

**AGENDA FOR THE REGULAR MEETING OF
THE COUNCIL OF THE TOWN OF ONOWAY
HELD ON THURSDAY, MAY 20, 2021 IN THE COUNCIL CHAMBERS OF THE
ONOWAY CIVIC CENTRE AT 9:30 A.M.**

ADDITIONS TO REGULAR AGENDA

4. APPOINTMENTS / PUBLIC HEARINGS

- Pg 239
- b) An Agenda for the Public Hearing on Bylaw 787-21 being held within the Council meeting is attached. Please note: no written submissions have been received either for or against Bylaw 787-21.

7. ACTION ITEMS

- Pg 240-246.
- f) Church of Jesus Christ of Latter-Day Saints Proposal for a Church and residential development – please find attached additional feedback received by the Town after the public meeting that was held on Saturday, May 15, 2021.

- Pg 247-248
- g) CN Virtual Town Hall Invitation – Monday May 31, 2021 – please refer to the attached invitation from CN to a Town Hall being held from 12:00 pm to 1:00 pm eastern (10:00 to 11:00 a.m. AB time) which is an opportunity to ask questions and learn how CN is an essential Partner in the community. *(for approval of attendance or to accept for information)*

h)

i)

j)

**TOWN OF ONOWAY
PUBLIC HEARING
HEARING WITH RESPECT TO BYLAW NO. 787-21**

A G E N D A

DATE: Thursday, May 20, 2021
TIME: 11:00 am
PLACE: Town of Onoway Council Chambers, 4812 – 51 Street, Onoway, AB

1. Call to Order and Opening Remarks
2. Adoption of Agenda
3. Introductions
4. Public Hearing

Hearing with respect to the adoption of Bylaw No. 787-21 where the purpose of this Bylaw is to redistrict lands legally known as N.E. ¼ SEC.35-TWP.54-RGE.2-W5M (being CERTIFICATE OF TITLE 892 208 663) from Industrial District (M) to Urban Reserve District (UR).

5. Development Officer's Report
6. Review and discussion of written submissions, for and against the proposed Bylaw, received by the Municipality prior to 12:00 pm. (noon) on May 17, 2021.
7. Oral presentations in favour of the proposed Bylaw No. 787-21.
8. Oral Presentations opposed to the proposed Bylaw No. 787-21.
5. Adjourn the Public Hearing

From: Lynn Beer <lynn.beer@onoway.ca>
Sent: May 14, 2021 9:05 PM
To: info@onoway.ca
Subject: New church

To whom it may concern.. I have lived in Onoway for a long time ... I have bought and paid for my home, I have paid my taxes , more than they were supposed to be... , i do nit have town water ,sewer or gas services.. I do not gave a sidewalk , i do not have a curb... I finally got a street light after I conplaibed .. what I. Saying is ... if the church wants to build in Onoway .. pay your way .. dont expect the town people to pay anything. This town is suffering enough .. dont allow this to happen and then raise our taxes ... that will finish killing this town ... COVID has already took so much..

Thank you for reading this ... my vote is NO .. Lynn Beer
Oniway ...

[Sent from Yahoo Mail on Android](#)

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From: Petra Vaughan
Sent: May 17, 2021 6:
To: info@onoway.ca
Subject: Development Proposal 4602-47 Ave

Dear Council and Administration Church of Jesus Christ of Latter - Day Saints

Thank you for the opportunity to ask questions and provide my input on the above noted development. This is my response to your questions:

1. Do I feel a Church and additional residential lots in this area a suitable use for the lands?

- I do.

2. Do I have any opposition to the preliminary design of development of these lands?

- I would like to know that the back side of the lands facing our backyards will be landscaped and treed. I would also like to know there will not be a constant hum of noise from generators, air conditioners etc.

The development as pictured looks beautiful and tranquil.

3. Do I feel the town as a whole would benefit from this development?

- I believe the church and it's members will be a positive addition to the community and provide valuable services to its members and provide assistance and support to people in need.

