

**AGENDA FOR THE REGULAR MEETING OF  
THE COUNCIL OF THE TOWN OF ONOWAY  
HELD ON TUESDAY, OCTOBER 5TH, 2021 IN THE ONOWAY HERITAGE CENTRE  
AND VIRTUAL VIA ZOOM AT 7:00 P.M.**

**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

- as is, or with additions or deletions

**3. ADOPTION OF MINUTES – n/a**

**4. APPOINTMENTS/PUBLIC HEARINGS**

- a) 7:00 p.m. – Agenda for Public Hearing is attached. Bylaw 790-21, which is a bylaw to amend Land Use Bylaw 712-13 to redistrict a portion of lands legally known as Plan 4114 TR, Block A (the “Lands”) from Residential Single Family Narrow Lot District (R1N) to Urban Services (US) was given first reading at the September 7<sup>th</sup>, 2021 Council meeting and a public hearing date/time was set for October 5<sup>th</sup>, 2021 at 7:00 p.m. A copy of the Notice of Public Hearing that was mailed out to all property owners on September 13<sup>th</sup>, 2021 is attached. Also attached is a copy of the ad that was placed in both the Lac Ste. Anne Bulletin and the Community Voice. 9 written submissions were received by the September 28<sup>th</sup>, 2021 deadline noted in the Notice of Public Hearing, and those submissions are attached. Those written submissions received after the September 28<sup>th</sup>, 2021 deadline will be distributed at meeting time. The Development Officers report is also attached.

P1  
p2-8  
p9-10  
p11-21  
p22-26

**5. FINANCIAL REPORTS n/a**

**6. POLICIES & BYLAWS**

- a) Bylaw 790-21 – a bylaw proposing an amendment to Land Use Bylaw 712-13 to redistrict a portion of lands legally known as Plan 4114 TR, Block A (the “Lands”) from Residential Single Family Narrow Lot District (R1N) to Urban Services (US).

Depending on the public hearing, Council may wish to:

- i) *Defer further consideration of this bylaw to a future Council meeting*
- ii) *Give consideration to second and third readings of this bylaw as is or with amendments (as determined by Council)*
- iii) *Some other direction as given by Council at meeting time*

**7. ACTION ITEMS n/a**

**8. COUNCIL, COMMITTEE & STAFF REPORTS – n/a**

**9. INFORMATION ITEMS – n/a**

**10. CLOSED SESSION - n/a**

**11. ADJOURNMENT**

**12. UPCOMING EVENTS:**

- October 7<sup>th</sup>, 2021 – Regular Council Meeting 9:30 a.m.
- October 13<sup>th</sup>, 2021 – Advance Vote 3:00 p.m. to 8:00 p.m.
- October 18, 2021 – Election Day 10:00 a.m. to 8:00 p.m.
- October 21<sup>st</sup>, 2021 – Regular Council Meeting 9:30 a.m.
- November 4<sup>th</sup>, 2021 – Regular Council Meeting 9:30 a.m.
- November 18<sup>th</sup>, 2021 – Regular Council Meeting 9:30 a.m.
- November 17<sup>th</sup> to 19<sup>th</sup>, 2021 – AUMA Convention

# TOWN OF ONOWAY PUBLIC HEARING

## HEARING WITH RESPECT TO BYLAW 790-21 LAND USE BYLAW AMENDMENT

### A G E N D A

**DATE:** Tuesday, October 5<sup>th</sup>, 2021  
**TIME:** 7:00 p.m.  
**PLACE:** Onoway Heritage Centre and virtual via zoom

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

Hearing with respect to the adoption of Bylaw 790-21 which proposes to amend Land Use Bylaw 712-13

5. Review of written submissions, for and against proposed Bylaw 790-21, received by the Municipality by Tuesday, September 28<sup>th</sup>, 2021
6. Review of written submissions, for and against proposed Bylaw 790-21, received by the Municipality after the deadline of Tuesday, September 28<sup>th</sup>, 2021 and before 2:00 p.m. on Tuesday, October 5<sup>th</sup>, 2021 (to be distributed at meeting time)
7. Oral presentations in favour of the proposed Bylaw 790-21.
8. Oral Presentations opposed to the proposed Bylaw 790-21.
9. Adjourn the Public Hearing





# Town of Onoway

Box 540, Onoway, AB T0E 1V0

mailed out  
Sept 13, 2021

September 13<sup>th</sup>, 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 7<sup>th</sup>, 2021. Following first reading, Council set a public hearing for Tuesday, October 5<sup>th</sup>, 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.

