



Town of Onoway

Box 540, Onoway, AB T0E 1V0

September 13th, 2021

To All Property Owners within the Town of Onoway

RE: REDISTRICTING APPLICATION – BYLAW 790-21 - for a portion of lands legally known as Plan 4114 TR, Block A (the “Lands”) from Residential Single Family Narrow Lot District (RIN) to Urban Services District (US)

Please find enclosed a Notice of Public Hearing for Bylaw 790-21, a bylaw which proposing the Redistricting of Lands from Residential Single Family Narrow Lot District (R1N) to Urban Services District (US), where Council granted first reading on Tuesday, September 7th, 2021. Following first reading, Council set a public hearing for Tuesday, October 5th, 2021 at 7:00 p.m. at the Onoway Heritage Centre located at 4708 Lac Ste. Anne Trail North, Town of Onoway.

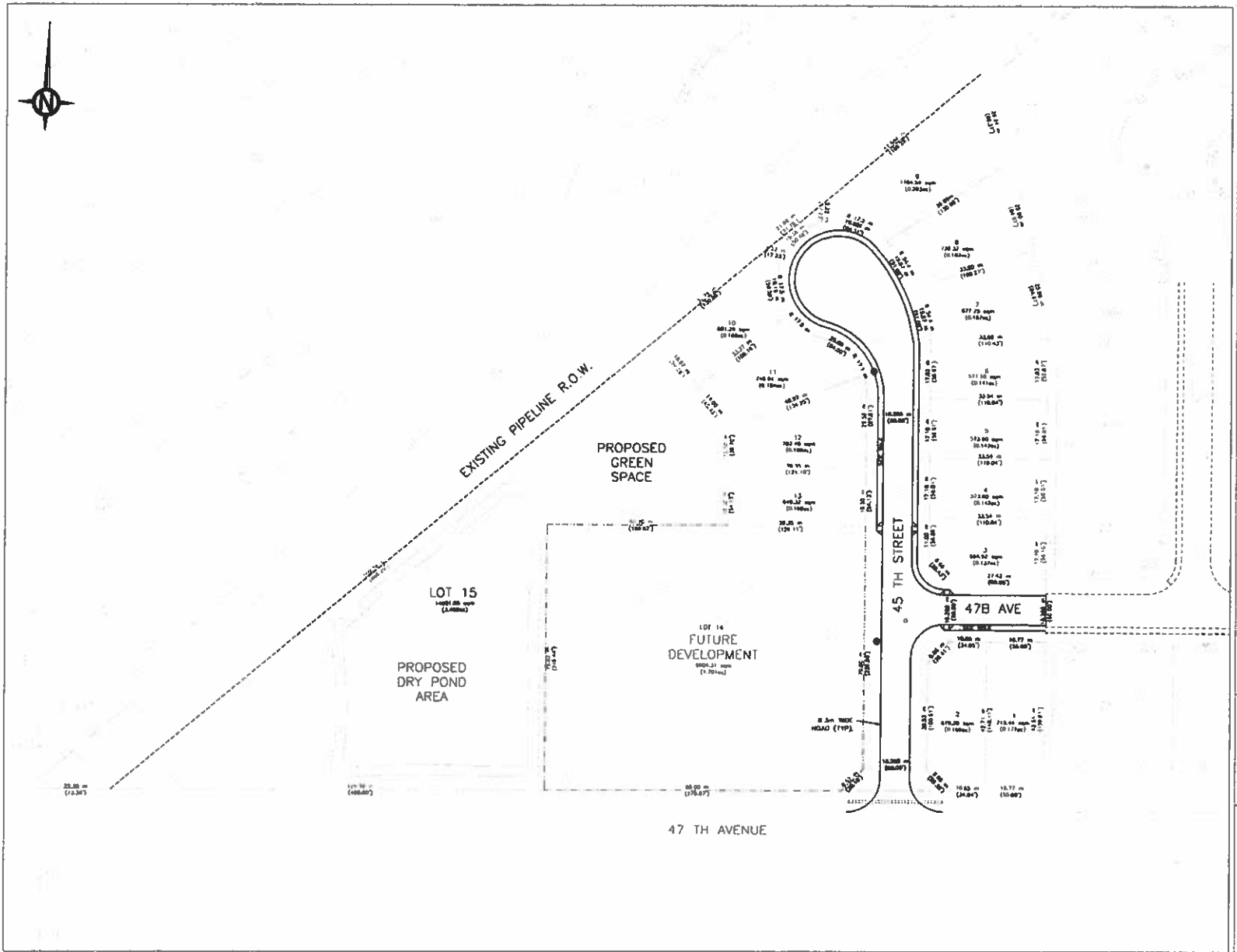
Further to the May 15, 2021 Open House on a similar proposal, we can advise that the redistricting application by the Church of Jesus Christ of Latter-Day Saints (LDS) is the first stage of the process which would see the entire 3.42 HA (8.46 acre) lot divided into 15 parcels as shown on Drawing “A”. LDS would utilize Lot 14 for the purposes of a Place of Worship, including parking lot, where Drawing “B” gives a depiction of the proposed building. A private developer has come forward to develop Lots 1 through 13 as residential parcels with single detached dwellings. The remaining Lot 15, which contains the stormwater management pond and the ATCO Gas utility right of way, would be dedicated to the Town of Onoway. The LDS representatives have found a developer who is interested in partnering with them to develop these lands as a joint venture. The Town will not be involved as a developer nor bear any of the associated costs for this development. All development costs (road, sidewalk, water, sewer, storm water, gas, electrical) would be borne 100% by the LDS and the developer, and respective development agreements would be entered into.

