

**Agenda of an Open House**  
**Church of Jesus Christ of Latter-Day Saints**  
**Proposed Church and Residential Development at 4602-47 Ave**  
**Zoom Platform**  
**Saturday, May 15<sup>th</sup>, 2021 commencing at 4:00 p.m.**

**Those who have booked an appointment slot will be given the opportunity to attend in person at our Council Chambers in the Town Office or participate via Zoom**

**All other participation will be via Zoom**

**4:00 p.m. – open and introductory and background**

**p1-10 -May 4<sup>th</sup>, 2021 notice mailed to all property owners**

**-Written Feedback (as of May 14 at 1:00 p.m.):**

<b>p 11</b>	<b>-Mary Rehill email</b>
<b>p 12-13</b>	<b>-Cody Moser email</b>
<b>p14-16</b>	<b>-Robert Graham email</b>
<b>p17</b>	<b>-Joanne Matheson email</b>
<b>p 18</b>	<b>-Bruce and Kathy Schoenthaler email</b>
<b>p 19</b>	<b>-Concerned resident email</b>
<b>p 20</b>	<b>-Terry and Yvonne Slemko letter</b>
<b>p 21-22</b>	<b>-Len Kwasny email</b>
<b>p 23</b>	<b>-Jeff and Sheila Doka email</b>
<b>p 24</b>	<b>-Terry Ranta email</b>
<b>p 25</b>	<b>-Brittany Fandrlick comment</b>
<b>p 26</b>	<b>-Gerard Coquet website comment</b>
<b>p 27</b>	<b>-Shauna website comment</b>
<b>p 28</b>	<b>-Sheila Weldon website comment</b>
<b>p 29</b>	<b>-Mikayla Veenstra website comment</b>
<b>p 30</b>	<b>-Tasha Wiebe website comment</b>
<b>p 31</b>	<b>-Wade Neilson website comment</b>
<b>p 32</b>	<b>-Corinne Feth website comment</b>
<b>p 33</b>	<b>-Nikki Reay website comment</b>
<b>p 34</b>	<b>-Toni McCandless website comment</b>
<b>p 35</b>	<b>-Tara Bond website comment</b>
<b>p 36</b>	<b>-Carmen Yeoman website comment</b>
<b>p 37</b>	<b>-Norman and Vicki Van Zanten website comment</b>
<b>p 38</b>	<b>-Aimee Vlietman website comment</b>

**p 39 -Maps: Laneway map**  
**p 40 Land Use Bylaw Zoning Map**

## **Schedule**

**4:15 p.m. to 6:30 p.m. – scheduled appointments with residents**

**4:15 p.m.**

**4:30 p.m.**

**4:45 p.m.**

**5:00 p.m.**

**5:15 p.m.**

**5:30 p.m.**

**5:45 p.m.**

**6:00 p.m. Petra Vaughan (in person or zoom)**

**6:15 p.m.**

**Break – 6:30 p.m. to 7:00 p.m.**

**7:00 p.m. to 9:00 p.m. Scheduled Appointments and Open House Forum**

**7:00 p.m. – Introduction and background**

**7:15 p.m. – Gail Vaughan (prefer in person)**

**7:30 p.m. – Brian Roberts**

**7:45 p.m. – Cody Moser**

**8:00 p.m. – Corinne Feth (zoom)**

**8:15 p.m. –**

**8:30 p.m. to 9:00 p.m. – open floor discussion**



# Town of Onoway

Box 540, Onoway, AB T0E 1V0

mailed  
May 5, 2021

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.

....2



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

encs.

2

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!*

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## 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



Proposed Development 5

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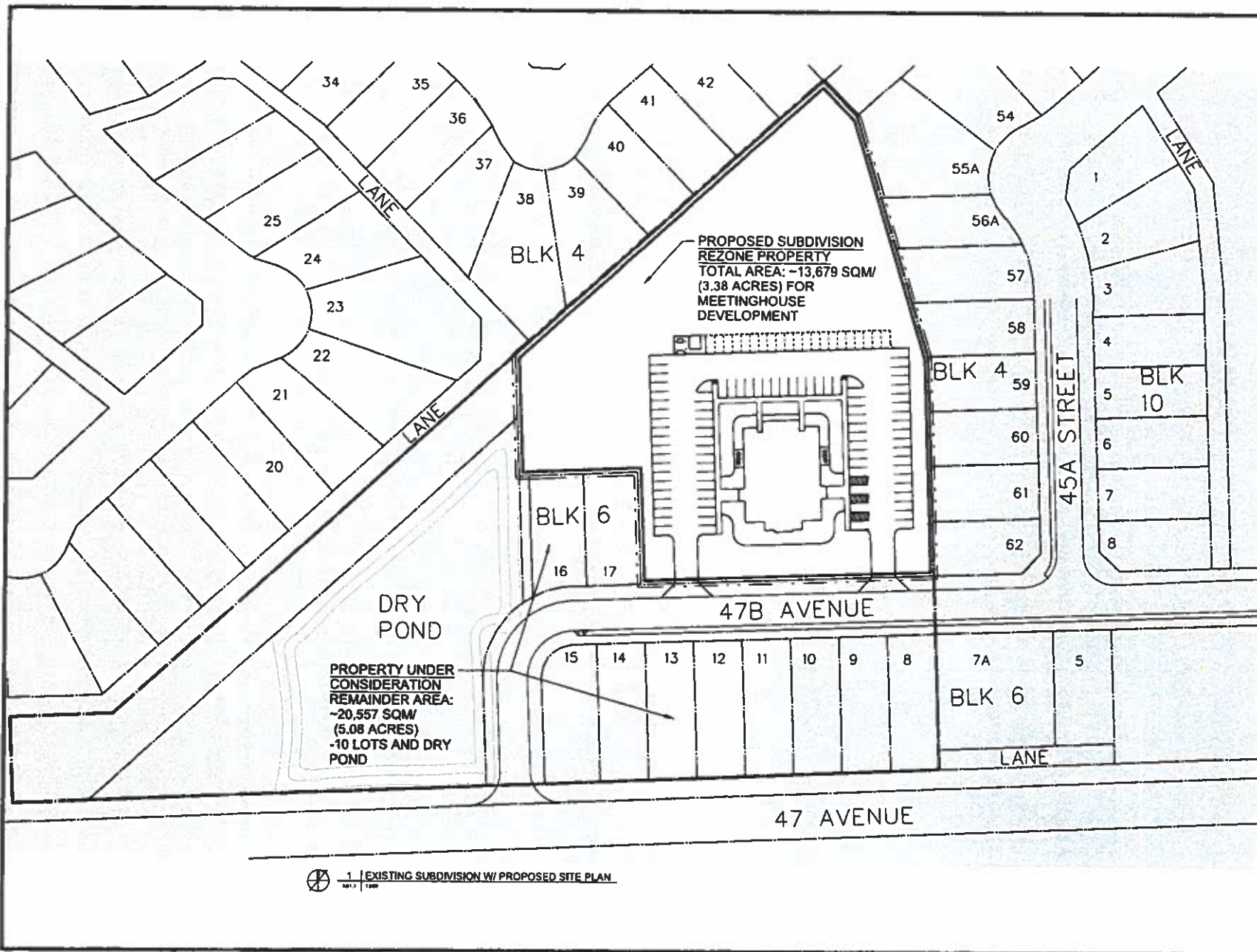
LA &