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EXISTING PIPELINE R.O.W.

PROPOSED GREEN SPACE

LOT 15  
1402.00 sqm  
(340.00)

PROPOSED DRY POND AREA

LOT 14  
FUTURE DEVELOPMENT  
800.21 sqm  
(196.42)

45 TH STREET

47B AVE

47 TH AVENUE

NOTES

Exhibit A

LEGEND

- TO BECOME TOWN PROPERTY, R1M ZONING
- R1M ZONING
- U5 ZONING

ENGINEER'S STAMP

PERMIT STAMP

1	23-AUG-21	GRADA FOR APPLICATION	TS	TF	TD
2	23-AUG-21	GRADA FOR ADVISE	TS	TF	TD
3		DISCUSSION	TS	TF	TD
4		BY			

DESIGNED BY	DATE	CHECKED BY	DATE
V. SWANSON	20-08-21		
ENGINEER	DATE	APPROVED	DATE

ONOWAY, ALBERTA

PROPOSED DEVELOPMENT  
TENTATIVE SUBMISSION PLAN  
BLOCK A, PLAN 4114TR

SCALE	DRAWN
1:500	FACTION ARCHITECTURE INC

**BOLSON** 9703-199 St EDMONTON, AB T5T 1G8  
www.bolson.ca Ph 780-666-9371 Fax 780-612-0819

JOB NUMBER	DWG NUMBER	REV.
21-0-013	00-210013-02	B

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# FACTION

1815 18th AVENUE SW  
CALGARY, AB  
T2C 0A3  
403-272-1963

Architectural and 3D CAD Model 3D rendering drawings  
for the proposed exterior elevations of the building and for  
heights and setbacks for the building. All elevations are  
shown.

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

THE ARCHITECTURE FIRM: \_\_\_\_\_

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

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

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

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

PROJECT NAME:

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

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

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

**PROPOSED  
SCHEMATIC  
EXTERIOR  
ELEVATIONS**

PROJECT NO.:	DATE:
PROJECT NAME:	SCALE:
PROJECT LOCATION:	PROJECT MANAGER:
PROJECT ARCHITECT:	PROJECT ENGINEER:
PROJECT CLIENT:	PROJECT DATE:
PROJECT ADDRESS:	PROJECT CITY:
PROJECT STATE:	PROJECT COUNTRY:
PROJECT ZIP:	PROJECT PHONE:
PROJECT FAX:	PROJECT EMAIL:
PROJECT WEBSITE:	PROJECT URL:

SD3.1

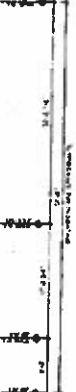
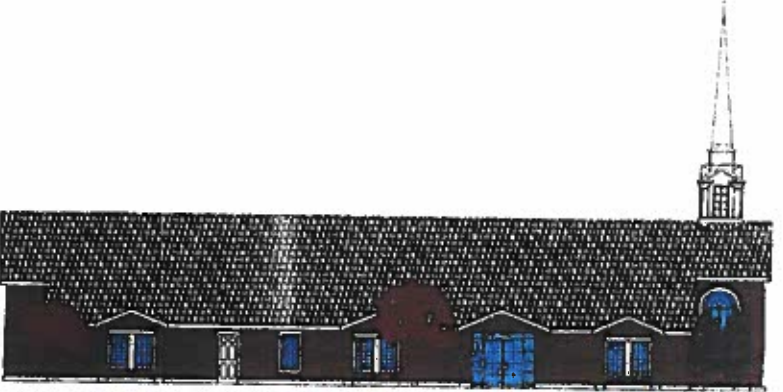
Exhibit B



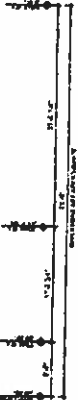
1 FRONT ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