Please review the attached notice in its entirety, and I encourage you to take the opportunity to participate in this public hearing process and ensure your voice is heard, whether for or against this proposal.

Yours truly,

Wendy Wildman
Chief Administrative Officer
Town of Onoway

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



NOTES

E-1stst A

LEGEND

- TO HIGHWAY TOWN PROPERTY, R1H ZONING
- R1H ZONING
- US ZONING

ENGINEER'S STAMP

PERMIT STAMP

| NO. | DATE | DESCRIPTION | BY |
|-----|-----------|------------------------|----|
| 1 | 13-AUG-21 | ISSUED FOR APPLICATION | YS |
| 2 | 13-AUG-21 | ISSUED FOR REVIEW | YS |

ONOWAY, ALBERTA

PROPOSED DEVELOPMENT
TENTATIVE SUBDIVISION PLAN
BLOCK A, PLAN 4114TR

SCALE:
1:500

CLEAR: FACTION ARCHITECTURE INC



9703-199 St
EDMONTON, AB
T5T-6E8
www.bolson.ca
PH: 780-460-9274
FAX: 780-415-0070

| JOB NUMBER | DATE NUMBER | REV |
|------------|--------------|-----|
| 21-D-013 | 00-210013-02 | B |

FACTION

1918 106 AVENUE SW
CALGARY, AB
T2C 0G3
403-242-1843

Information and user to be used by the client or their representative for the project and to be kept in the strictest confidence. Any other use is prohibited.

DATE:

PROJECT NO.:

DATE:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

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

PROJECT NO.:

**ONWAY
AB FS
EDMONTON ALBERTA NORTH
STAKE**

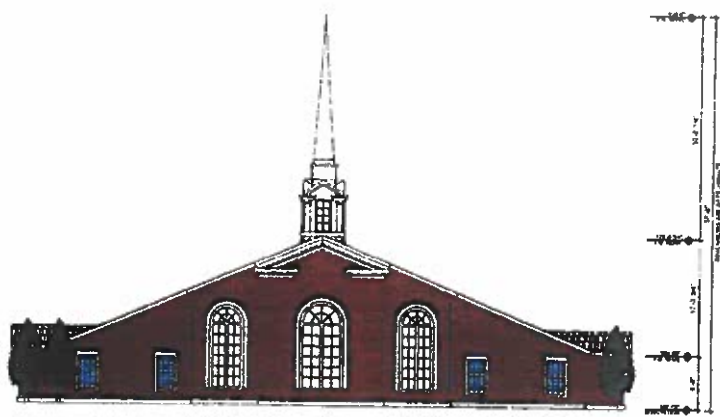
PROJECT NO.:

PROPOSED SCHEMATIC EXTERIOR ELEVATIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

SD3.1

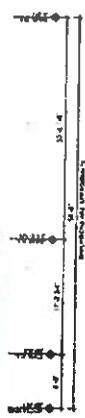
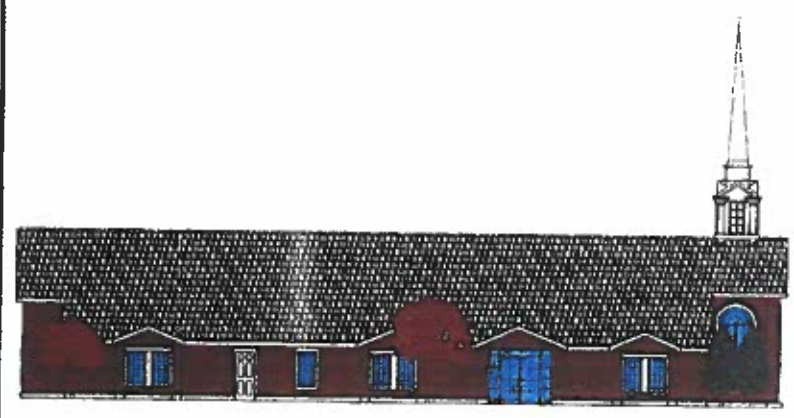
Exhibit B