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- G1-R
- C2
- C3
- C4

R



1 | EXISTING SUBDIVISION W/ PROPOSED SITE PLAN  
 2013 | 1000

**FACTION**  
 CONSULTANTS

1818 18th AVENUE SW,  
 CALGARY, AB  
 T2C 0K3  
 403-323-7943

CONSULTANTS ARE NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION OR DATA PROVIDED HEREON UNLESS THE CONSULTANT HAS BEEN ADVISED TO THE CONTRARY BY THE CLIENT.

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

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

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

NO.	DATE	DESCRIPTION

PROJECT NO: \_\_\_\_\_

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

**ONWAY AB FS**  
 EDMONTON ALBERTA NORTH STAKE

PROJECT ADDRESS: \_\_\_\_\_

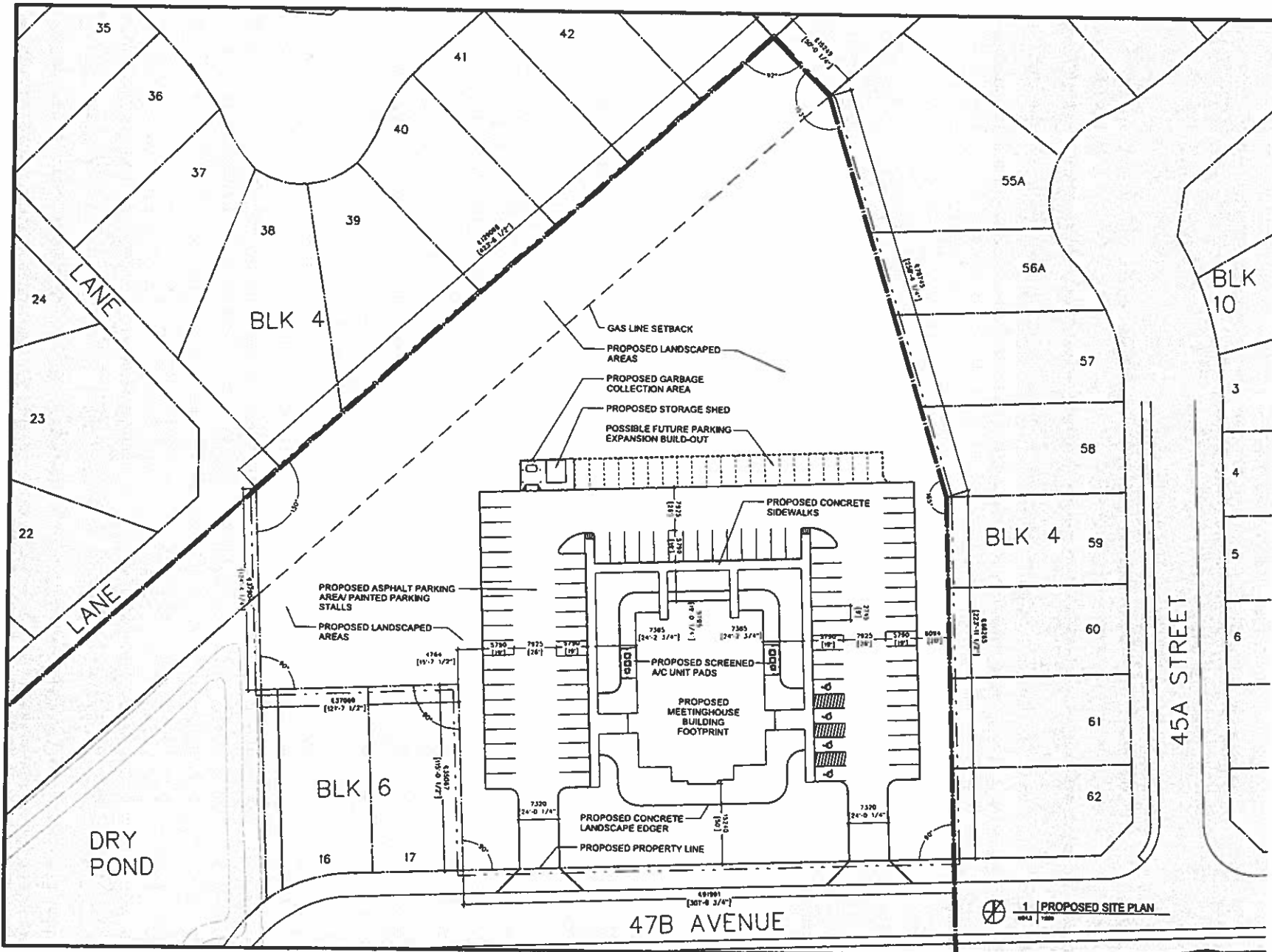
**EXISTING SUBDIVISION WITH PROPOSED SITE PLAN**