4 REAR ELEVATION

4



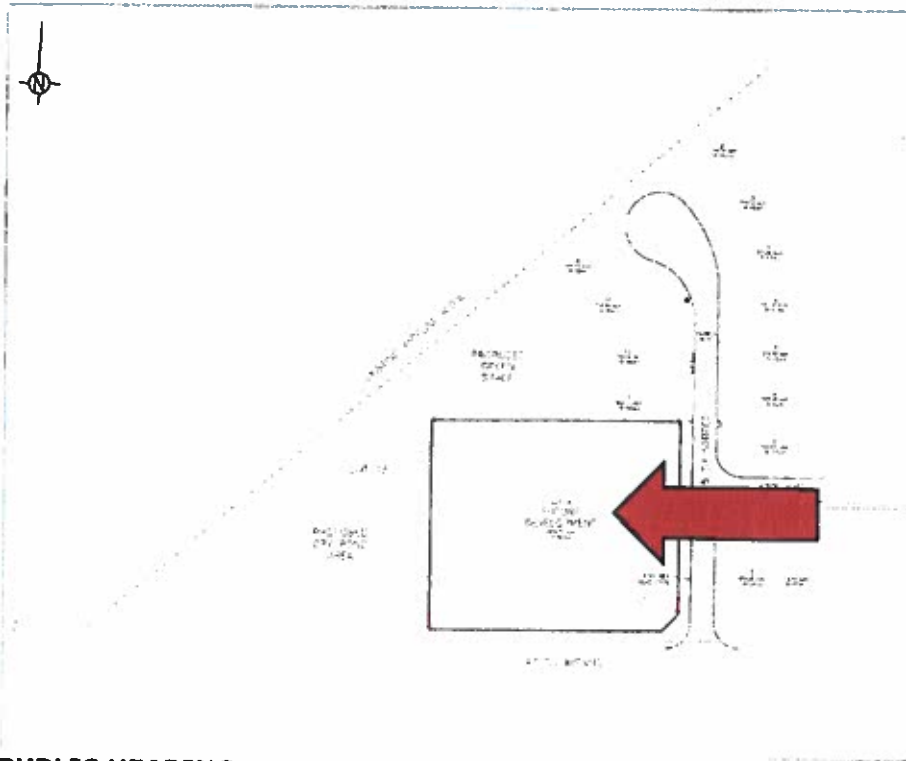
# TOWN OF ONOWAY

Box 540, 4812 – 51 Street, Onoway, Alberta, T0E 1V0  
Phone (780) 967-5338 Fax (780) 967-3226 Email: [info@onoway.com](mailto: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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# TOWN OF ONOWAY

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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](mailto: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.**

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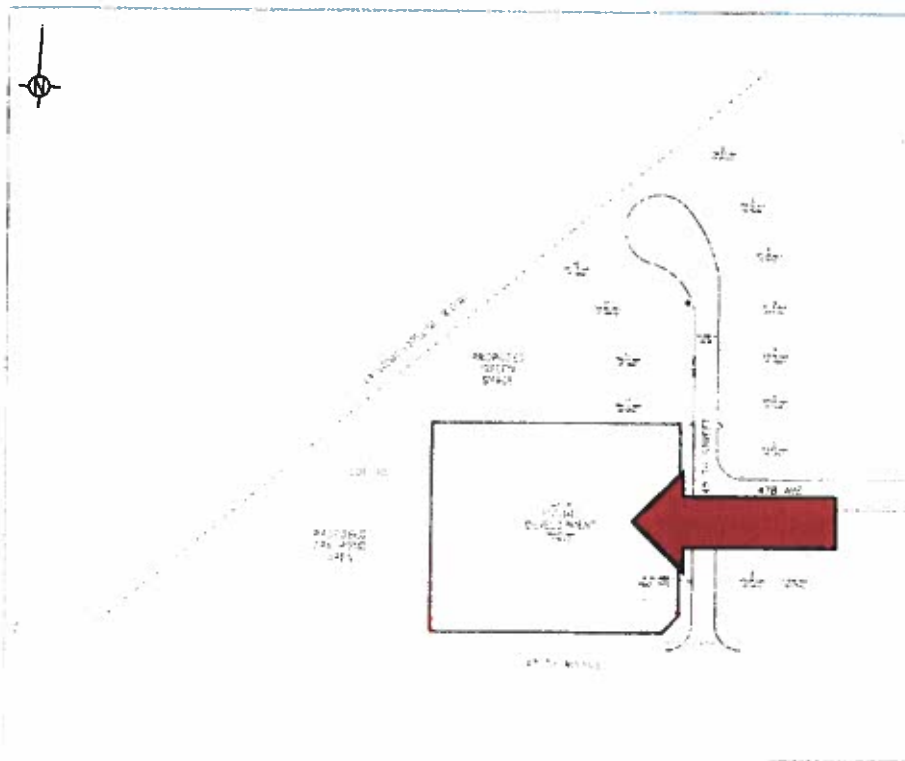
**TOWN OF ONOWAY  
PROVINCE OF ALBERTA  
LAND USE BYLAW AMENDMENT  
BYLAW # 790-21**

**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.



①

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 7<sup>th</sup> 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





## EVANSBURG LODGE LTD.

780-727-3839, [evlodge@eastlink.ca](mailto:evlodge@eastlink.ca)  
4802 - 51 Ave, Evansburg, AB

Providing Veterans and Seniors affordable independent living with one bedroom and bachelor suites available.