4. Do I feel the Town should continue with negotiations with the Church on a cost share for this development?

- After the open Forum I understood the biggest obstacle to this proposal to be the lack of tax revenue and the cost of this development that is suggested to be shared by the town/taxpayers. I would therefore like to see the Town continue with the negotiations so that they can eliminate the tax burden on the taxpayers.

Thank you,
Petra Vaughan

debbie@onoway.ca

From: cao@onoway.ca
Sent: May 18, 2021 8:34 AM
To: 'Judy Tracy'; 'Lynne Tonita'; psthilaire@onoway.ca; 'Lisa Johnson'; 'Jeffery Mickle'; 'Jason Madge'; debbie@onoway.ca; 'Garth Hatch'; 'Jim Kyle'; 'Neil Holmes - Faction Projects Inc.'
Subject: FW: Building Proposal - Zoom meeting

Council/LDS - FYI

Deb - pls put on additions agenda

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

NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO: cao@onoway.ca

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

From: Hazel Bourke
Sent: May 17, 2021 5:02 PM
To: Wendy Wildman <cao@onoway.ca>
Subject: Building Proposal - Zoom meeting

Good day Wendy

Thank you for the link to the Zoom meeting on Saturday evening regarding the information meeting on a new development.

I was very disappointed with our community regarding the "not in my back door mentality".

This land has not been developed as proposed and this development would be a improvement to the whole town. Business would benefit from having over a hundred new people visit our community each week, whether they buy gas, stop at local store, see a new store they want to come back and visit or get a bite to eat and perhaps even want to live in this community.

We personally have been dealing with the individuals from this church at the Heritage Centre as renters. They have been nothing but respectful and open to suggestions we made regarding facility rules and guidelines. I live one block from the Heritage Centre and the flow of traffic on a Sunday morning is minimal. We have not had one complaint from residents in the area. The Church of Later Day Saints has also offered to help us with volunteers at the Fall Harvest Festival, as that is what their church does to becomes part of the community.

Churches in our community presently operate the Food Bank, run the Thrift Shop and provide hot lunches to those in need at the elementary school.

My understanding is that there would be an entrance to 47 avenue which would make a great entrance to that area and relieve traffic in the residential area. I realize it is a large outlay to put the services in, however it would have been good information to know what the ten serviced lots would sell for?

I do hope that they continue with looking at developing in our community, but after the comments the other night, I am not sure why they would want to.

Hazel Bourke

Sent from my iPad

debbie@onoway.ca

From: cao@onoway.ca
Sent: May 18, 2021 10:35 AM
To: 'Judy Tracy'; 'Lynne Tonita'; psthilaire@onoway.ca; 'Lisa Johnson'; 'Jeffery Mickle'; 'Garth Hatch'; 'Jim Kyle'; 'Neil Holmes - Faction Projects Inc.'; 'Jason Madge'; 'Debbie Giroux'
Subject: FW: New church for Onoway

Deb - for Thursday.

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

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-----Original Message
From: tammy dufty
Sent: May 18, 2021 10:28 AM
To: cao@onoway.ca
Subject: New church for Onoway

Hello - just wanted to add my opinion to the question of the church development. I am FOR developing this area - I feel that the church could bring additional people into the area and potential further growth for our town.

Thank you
Tammv Dufty

244

debbie@onoway.ca

From: cao@onoway.ca
Sent: May 18, 2021 11:06 AM
To: 'Jason Madge'; 'Debbie Giroux'
Subject: FW: LDS Church Development - Shaye Murray

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

NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO: cao@onoway.ca

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

From: Judy Tracy <jtracy@onoway.ca>
Sent: May 18, 2021 10:47 AM
To: Shaye Murray
Cc: cao@onoway.ca; ltonita@onoway.ca; ljohnson@onoway.ca; jmickle@onoway.ca; psthilaire@onoway.ca
Subject: Re: LDS Church Development - Shaye Murray

Good morning Shaye,
I would like to thank you for your email and comments regarding the potential development of the church and residential area discussed at the May 15 open house.