PROJECT INFORMATION	DATE
DATE DRAWN BY: _____	DATE: _____
PROJECT NO: _____	PROJECT TYPE: _____
PROJECT TITLE: _____	SCALE: _____
DATE ISSUED: _____	DATE: _____
DATE: _____	DATE: _____

**SD1.1**

6





**FACTION**  
 CONSULTING ENGINEERS

1915 10th AVENUE SW  
 CALGARY AB  
 T2C 0G2  
 403-523-7643

PROFESSIONAL SEAL AND SIGNATURE OF REGISTERED ENGINEER REQUIRED FOR THIS PLAN. THIS PLAN IS VALID ONLY IF THE REGISTERED ENGINEER'S SIGNATURE AND SEAL ARE PRESENT ON THIS PLAN.

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

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

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

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

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

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

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

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

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

**PROPOSED SITE PLAN**

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

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

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

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

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

1 | PROPOSED SITE PLAN  
 100% 1/200

SD1.2

7



**ONOWAY 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) 10
- PROPOSED CONIFEROUS AND DECIDUOUS SHRUBS 10



**FACTION**

1919 106 AVENUE SW,  
CALGARY, AB  
T2C 0K3  
403-452-7900

SHOWN ON A 1:1000 SCALE. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA PROVIDED TO THE DESIGNER.

DATE	1/11/2024
BY	FACTION
PROJECT NO.	2024-001
CLIENT	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PROJECT NAME	ONOWAY AB FS
PROJECT ADDRESS	EDMONTON ALBERTA NORTH STAKE
DESIGNED BY	FACTION
DATE	1/11/2024

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

**ONOWAY AB FS**  
EDMONTON ALBERTA NORTH STAKE

**PROPOSED LANDSCAPE SITE PLAN**

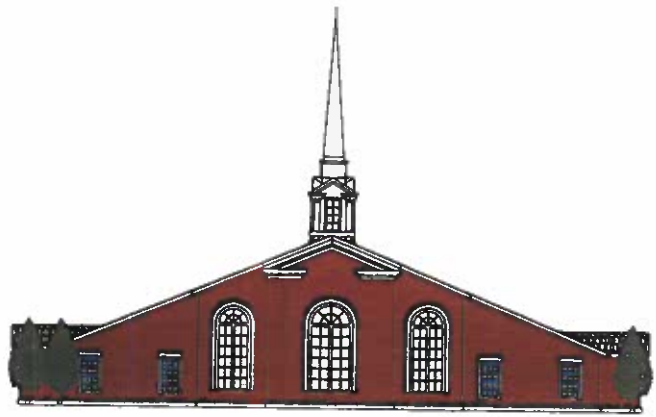
1 | PROPOSED LANDSCAPE SITE PLAN

PROJECT NO.	2024-001	DATE	1/11/2024
DESIGNED BY	FACTION	CHECKED BY	FACTION
PROJECT NAME	ONOWAY AB FS	DATE	1/11/2024
PROJECT ADDRESS	EDMONTON ALBERTA NORTH STAKE	SCALE	1:1000

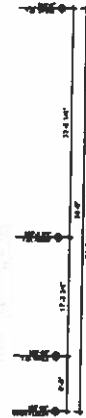
SD1.3

8

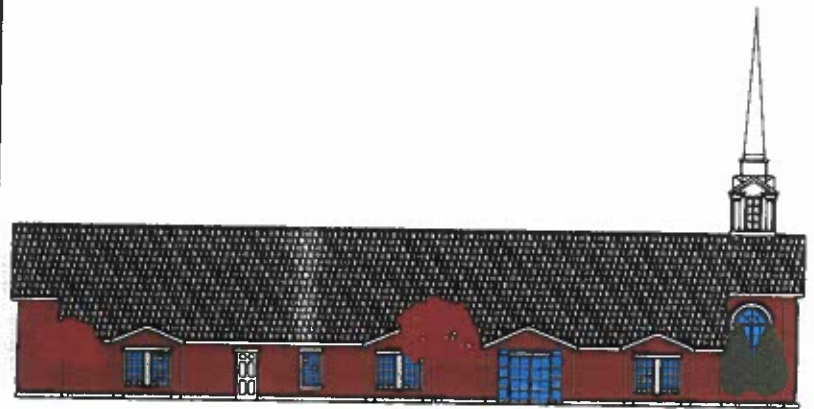
Illustrated and not to be scaled. Details of elevation as shown are subject to change without notice and are subject to the Architect's Approval and the ruling of the courts.



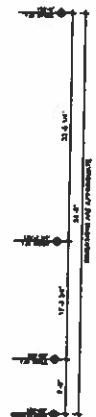
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION

PROJECT NAME  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
PROJECT NUMBER  
**ONOWAY AB FS**  
EDMONTON ALBERTA NORTH STAKE

PROPOSED SCHEMATIC EXTERIOR ELEVATIONS

PROJECT ADDRESS	DATE
PROJECT NUMBER	BY
PROJECT NAME	DATE
PROJECT NUMBER	BY
PROJECT ADDRESS	DATE
PROJECT NUMBER	BY
PROJECT NAME	DATE
PROJECT NUMBER	BY
PROJECT ADDRESS	DATE

SD3.1

9

PROVIDING THIS PLAN IS NOT A CONTRACT. CONSULT AN ARCHITECT FOR A COMPLETE CONTRACT DOCUMENT SET. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED ARCHITECT.