In house restaurant provides residents with subsidized meals.

## Mould Problem? DIY Tips For Your Home

(NC) No matter where you live, mould can be found around you. Mould is the common word for any fungus that grows on food or damp building materials.

People living in homes with mould and damp conditions are more likely to have eye, nose and throat irritation; coughing and phlegm buildup; wheezing and shortness of breath; and worsening of asthma symptoms.

What should you do to make sure this unwanted visitor doesn't stay?

1. **Look for damp spots and identify the problem.**  
Check basements, closets, windowsills and around sinks, tubs and pipes. Dry any surfaces where moisture has collected.
2. **Repair water leaks ASAP.**  
Clean up immediately after any water leak or flooding.
3. **Keep your home well ventilated.**  
Always turn on your kitchen and bathroom exhaust fans when cooking, showering or bathing. Let the fan run for a few minutes after you're done. Make sure your clothes dryer, stove, kitchen and bathroom fans all vent to the outdoors.
4. **Seal tubs and sinks.**  
Make sure the seal is tight, so water doesn't leak into the walls.
5. **Throw out basement clutter.**  
Cardboard boxes and old clothes are great places for mould to grow. If you need to store items, be sure to use plastic bins with lids.
6. **Reduce humidity.**  
Keep humidity low, about 50 per cent in the summer and 30 per cent in colder weather. You can use a hygrometer — an inexpensive tool available at most hardware stores — to measure humidity.
7. **If needed, use a dehumidifier or air conditioner to reduce humidity levels. Clean often.**  
Regularly clean and disinfect anything that holds water, like humidifiers, dehumidifiers and air conditioners.  
Clean surfaces affected by mould with water and dish detergent. Bleach is not necessary to remove mould.  
Consider hiring a professional if you have a lot of mould (greater than three square metres), it comes back after repeated cleanings or some-

one in your household suffers from asthma or other respiratory problems because of it.

Find more information at [canada.ca](http://canada.ca) by searching the keywords "mould" and "home."

## 4 Ways To Use Local Zucchini This Fall

(NC) Many think that the best of the local growing season hits in the summer, but really fall has just as much to offer. Local produce not only tastes better, it also supports Canadian growers and reduces our carbon footprint.

While the season brings an abundance of local root vegetables and apples, zucchinis are a surprising star of fall. The nutrient-rich vegetable is in season right now and is a fan favourite for many reasons. Zucchini contains a significant number of vitamins, zero fats and is high in both fibre and water. There are many ways to incorporate the veggie into your diet; here are just a few:

### Bring the best side dish.

This time of year is always filled with gatherings of friends and families, and it is easy to impress with this side dish. Garlic-butter sautéed zucchini is easy, quick and will have everyone asking for your recipe. Cut the zucchini to your liking and pan-fry or sauté with butter, preferred seasoning and a tablespoon of minced garlic. Get creative with seasoning and other veggies. Add tomatoes when you sauté for extra flavour or make it cheesy by grating parmesan over it before serving.

### No-guilt snacking.

Oven-baked zucchini chips are a great way to snack in a healthy way. You begin by cutting the zucchini into thin slices and mixing a blend

*Continued on page 17*



## TOWN OF ONOWAY NOTICE OF PUBLIC HEARING BYLAW NO. 790-21

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The Public Hearing for Bylaw No. 790-21 will be held on **Tuesday, October 5<sup>th</sup>, 2021 at 7:00 p.m.** at the Onoway Museum & Heritage Centre located at 4708 Lac Ste. Anne Trail North, Onoway, Alberta, as well there will be a virtual opportunity to participate.

Anyone affected by this proposed amendment may make a written or verbal submission. Your submission should contain your name and address; the location of your land; and your comments. Opportunity will be given to make both verbal and/or written submission at the time of the hearing. This public hearing is your opportunity to provide testimony & comment with respect to this proposed bylaw amendment, it is not a debate, it is not a question and answer session.

### Written Submissions can be provided to:

Mail: Town of Onoway, Box 540, Onoway AB T0E 1V0 / Drop-off: 4812-51 Street, Onoway, Alberta Fax: 780-967-3226 / email: [info@onoway.ca](mailto:info@onoway.ca)

**Questions or Further Information** can be obtained from Tony Sonleitner, Development Officer, at 780-718-5479 or email at [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net).