I would like to apologize for suggesting we meet in closed session to discuss your concerns with the LDS church. To be honest, you caught me off guard. It was not my intent to dismiss your concerns.
Your comments, along with input and feedback from others will be considered regarding the potential project.

The Town of Onoway believes in inclusivity, which includes support for initiatives such as Pride Month. We also respect freedom of religion.

As this potential project is in the early stages of investigation, we look forward to hearing from residents and stakeholders if matters progress.

Again thank you for taking the time to engage with council.

Regards,
Mayor J Tracy

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>>

>> -----Original Message-----

>> From: Audrey Craddock

>> Sent: May 18, 2021 1:07

>> To: info@onoway.ca

>> Subject: Development Proposal 4602-47 Ave

>>

>>

>> We are opposed to the proposed use of this residential land for the

>> building of a church. We believe that this land would be better

>> retained solely for residential use.

>> Ron and Audrey Craddock

>> Sent from my iPad

>>

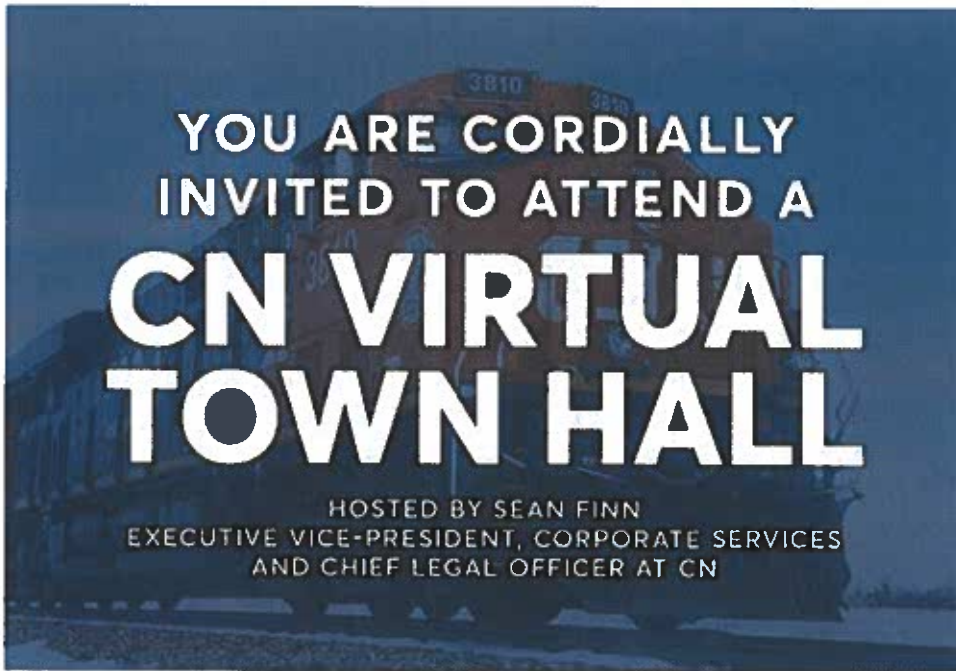
>>

>

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246

From: Sean Finn <sean.finn@cn.ca>
Sent: May 17, 2021 7:03 AM
To: Judith Tracy <info@onoway.ca>
Subject: FCM - CN Town Hall Invitation



Thankful to be your neighbour

An opportunity to ask questions and learn more about how CN is an essential partner in your community

Monday, May 31, 2021
12 p.m. – 1 p.m. ET

[CLICK HERE TO REGISTER BY MAY 21](#) ▶

Note: Limited number of spaces. This invitation is for two (2) people on a first come, first served basis. You will receive a confirmation email with Zoom details prior to the event.





Sean Finn

VP exécutif, Services corporatifs et chef de la direction des Affaires juridiques
Executive VP Corporate Services and Chief Legal Officer
T: **514-399-8100**