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

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

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

NO.	DATE	DESCRIPTION

OWNER: \_\_\_\_\_

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

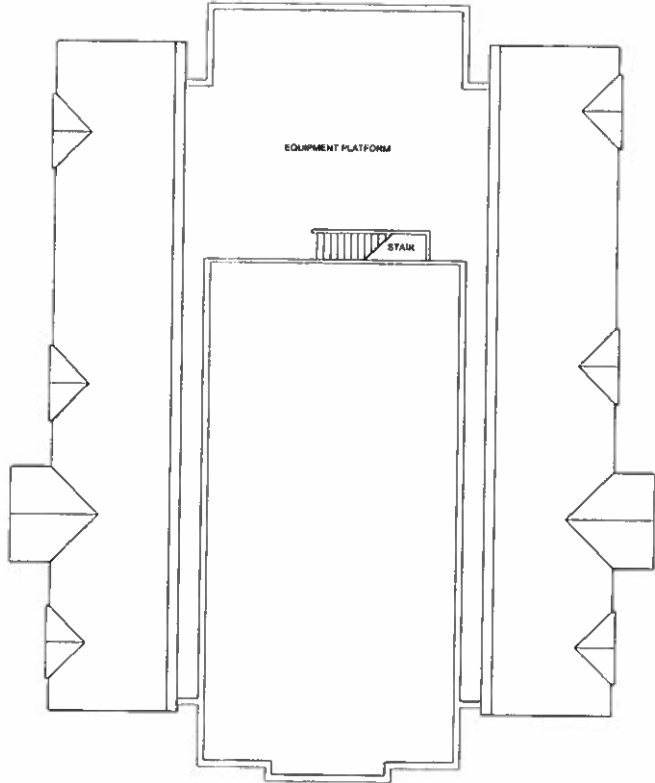
PROJECT ADDR:  
**ONOWAY  
AB FS  
EDMONTON ALBERTA NORTH  
STAKE**

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

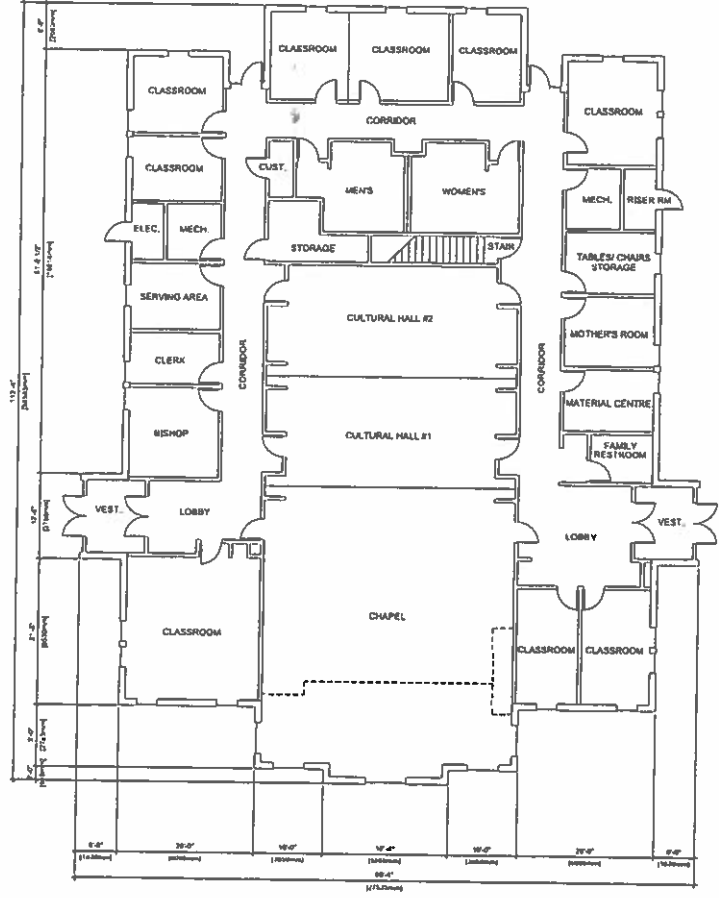
**PROPOSED  
SCHEMATIC  
FLOOR PLANS**

PROJECT ARCHITECT:	FACTION	DATE:	
PROJECT SITE NO.:		DATE:	
PROJECT SITE NAME:		DATE:	
PROJECT SITE TYPE:		DATE:	
PROJECT SCALE:	1/8" = 1'-0"	DATE:	
DATE DRAWN:	APRIL 2024	DATE:	
DATE CHECKED:		DATE:	
DATE:		DATE:	

**SD2.1**



**1 | EQUIPMENT PLATFORM PLAN**



**2 | MAIN FLOOR PLAN**

10



10

cao@onoway.ca

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**From:** penny@onoway.ca  
**Sent:** May 6, 2021 9:28 AM  
**To:** cao@onoway.ca  
**Subject:** FW: Development Proposal 4602 - 47 Ave

Penny Frizzell

penny@onoway.ca  
Municipal Clerk & Records Management  
Town of Onoway  
Box 540  
Onoway AB  
T0E 1V0  
780-967-5338

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-----Original Message-----

**From:** mary rehill <[mary.rehill@onoway.ca](mailto:mary.rehill@onoway.ca)>  
**Sent:** May 6, 2021 6:07 AM  
**To:** [info@onoway.ca](mailto:info@onoway.ca)  
**Subject:** Development Proposal 4602 - 47 Ave

The development is an excellent opportunity to expand the residential tax base for the Town of Onoway. From my perspective, cost sharing the project is definitely a benefit.

The only minor concern I have is the increased traffic flow on 48 Street. Increased enforcement of the speed limit would likely resolve this issue.

The development project sounds very exciting!

Thanks for sharing the info.