A copy of the notice along with proposed Bylaw 790-21 can be viewed on the Town's website, along with the virtual login information for this public hearing. [www.onoway.ca](http://www.onoway.ca)

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# AHS Postpones Some Non-Urgent Surgeries To Create Additional Hospital Capacity

Continued from Page 2

This will result in the postponement of some non-urgent surgeries and procedures to ensure we have the beds and staff required to take care of all patients needing hospital care, including those with COVID-19 as well as other Albertans who are sick or

injured.

This proactive approach mirrors similar surgical reductions during previous waves. AHS will maintain emergent, urgent procedures, as well as prioritized cancer surgeries.

These measures will help free up space in our hospitals for patients who need a higher level of care, and allow us to redeploy frontline

staff and resources to areas of greatest need.

Any patient whose surgery or procedure is being postponed due to this temporary reduction will be contacted directly by AHS. To date, service adjustments are being planned in two zones.

In the North Zone, approximately 45 elective surgical procedures per week

at the Queen Elizabeth II Hospital in Grande Prairie will be postponed starting August 30. This will allow the site to increase bed capacity and create a dedicated COVID-19 unit.

In the Edmonton zone, up to 30 per cent of non-urgent surgeries and procedures will be postponed starting August 30.

AHS is currently working through the province's surgical backlog brought on by the pandemic. For the last two months we have been operating at 100 per cent of pre-COVID-19 surgical levels, and have been performing more non-urgent scheduled surgeries.

All backlogged surgeries in wave one have been re-booked and 96 per cent of all delayed surgeries from wave one, two and three have been completed.

We strongly urge all eligible Albertans to get immunized as quickly as possible, and to continue following preventative measures such as staying home when sick.

Alberta Health Services is the provincial health authority responsible for planning and delivering health supports and services for more than four million adults and children living in Alberta. Its mission is to provide a patient-focused, quality health system that is accessible and sustainable for all Albertans.



## TOWN OF ONOWAY NOTICE OF PUBLIC HEARING BYLAW NO. 790-21

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Questions or Further Information can be obtained from Tony Sonnleitner, Development Officer, at 780-718-5479 or email at pcm1@telusplanet.net.

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Written Submission For – received by September 28<sup>th</sup>, 2021

1. Onoway and District Historical Guild
2. Cathy Steeves
3. Tammy Duffy
4. Vern and Lorna Porter

Written Submission Against – received by September 28<sup>th</sup>, 2021

1. Tyler Hadley
2. Brian and Judy Roberts
3. Corinne Feth (x 2)
4. Gordon Vaughan
5. Brittany Fandrick





## **ONOWAY AND DISTRICT HISTORICAL GUILD**

4708 Lac Ste. Anne Trail North  
Box 1368  
Onoway AB T0E 1V0  
admin@onowaymuseum.ca

Phone: (780) 967-1015  
Fax: (780) 967-1015



Wendy Wildman  
Town of Onoway  
Box 540  
Onoway, AB. T0E 1V0

Dear Ms. Wildman,

The Onoway and District Historical Guild is pleased to support the building of a church by The Church of Jesus Christ of Latter-Day Saints in our community.

This addition to any community is a positive move for everyone in the community. When you have a hundred to two hundred people coming into your community twice a week it is a benefit to business, community functions, and schools. When new comers visit a community and are welcomed by the community, they may choose to live here which will increase the number of people paying taxes. The Church of Jesus Christ of Latter-Day Saints were prepared to offer us over twenty volunteers for our Fall Harvest Festival, our largest fund raiser of the year. To an organization the size of ours this is a valuable resource to be able to draw on.

There are between thirty to forty cars on Sundays at our facility presently, with no undue hardship on our roadways. Please, let's show this group that we are a kind and respectful community and one that we are proud to say we are from.

Hazel Bourke  
President  
**Onoway Heritage Centre/Museum  
and Visitor Information**  
4708 Lac Ste. Anne Trail N.  
Onoway, Alberta T0E 1V0  
[admin@onowaymuseum.ca](mailto:admin@onowaymuseum.ca)  
[www.onowaymuseum.ca](http://www.onowaymuseum.ca)  
780-445-0638 Cell  
780-967-1015 Office  
780-916-1815 Office Cell

Owned and Operated by **Onoway and District Historical Guild, Box 1368, Onoway, AB T0E 1V0**

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Town of Onoway  
Box 540  
Onoway, Alberta  
T0E 1V0

To Whom It May Concern:

I would like to use this letter to show my support for the building of a church by the Church of Jesus Christ of Latter Day Saints.