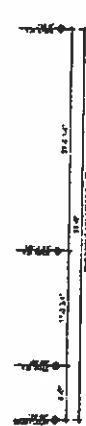
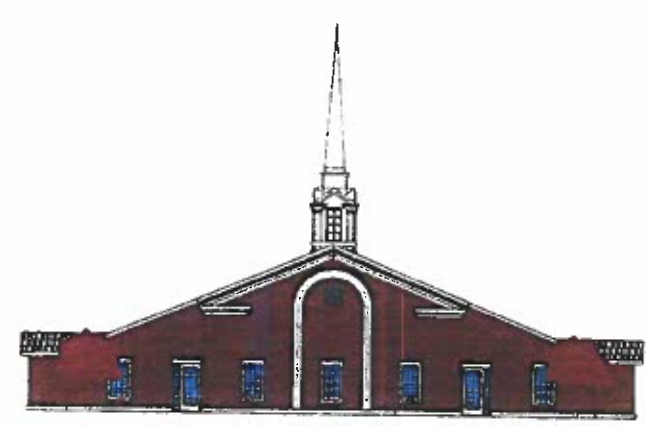
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION



TOWN OF ONOWAY

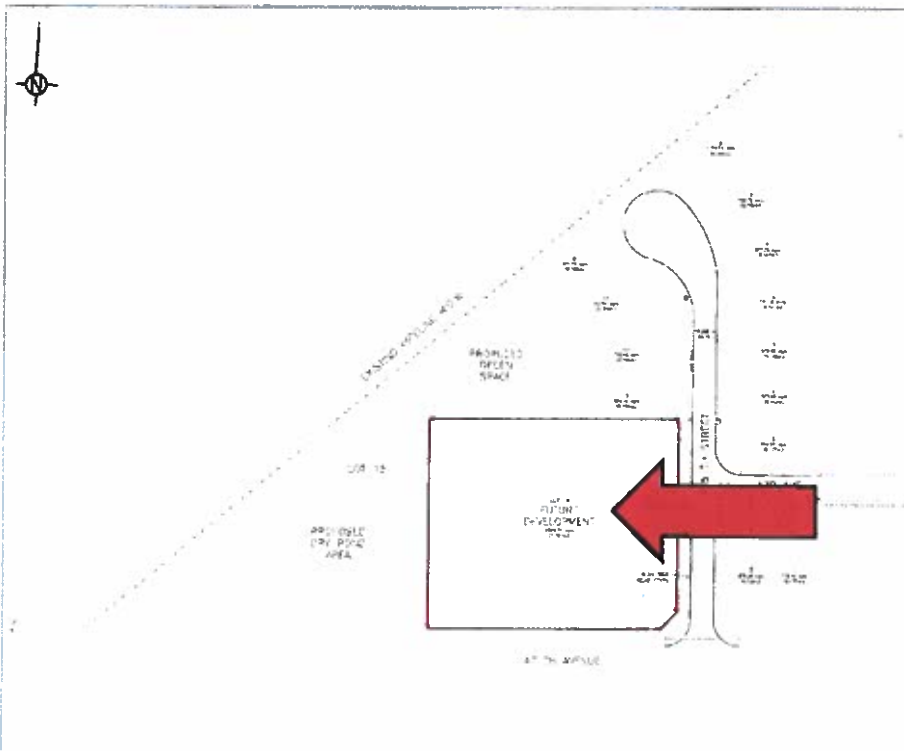
Box 540, 4812 – 51 Street, Onoway, Alberta, T0E 1V0

Phone (780) 967-5338 Fax (780) 967-3226 Email: info@onoway.com

NOTICE OF PUBLIC HEARING BYLAW NO. 790-21

Pursuant to Section 606 of the Municipal Government Act, the Council of the Town of Onoway gives notice that it has given First Reading to Bylaw No. 790-21 a bylaw to amend Land Use Bylaw No. 712-13.

The purpose of this Bylaw is to redistrict a portion of the lands legally known as Plan 4114 TR; Block A from Residential – Single Family Narrow Lot District (R1N) to Urban Services District (US) as shown on the map below.



PUBLIC HEARING

The Public Hearing for Bylaw No. 790-21 will be held on Tuesday, October 5, 2021 at 7:00 p.m. at the Onoway Heritage Centre, located at 4708 Lac Ste Anne Trail North, Onoway, Alberta.

REPRESENTATION

As a property owner, you can participate in this public hearing process and ensure your voice is heard, whether for or against the initial intent of this proposed bylaw. Anyone affected by this bylaw may make a written submission before 12:00 p.m. on Tuesday, September 28, 2021.