Mary Rehill



From: penny@onoway.ca  
Sent: May 7, 2021 9:11 AM  
To: cao@onoway.ca  
Subject: FW: Development Proposal 4602-47 Ave

I replied to the email

Penny Frizzell

[penny@onoway.ca](mailto:penny@onoway.ca)

Municipal Clerk & Records Management  
Town of Onoway  
Box 540  
Onoway AB  
T0E 1V0  
780-967-5338

wendy called Cody back May 11  
(we had a previous conversation  
May 7) and we talked about  
the access via the gas  
right of way to the rear  
of his property. He said  
he doesn't use that much,  
maybe once in the spring  
for clean up. But he was  
concerned his kids wouldn't  
be able to play on that  
easement. I assured him

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From: Cody Moser <ccr  
Sent: May 6, 2021 7:54 PM  
To: info@onoway.ca  
Subject: Development Proposal 4602-47 Ave

the easement would not  
change in use. the Town  
would continue to mow  
his kid could play and  
and maybe one day it  
would be part of a walking  
trail system  
we talked about park  
in SW corner area

Please schedule me an appointment for the meeting as covid protocols are in place I would imagine that only the virtual opportunity exists.

In response to the questions within the proposal document:

**Do you feel a church and additional residential lots in this area are suitable us for the lands?**

No, this land is currently zoned residential for a reason. Development of the land should only proceed with approved residential zoning only as set out in Bylaw and MDP. A change to the land zoning for all residences that back onto this land will result in a change in value to the existing residences. The potential negative impact to house values could exceed the current potential increased tax revenue per dwelling.

**Do you have any opposition to the preliminary design of development for these lands?**

Yes, it is not a suitable use for the existing zone and changes the very essence of what was proposed for the area.

**Do you feel the town as a whole would benefit from this development?**

No, how would it? This is a rate payer exemption of a large scale within the current planning limits, the lots that may come in the future do not constitute such an investment or risk on the downside to current house values. We already have a number of rate payer exemptions within the town. The town proposes to partner and pay for a large portion of these services, how does that benefit the town as a whole or the current rate payers?

**Do you feel the Town should continue with negotiations with the Church on a cost share in this development?**

Absolutely not, this should be dismissed immediately. I understand that the town would like the area development to increase potential growth and tax base, but why reach so far from the existing zoning and MDP. Consider the downside to house values.

Under the Municipal Government Act, a municipality was required to have Municipal Development Plan, which Onoway Town Council adopted in September of 2020. The plan proposed in no way reflects that plan.

*"Onoway Maintains a Family-Oriented Atmosphere While Pursuing Responsible Growth Residents value how Onoway is a small community, where knowing your neighbours, peace and quiet, minimal traffic, rural vistas and a sense of community are important factors. While most people want to see the Town's population, services and industry increase, this should not be at the expense of the family-oriented atmosphere that makes Onoway an enjoyable place to live."*

*Section 4 of MDP*

4.1.1 Future development shall conform to the vision and policies of this MDP.

4.1.6 Costs associated with required upgrades and servicing shall be the responsibility of the developer.

I have had a realtor come to our house to list and now I would be forced to disclose this potential impact to value and enjoyment. I am fully prepared to have my legal representative look at potential losses or delays and pursue legal/civil claims means to ensure the area in which we bought our house and continue to live follows the vision of the area as well as retains the value we were recently appraised and advised.

Regards

**Cody Moser**



**cao@onoway.ca**

---

**From:** cao@onoway.ca  
**Sent:** May 7, 2021 2:39 PM  
**To:** ..  
**Subject:** FW: Development Proposal of 4602-47 Ave

Bob – your email has been forwarded on to me, and thank-you for your inquiry and comments. I have responded below in red.

W

**Wendy Wildman**  
CAO  
Town of Onoway  
Box 540  
Onoway, AB. T0E 1V0  
780-967-5338 Fax: 780-967-3226  
[cao@onoway.ca](mailto:cao@onoway.ca)

**NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO:** [cao@onoway.ca](mailto:cao@onoway.ca)

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**NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO:** [cao@onoway.ca](mailto:cao@onoway.ca)

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**From:** [penny@onoway.ca](mailto:penny@onoway.ca) <[penny@onoway.ca](mailto:penny@onoway.ca)>  
**Sent:** May 7, 2021 9:32 AM  
**To:** [cao@onoway.ca](mailto:cao@onoway.ca)  
**Subject:** FW: Development Proposal of 4602-47 Ave

I replied to this email

Penny Frizzell

[penny@onoway.ca](mailto:penny@onoway.ca)  
Municipal Clerk & Records Management  
Town of Onoway  
Box 540

14

Onoway AB  
TOE 1V0  
780-967-5338

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**From**  
**Sent:** May 7, 2021 9:17 AM  
**To:** [info@onoway.ca](mailto:info@onoway.ca)  
**Subject:** Development Proposal of 4602-47 Ave

Good day,

First off I would like to state that I'm in favor of the Town's proposal for the development of the church for the Church of Jesus Christ of Latter-day Saints. I do have a couple questions that I feel should be addressed before the Open Forum.

1. What is the current cost for a home builder to connect on to the Town's services? Those costs should be removed from the payback estimated \$350k from the sales of the 10 lots. **The Town does not have a service connection fee as such, if that is what you are inquiring about. Over the years the Town has put in utilities (water/sewer) and roadways, curb and gutters, and paid for same from funds as a whole. I believe most larger communities apply frontage fees or special levies where applicable, and have service connection fees, we have not.**
2. Reference to the Grant dollars for this project, what is the dollar amount that the Town has requested for to date? My concern is that the town will not receive all or only part of the grant funding. Without full funding the cost will be downloaded to the current ratepayers to cover. **We have not applied any grant dollars to this at this time, simply because these are very preliminary conversations and at this point we do not know if it will go ahead or what the final plan will be or those potential related costs.**
3. What are the sizes of the 10 lots that they proposed to deed to the Town for the output of approx \$312k? With your estimate of \$35k per lot leads me to believe that the lots are smaller in size and less desirable to develop. **Great question and I apologize that we did not include that, as we do have a drawing that does have those numbers. Lots 8 through 15 would be 50' x 140' and Lots 16 and 17 would be 55' x 115'. There is some ability to adjust these sizes along the way if deemed appropriate. For instance, in those lots 8 through 15 we have discussed do we carry that area identified as "Lane" on the south side of lot 7A west through these lots? Would there be a future use of this land, would that encompass those large trees (would have to survey to know for sure)? Does the Town want the future control of those trees, and thereby the liability and costs when they need to come down? While it does not show on this map, that Lane does continue all the way east, so again what was the intent at the time and what could be the future use of this? The \$35,000 is just what we considered a low estimate of the value of these lots. We had a range of \$35,000 to \$45,000, and for the purpose of the estimate stuck with the low**

15

value. Unfortunately we don't have vacant lot sales to draw a comparison from, so we based it on the assessed value of vacant lots in Town.