Although I do not live in the town of Onoway, I believe that those of us in surrounding areas will feel the economic and community-building benefits of allowing the building of the church as well.

With the church bringing in extra people a couple of times per week, the local businesses will get some much-needed support. There will be more people buying gas, groceries, and supporting our local restaurants, and I think Onoway needs this economic boost right now.

Also, my opinion is that they should be given the same consideration as every other church in Onoway, especially since it seems that they are doing everything they can to make sure that there are no detrimental impacts on our community or its residents.

Thank you for your time.

Sincerely,

Cathy Steeves

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**From:** tammy dufty  
**Sent:** September 28, 2021 11:55 AM  
**To:** Info@onoway.ca  
**Subject:** NEW church allowance

To Whom it may concern:

As a resident of Onoway for 3 years now I just wanted to say I see NO issue with another Church.

The land that is proposed is standing vacant anyway so why not put it to some good use.

Although I know that Churches pay no taxes - the houses that would be proposed with the Church would generate taxes that we didn't have previously.

Also it would bring new people to the Onoway area that would potentially shop locally or even may want to relocate to the area.

I just wanted to send this email so I could voice my opinion that not ALL in Onoway think having another Church would be a bad idea.

Thank you  
Tammy Dufty



**From:** lorna and vern porter <l.por@onoway.ca>  
**Sent:** September 28, 2021 1:49 PM  
**To:** info@onoway.ca  
**Subject:** public hearing

Hello,

I was born and raised in this town and then my husband and I decided to move back and raise our children here. We live near the proposed site of the new development of 13 homes and The Church of Jesus Christ of Latter-Day Saints. I am in favor of seeing this land developed, enhancing our community, allowing room for more families to move to town, increasing the traffic for our small business and community groups and enlarging the towns foot print. We welcome this development and look forward to meeting our new neighbors.

--

*Vern & Lorna Porter*

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**penny@onoway.ca**

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**From:** pcm1@telusplanet.net  
**Sent:** September 21, 2021 8:27 PM  
**To:** cao@onoway.ca; penny@onoway.ca; 'Jason Madge'  
**Subject:** Onoway - FW: File: 21SUB02-24

**From:** Tyler Hadley <tyler.hadley@onoway.ca>  
**Sent:** September 21, 2021 7:50 PM  
**To:** pcm1@telusplanet.net  
**Subject:** File: 21SUB02-24

Good day,

I have recently took an interest in why the town would propose this during a world wide pandemic. If the people in charge can't determine that there approx. 13 churches between Onoway and Alberta beach then I dont really know what type of people are running this town. I moved my family out to onoway 2.5 years ago, from Stony Plain. To get that small town feel again, in which I grew up in. Now with a town who's population is just over 1000 people why another tax exempt church. Home owners pay enough in taxes, as they are higher here than in Sony Plain. My vehicle insurance also went up due to the crime level in this community. What that says to me by this proposal is that the town wants more tax exempt businesses instead of using our tax money properly and maybe building a Rec center for the youth in the community, repairing the baseball diamond, repairing or rebuilding the arena.Or even better why not use the money your giving them to repair the towns roads. I don't mean throw some asphalt down and then leave maybe actually repave and then collect the rocks left behind. As a car enthusiast, I don't believe I should get rock chips in my paint because the town lays down patches of asphalt, packs it a bit and then leaves the loose rocks behind. This church proposal is a farce and should be recognized as one. Not everyone in this town goes to church so not everyone should have to pay for it. The lots should remain as residential as it means more revenue for the town in the long run. Our future is our children but if there's not enough housing then they move on to the bigger towns and cities.

Sincerely,  
Concerned Home Owner  
Get [Outlook for Android](#)

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**From:** brian & judy roberts  
**Sent:** September 24, 2021 12:48 PM  
**To:** Town of Onoway  
**Subject:** Bylaw 790-21

Brian and Judy Roberts of 4728 Miller Drive in Onoway oppose the re-zoning of lands known as Plan 4114 TR, Block A (the "Lands") from Residential Single Family Narrow Lot District (RIN) to Urban Services District (US). Our opposition to the change is the loss of total residential tax base to Onoway.

Home owners of Onoway, who actually pay tax's here, cannot continue to support any increase in the non-taxable groups within the Town. This Council seems to have a resolve to send Onoway into unsustainability. That will be your legacy.

With the upcoming municipal election there appears to be a concentrated effort to push this re-zoning through before a new council is in place. At the very least table this by-law until after October 18, 2021 so that the new council is not burdened with the town's future failure.