1. **Written submissions prior to the hearing:** If you wish to provide a written submission that will be considered at the public hearing prior to oral presentations you must submit same by 12:00 p.m. on Tuesday, September 28, 2021. Your submission should contain the following:
 - a) your name and address;
 - b) the location of your land; and
 - c) your comments



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- 2. Written and verbal submissions at the hearing:** You have the opportunity to attend the public hearing in person and make a verbal and/or written submission at the time of the hearing. There will be a presentation sign-in sheet at the meeting and those wishing to be heard will need to sign this sheet.

Written Submissions can be provided to:

TOWN OF ONOWAY

Mail: Box 540, Onoway, AB T0E 1V0

Fax: (780) 967-3226

Email: info@onoway.ca

Drop-off: 4812 – 51 Street, Onoway, AB

Questions or Further Information can be obtained from:

Tony Sonnleitner, Development Officer, at (780) 718-5479

A copy of the proposed Bylaw 790-21 is included with this notice.

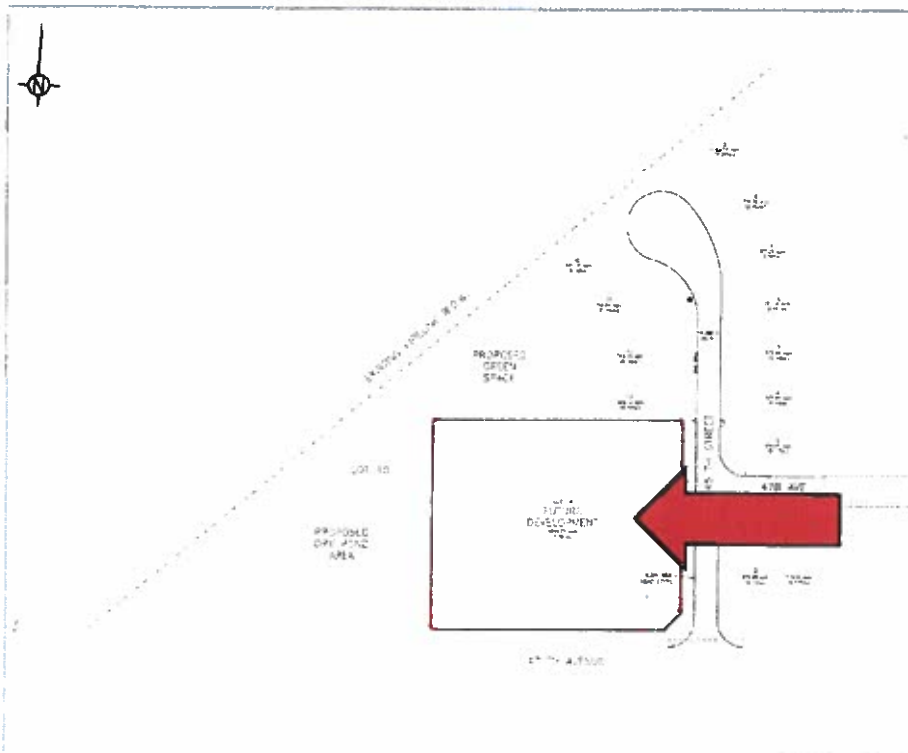
**TOWN OF ONOWAY
PROVINCE OF ALBERTA
LAND USE BYLAW AMENDMENT
BYLAW # 790-21**

WHEREAS, under the provisions of the Municipal Government Act, being Chapter M-26.1 of the Revised Statutes of Alberta 2000, a municipality may amend an adopted Land Use Bylaw.

AND WHEREAS the Council of the Town of Onoway has determined it necessary to amend the Town of Onoway Land Use Bylaw No. 712-13 as a means to promote effective and efficient land use within the municipality.

NOW THEREFORE the Council of the Town of Onoway duly assembled hereby enacts as follows:

1. That the Town of Onoway Land Use Bylaw No. 712-13 containing the Land Use District Map, be amended as follow:
 - 1.1 To redistrict a portion of lands legally known as Plan 4114 TR; Block A from Residential – Single Family Narrow Lot District (R1N) to Urban Services District (US) as shown on the map below.



2. This amending bylaw shall be consolidated into the Town of Onoway Land Use Bylaw No. 712-13.
3. That this Bylaw comes into full force and effect upon third and final reading and is duly signed.

First Reading carried this 7th day of September, A.D. 2021.



Mayor

(SEAL)



Municipal Administrator

Read a second time this _____ day of _____, A.D. 2021.

Mayor

(SEAL)

Municipal Administrator

Read a third and final time this ___ day of _____, A.D. 2021.

Signed _____, 2021

Mayor

(SEAL)

Municipal Administrator