4. The land that these 10 sites currently sit on, will they be leveled, seeded and what is the estimated annual upkeep cost to the taxpayers of Onoway until they are sold off? This in all likely will be many years before they are developed. This further reduces the Towns estimated payback, tax revenue and added burden upon the current rate payers. Again, we have not put a lot of time into considering this because of this being a preliminary conversation. The Town is on this parcel doing some mowing now so we don't believe there would be much additional time added (some of the areas we currently mow we would not need to mow should this proceed as currently proposed).

5. Does the \$314k cover the full cost of the Dry Pond and any other lands that the Church doesn't require/want of the 8.46 acres? The dry pond area would have to be developed no matter what development ends up on these lands, so these costs would lie with the landowner/developer. If this proposal proceeds, in the final transfer of lands the dry pond area and some of the utility right of way area would be transferred to the Town as municipal reserve lands to meet the municipal reserve dedication requirements of these lands.

6. What contingency does the Town have for cost overruns in this project? Again, this is just a preliminary conversation to see if the community is in favour of this development in this area.

7. The Town anticipates that the drainage issues along the ATCO gas right of way will be resolved when the land is developed. What if it is not? Will the Town ratepayers be responsible for any of those costs as well? If this development does not proceed, then it is status quo and the Town would not get involved in this drainage matter and it is what we deem a matter to be resolved between neighbours. Of course this could change if Council directed otherwise.

8. Will those residents that currently store their RV's in their backyards still be granted access? Note I reside on 44 Street and not affected in any way by the proposed development. I'm just asking so everyone can make an informed judgment re this issue. I would say this would need to be addressed by those property owners involved. The Town is not privy to any agreements currently in place (whether written or verbal) between property owners and/or gas company. We do know that the utility easement can not have permanent structures placed on it because it is a high pressure gas line, and we understand the gas company does not want any vehicles parked on it, but would access be granted for people to get into their back yards? I would suspect that if that is granted now, it would be a consideration for the future.

Look forward to your response, Respectfully,

Robert A Graham

4187

May 10, 2021



To: Town Council + Mayor

Re: Development Proposal-4602 - 47th Avenue

From: Joanne Matheson

After having received & read said proposal, I have several questions/issues with it.

1) I see no reason why the Developer should purchase the entire property. Keeping the lots completely for us the town, would in the long run cause less problems should the Developer decide not to give them over but keep them for their own future use.

2) I think the Town would benefit, however, in studying the blueprint which seems to have a lot of classrooms & not much else within it; chapel & parking lot only, as Orway is not a "Gated Community" and therefore does not require it's citizens' to landscape accordingly, which is noted in the introduction letter from the Developer.

cao@onoway.ca

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**From:** penny@onoway.ca  
**Sent:** May 11, 2021 9:04 AM  
**To:** 'Wendy Wildman'  
**Subject:** FW: Proposed Church

I replied to this email

Penny Frizzell

penny@onoway.ca  
Municipal Clerk & Records Management  
Town of Onoway  
Box 540  
Onoway AB  
T0E 1V0  
780-967-5338

This email is intended only for the use of the party to which it is addressed and for the intended purpose. This email contains information that is privileged, confidential, and/or protected by law and is to be held in the strictest confidence. If you are not the intended recipient you are hereby notified that any dissemination, copying, or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

-----Original Message-----

**From:** Bruce Schoenthaler  
**Sent:** May 10, 2021 9:03 PM  
**To:** info@onoway.ca  
**Cc:** Bruce Schoenthaler  
**Subject:** Proposed Church

Dear Town Council,

Let it be known that we are against the proposal to develop the land on 47B avenue for a large church. Firstly, to decrease the potential tax revenue from the number of lots in previous proposals to 10 lots in this proposal is short sighted. How much land is there left for housing in Onoway? We also fear that sharing the cost of infrastructure would put an unfair burden on present rate payers; as it is we already pay very high taxes here. There are already a great number of churches in Onoway, and we believe that given their tax free status, there is a disproportionate amount of taxes already contributed by the rate payers for churches. Secondly, the amount of traffic that would use the roadway beside our property would increase as the 200 members come to worship and conduct weekday activities. It is already a busy roadway and we are not sure it would hold up under such pressure.

Bruce and Kathy Schoenthaler

18

**From:** penny@onoway.ca  
**Sent:** May 12, 2021 9:01 AM  
**To:** 'Wendy Wildman'  
**Subject:** FW: Church of Jesus Christ or Latter-day Saints in Onoway

I replied to this

Penny Frizzell

penny@onoway.ca

Municipal Clerk & Records Management  
Town of Onoway  
Box 540  
Onoway AB  
T0E 1V0  
780-967-5338

This email is intended only for the use of the party to which it is addressed and for the intended purpose. This email contains information that is privileged, confidential, and/or protected by law and is to be held in the strictest confidence. If you are not the intended recipient you are hereby notified that any dissemination, copying, or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

**From:** H J  
**Sent:** May 11, 2021 1:58 PM  
**To:** info@onoway.ca  
**Subject:** Church of Jesus Christ or Latter-day Saints in Onoway

To whom it may concern,

I am opposing the preliminary designs or the church as it seems as though we already have several in town. The church should be paying for the construction and installation of the services in my opinion. With the uncertainty of real estate at the moment, I feel the residents of Onoway would end up having to pay so much more in municipal taxes for the municipality's decision to help with the services of this church. With the chance of getting some tax dollars at some point in the future - which could be years? Is the town generally paying almost half service installation and construction costs for all residents and businesses in Onoway?