Brian and Judy Roberts



**From:** Corinne Feth <corinnefeth@icloud.com>  
**Sent:** September 27, 2021 9:51 AM  
**To:** cao@onoway.ca  
**Subject:** September 27, 2021

September 27, 2021

To Westport Properties and The Town Of Onoway

Dear Tony Sonnleitner:

I am writing to express my strong opposition to file 21SUB02-24, location Plan 4114 TR, block A : 4602 - 47 th ave in the Town of Onoway. ( the "Lands")

The proposed rezoning of this land from single residential to a portion of it as Urban Services ,aka place of Worship , would not be to the best interest of our Town. While a local community may be unable to prevent development ,that in itself well be detrimental to the area. Where else in Town can there be any development of new housing.

As we all know places of worship are non taxable, we are a little Town and already I believe have 22% non taxable properties. How much more can we handle. In order to have things in town and repair eg roads , sewer , playgrounds and maybe one day walking path. We need tax money be it new housing , business and our industry area.

I understand the the property owners want to sell, but this is not the right way. I have been in Onoway for 45 years and to change the land use will not help the growth of our community. We need to look into the future 10 to 20 years down the road. Family's are what builds a community.

I urge you to disapprove the proposed rezoning, and how this will effect our Town. I know my opinion are shared by many.

Thank you for your continued service and support of our communities

Best regards

Corinne Feth  
Property owner within the Town of Onoway.

•  
  
Sent from my iPad

cao@onoway.ca

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**From:** Corinne Feth <corinnefeth@icloud.com>  
**Sent:** September 27, 2021 10:43 AM  
**To:** cao@onoway.ca  
**Subject:** September 27, 2021

September 27, 2021

To Westport Properties and The Town

I am writing to express my strong opposition of bylaw 790-21 Residential Single Family narrow lot District to Urban Services District (US).

The proposed rezoning of this land from single residential to a portion of it as Urban Services ,aka place of Worship , would not be to the best interest of our Town. While a local community may be unable to prevent development ,that in itself well be detrimental to the area. Where else in Town can there be any development of new housing.

The peaceful enjoyment of the neighbourhood will destroyed with additional traffic lack of privacy and depreciation of the property values.

As we all know places of worship are non taxable, we are a little Town and already I believe have 22% non taxable properties. How much more can we handle. In order to have things in town and repair eg roads , sewer , playgrounds and maybe one day walking path. We need tax money be it new housing , business and our industry area.

I understand the the property owners want to sell, but this is not the right way. I have been in Onoway for 45 years and to change the land use will not help the growth of our community. We need to look into the future 10 to 20 years down the road. Family's are what builds a community.

I urge you to disapprove the proposed rezoning, and how this will effect our Town. I know my opinion are shared by many.

Thank you for your continued service and support of our communities

Best regards

Corinne Feth  
Property owner within the Town of Onoway.

•  
Sent from my iPad

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SEPT 27-2021

TO WHOM IT MAY CONCERN:

IN REFERENCE TO PROPOSED BY-LAW 790-21 TO AMEND THE LANDUSE BY-LAW 712-13 TO REDISTRICT A PORTION OF LAND KNOWN AS 4114 TR BLK A FROM RESIDENTIAL TO URBAN SERVICES.

THE MUNICIPAL DEVELOPMENT PLAN (MOP) BY-LAW 776-20 CLEARLY SHOWS THIS AS RESIDENTIAL

THE OBJECTIVE OF A LAND USE BY-LAW PROVIDES A SPECIFIC MEANS OF IMPLEMENTING THE GENERAL DIRECTION OF THE M.D.P.

THE MUNICIPAL DEVELOPMENT PLAN BY-LAW IS VERY CLEAR UNDER POLICIES SECTION 4.1.1. WHICH STATES FUTURE DEVELOPMENT SHALL CONFORM TO VISIONS AND POLICIES OF THE M.D.P.

THIS PROPOSAL CLEARLY DOES NOT

THE MUNICIPAL DEVELOPMENT PLAN AS IT IS BYLAW HAS TO BE AMENDED FIRST. THE DEVELOPER HAS TO MAKE APPLICATION TO AMEND IT. ONCE THE APPLICATION IS RECEIVED BY THE TOWN IT GOES TO COUNCIL FOR CONSIDERATION AFTER WHICH IF COUNCIL AGREES TO PROCEED IT MUST BE ADVERTISED FOR 2 CONSECUTIVE WEEKS. THEN PUBLIC HEARING IS SCHEDULED AFTER WHICH IT GOES TO COUNCIL FOR FINAL CONSIDERATION. THIS IS ALL AT THE DEVELOPERS COST. ONCE THESE STEPS ARE TAKEN THEN AND ONLY THEN CAN THE LAND USE BY-LAW BE AMENDED.

