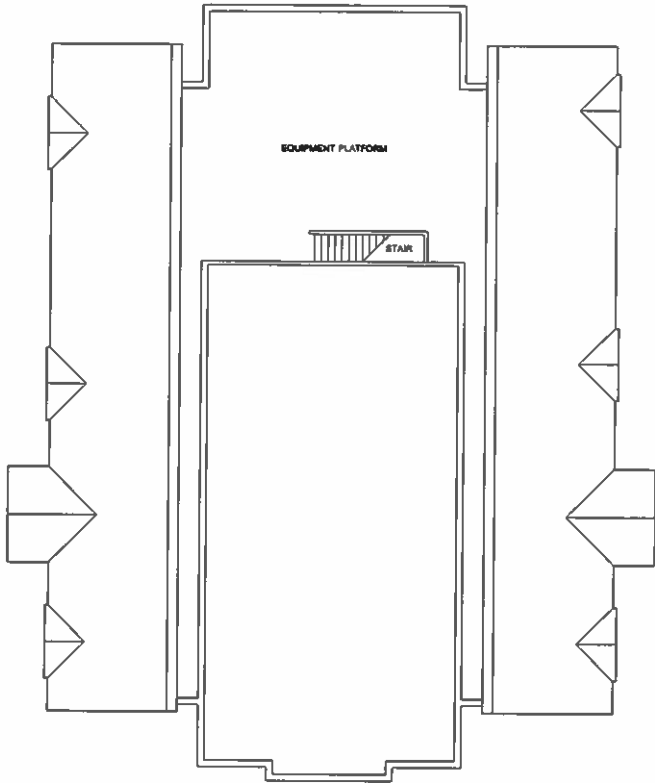
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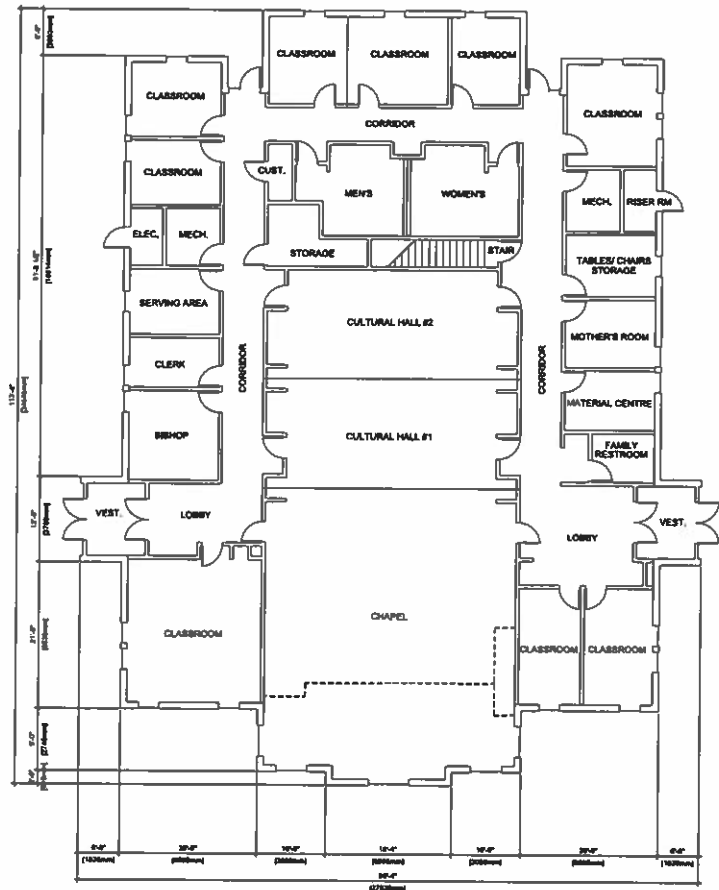
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**SD2.1**



**1 | EQUIPMENT PLATFORM PLAN**  
DATE: / /



**2 | MAIN FLOOR PLAN**  
DATE: / /

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