Concerned citizen

19

May 11, 2021



Town of Onoway  
Box 540  
Onoway AB T0E 1V0

Re: Development Proposal 4602 - 47 Ave.- Potential Redistricting Residential to Urban Service

After examining the proposal, we have these thoughts:

- We are totally in favor of the development – it is a win, win, win, win for everyone.
- It would tidy up and eliminate an unsightly mess.
- The ten lots the town would buy back would enhance the town's residential lot inventory.
- The lots, when built upon, would grow the taxable assessment of the community.
- The town will have an opportunity to sell the ten properties and save the conifers along 47 Ave.
- The drainage or dry pond issue at the west end of the development would potentially be rectified.

Some other observations:

- Installing services – no mention made of phone, cable, fibreoptic, Internet
- Unclear as to whether there is an exit or not – or is there just one in/out? That would be a lot of traffic funneling in and out past our house!
- No mention made of playground. My experience with Mormon churches is that there is usually a modified play area.
- Upwards of 150 – 175 worshippers on Sunday and other activities during the week would be advantageous to business in our community.
- Somewhere it was reported that Onoway had more churches per capita than any other municipality in our province – adding another church would enhance that status.

We are excited by the possibilities. We would even be in favor of having the town waive taxes for one year to entice the building on the ten properties.

Handwritten signature of Terry Slemko in black ink.

Handwritten signature of Yvonne Slemko in black ink.

Terry and Yvonne Slemko

A handwritten number "20" inside a blue circle, located in the bottom right corner of the page.

**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 13, 2021 10:06 AM  
**To:** penny@onoway.ca; cao@onoway.ca  
**Subject:** FW: Website Submission: Contact Us - onoway.ca

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**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 12, 2021 10:54 PM  
**To:** shelley@onoway.ca  
**Subject:** Website Submission: Contact Us - onoway.ca

Town of Onoway - Website Submission: Contact Us - onoway.ca

## Website Submission: Contact Us - onoway.ca

### Form Submission Info

#### Contact Us

**Name:** Len Kwasny

**Email:** [lr](#)

**Phone**

**Message:** In regards to the development of " Church of Jesus Christ of Latter-Day Saints" I strongly object to this development for several reasons.

- 1). I strongly feel that because this development does not bring any revenue to the town, the town should not be providing any sort of subsidy or cost sharing in the development.
- 2). From my past experience and knowledge as a councillor of this town it was emphasized by municipal affairs that the percentages of none taxable properties was higher than other communities of our size, and you are wanting to increase this percentage with this development.
- 3). This land was zoned for residential use with a plan to have 44 residential lots developed. Having said that if and when these lots are developed and houses built, with an conservative estimate of \$2,500 dollars of annual tax revenue per lot this would generate \$110,000 dollars per annum. Over a period of ten years this would be \$1,100,000 dollars. When looked at it from this perspective it is very clear that the proposed development is not a feasible.
- 4). By proceeding with this development this would virtually leave the town with no residential land for future development. Purchasing and developing new land would be a very costly endeavour.

So as you can see by my concerns that it would not be prudent for this council to entertain proceeding with this development.

21





**penny@onoway.ca**

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**From:** Sheila Doka <sh...>  
**Sent:** May 13, 2021 8:13 PM  
**To:** info@onoway.ca  
**Subject:** Development Proposal 4602-47 Ave

To Whom it May concern,

In regards to the proposal of joint development between the Town of Onoway and the Church of Jesus Christ of Latter Day Saints, we do Not agree with this.

If the church wants to purchase and develop that land on their own we have no issues with that, but for the Town to invest in it we disagree. The Town of Onoway should not be borrowing or using any grants, loans, or monies to share the cost of putting services in, in exchange for lots. We have enough Town owned lots and this likely will end up falling on the tax payers. We need to look after what we have before spending any more money.

Thank you,  
Jeff and Sheila Doka

Sent from my iPad



cao@onoway.ca

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**From:** no-reply@webguidecms.ca  
**Sent:** May 14, 2021 10:25 AM  
**To:** shelly@onoway.ca; cao@onoway.ca  
**Subject:** Website Submission: Contact Us - onoway.ca

Town of Onoway - Website Submission: Contact Us - onoway.ca

## Website Submission: Contact Us - onoway.ca

### Form Submission Info

#### Contact Us

**Name:** Terry Ranta

**Email:**

**Phone:** 7

**Message:** Re; the development of the new church ,,i would be ok with this only if the town its self has no \$\$ involvement ,,very dollar is the soul responsibility of the property owners,,,plus they must pay yearly property taxes,,as i heard most churches are exempt from taxes ? i for one isn't in the position to be paying extra for something that has no use to me ,,and i can't see how this would benefit the town /// Thks

Town of Onoway

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**From:** Brittany Fandrick <  
**Sent:** May 14, 2021 9:48 AM  
**To:** info@onoway.ca; cao@onoway.ca  
**Subject:** Development proposal

Good morning,

I would like to join the discussion tomorrow regarding the church and residential lots proposal.

I am against the proposal for two reasons. The first being the financial cost to the town of Onoway. \$312 000.00 could go a long way to developing other services and infrastructure that would benefit all members of the community, not just those restricted to a certain faith. If on average each residential lot pays \$1900 in taxes, that is approximately the amount of taxes generated by 164 homes. In my opinion it would take years to recoup the costs of investing in this church. This does not take into consideration the fact that the church would be tax exempt. Meaning that on top of the upfront investment into the development from the town, the town will continue to lose money from the loss of potential taxes as well as the cost of providing services to the church.

As a resident of Yeoman drive whose property backs onto the proposed development site I am against the development as it would mean increased traffic into the area. One of the reasons we love living in Onoway is that it is quiet and private. Adding a church behind my house would take away from this peaceful privacy we enjoy and invite large crowds of people at otherwise quiet relaxing times. My preference would be for that if another church would like to join the Onoway community that they find a different location in a less residential area that would be better accommodating to increased traffic and space for parking. I would like to see this particular area developed into a residential area with green space to attract individuals to the community rather than a church and a few residential lots.

Thank you  
Brittany Fandrick

Sent from my iPhone

25

**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:36 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

From: no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
Sent: May 13, 2021 10:44 PM  
To: shelley@onoway.ca  
Subject: A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"Hello,

I'm in no way, shape or form against any church being built in or around our Community. I believe Religious outlets are very important. I feel very strongly against the proposed zoning and development plan for the Mormon church. They should build by Timbrmart. I don't want the traffic of a 200 person church in my neighborhood. There are way to many children whom play in those neighborhoods. This is a safety issue. Also what is this going to do to our existing property values? I know very few people who want to buy a house around a church of that size drawing in that much traffic. Also, there is the door knocking. I'm not interested in people going door to door in our neighborhood constantly trying to convert us. That's a no fly zone for everyone in my neighborhood. My neighbors and I all feel the same. Also, we need to find a better use of our tax money. Throwing down 300 + thousand dollars into a church for utilities to be run and only recoup ten taxable lots? Who wins that deal? Not hard to figure that one out. Zone it and develop the lots for residential capture the taxable income and zone the land across from timbermart to the church. Utilities are already close by there too. Two birds with one stone. You build your revenue portfolio tenfold as opposed to the other way with the church consuming that land.

Let's build onoway into a thriving community not hinder its current residents and the current proposed growth of our town. Please rethink this and do not go forward with this current plan. Let's plan for a community back there with a public use property such as a pool or a park for kids to enjoy. Boy growing up around here would be so boring for a kid. There's nothing to do here for kids or families. Also draw in more business and industrial. There's Zero jobs here. My wife has looked for employment here since we moved here to no avail. Thank goodness we operate a business here that is saving our bacon. Me as a local business owner I would love the town of onoway have my back like it has the Mormon churches "

Posted by: Gerard Coquet

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:34 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 9:22 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"I am not in support of this development. I believe Onoway has enough churches and tax exempt buildings and our taxes are very high for the little services we receive here. I believe there are many other development opportunities that could be used for this property that would bring more value to the town as a whole and not benefit just one fundamentalist group with shared costs to the town that will be passed on to taxpayers. "

Posted by: Shauna

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

27

**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:36 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 14, 2021 2:05 AM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"We do not need another church in the town of onoway. We need more houses or businesses. Taxes are already too high to have yet another freeloader."

Posted by: Sheila Weldon

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:34 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 9:07 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"This area would be better served in a way to build our community closer, by adding a splash park or another play ground. There is no need for another church to be going up in Onoway at this time. "

Posted by: Mikayla Veenstra

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:33 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 8:32 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"I am not interested in having the church built due to a few different reasons. The first being the huge cost the town plans on paying towards the utilities. We need the whole area to be residential lots so the town can benefit from taxes paid. In addition, it would add unwanted traffic to the area. "

Posted by: Tasha Wiebe

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:33 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 8:11 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"The area is zoned for houses. I see zero benefit for the town as there's nothing but more expense. As it is we are all contributing 25% of our taxes to the exempt tax rolls and I do not think one more exempt tax roll is what this town needs. I believe we need more residents in this town and not one big ugly church that will not contribute anything to the community. The area is better left empty than a development that does not benefit the community. I don't know why our CEO seems hell-bent on destroying the community fabric of this town. First she wants to close our community hall and and now she wants to put up a big ugly church. I'm starting to wonder if she is not the right the right fit for this town and maybe needs to go."

Posted by: Wade Neilson

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:28 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 7:57 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"I don't agree with another church in Onoway, how many do we have here? Did anyone do any type of research? And I don't want our taxes to keep going up.

I also don't agree with the town paying over \$300,000.00. For 10 lots that might sell for \$35,000.00. How many lots to they get, and why would be share the powers.....who is getting screwed here?

If the town is going to be making big investments, I would like to see the money spent on a bigger grocery store or something that benefits all of Onoway and not some church cult.

Can you tell me what happen to the sidewalks that were supposed to be put in 2 or 3 years ago?

Thanks,  
Toni

"

Posted by: Toni McCandless

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:27 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 7:33 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"This area should not be for the church, it should be residential for growing our town. There are plenty of churches in the area and future development gives people back some jobs! "

Posted by: Tara Bond

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:28 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 7:44 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"Do not go ahead with the church proposal.

"

Posted by: Carmen yeoman

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:34 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 9:57 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"We don't agree that Onoway needs another church. We do not need another structure not contributing to Onoway's tax base. "

Posted by: Norman and Vicki Van Zanten

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

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**penny@onoway.ca**

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**From:** Shelley Vaughan <shelley@onoway.ca>  
**Sent:** May 14, 2021 9:34 AM  
**To:** penny@onoway.ca  
**Subject:** FW: A comment on your website needs moderation

-----Original Message-----

**From:** no-reply@webguidecms.ca <no-reply@webguidecms.ca>  
**Sent:** May 13, 2021 9:22 PM  
**To:** shelley@onoway.ca  
**Subject:** A comment on your website needs moderation

A comment has been posted on your blog titled "News" and needs moderation.

"I'm super excited and thankful for this proposal. I support it 100%."  
"

Posted by: Aimee Vlietman

Moderate it at [https://www.onoway.ca/webguide/blogs/post\\_details/1481/81172](https://www.onoway.ca/webguide/blogs/post_details/1481/81172)

cao@onoway.ca

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**From:** Rosshaven CAO <CAO@rosshaven.ca>  
**Sent:** May 7, 2021 2:18 PM  
**To:** Wendy Wildman



Tony Sonnleitner, CAO, Summer Village of Ross Haven

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