IN 2018 THE MUNICIPAL GOVERNMENT ACT (MGA) WAS CHANGED THAT ALL MUNICIPALITIES OF POPULATIONS OF 1000 OR MORE HAD TO ADOPT A M.D.P. THIS WAS DONE TO STOP WHAT IS BEING DONE NOW. THE PROCESS HAS TO BE FOLLOWED

SIMPLY AMENDING THE LAND-USE BYLAW TO FAST-TRACK A DEVELOPMENT DOES NOT AMEND THE M.D.P. BYLAW. THE DEVELOPER OR THE TOWN CANNOT BREAK THE BYLAW

THIS PROCESS BEING TAKEN GOES AGAINST THE MUNICIPAL GOVERNMENT ACT AND ARE GROUNDS FOR APPEAL AND IT WILL BE.

AS AN ADJACENT LAND OWNER AND RATE PAYER I HAVE DEEP CONCERNS ABOUT THIS PROPOSAL. MOST NOTABLY IT IS CONSISTING IN A LARGE PART OF NON-TAXABLE PROPERTY OF WHICH WE NOW HAVE MORE THAN WE NEED (26-30%) WHICH WE AS RATEPAYERS ALREADY SUBSIDIZE IN THE FORM OF PROVIDING SERVICES



THANK-YOU  
BROOK VAYCHAN

4327 YEDMAN DRIVE  
PHAN 802-0899  
BLK 4 - LOT 43A

COPY

20

**penny@onoway.ca**

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**From:** Brittany Fandrick <fandrickb2@gmail.com>  
**Sent:** September 28, 2021 10:56 AM  
**To:** cao@onoway.ca  
**Cc:** pcm1@telusplanet.net; penny@onoway.ca  
**Subject:** Re: October 5 meeting and September 15 Subdivision letter

Good morning,

Please consider this as my submission for the subdivision referral as well as the redistributing public hearing.

I am writing to voice my concerns with the proposed development. As stated in an earlier email, I think it's irresponsible for the town to host an in person meeting during a particularly disastrous point in our battle against COVID-19 and I think the issue is too large for a virtual meeting which could lead to some residents unable to attend. I once again urge the town to consider delaying the meeting in light of these unprecedented times and to protect the health of community members.

I am largely concerned with the increase in traffic along 47 Avenue. The proposed development predicts around 200 individuals attending service. Even factoring in that many individuals arrive together as a family, I feel the increase in traffic surrounding worship times and other gathering times as well as the potential overflow of vehicles needing parking will be a nuisance to the surrounding residents. I frequently walk along 47ave with my daughter and dogs; there are no sidewalks along that road and the town lacks adequate walking paths as it is.

Furthermore, I feel the area is best left empty or strictly residential. We were told when we purchased our house in 2017 that the area was zoned for residential and that was a huge factor in us choosing our home. This is one of the last areas in town that would make a good residential development. And as a resident directly impacted by the development, I do not want a commercial development in my backyard.

With regard to the issue of taxes, the church would be tax exempt and therefore not benefitting the town. I can see how the town would think the possibility of the sale of developed lots sounds great, however there does not seem to be a huge demand for lots in town. In the four years I have lived here, only the two new houses on 48ave have been built and the empty lot on 48ave is still for sale. 49ave also has an empty lot. I do not feel the lots will be sold and new houses built in a timely manner that would bring in significant tax revenue offsetting the impact of the development on town services.

And finally, as stated by the church representative in the previous proposal's Q&A session, it is estimated that there is less than 5% of the anticipated 200 church goers who live in the Onoway and surrounding area. Why does the Town feel that it makes sense to give up the little amount of prime development real estate that we have to support a largely 'out of town' based commercial entity (which would not be paying any tax revenue to the town). The church itself will not financially benefit the town, will not promote growth, will not provide any service not already available to town residents, and will stress the already lacking infrastructure that we have as town residents. It is our opinion that this land would be much better suited for strictly residential development or a commercial opportunity that would benefit us as town residents, rather than out of town people just using our town because of lower service costs and convenience.

Sent from my iPhone

On Sep 28, 2021, at 12:00 AM, Brittany Fandrick <fandrickb2@gmail.com> wrote:



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**DEVELOPMENT OFFICER'S REPORT BYLAW 790-21**  
**October 5, 2021**

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**APPLICANT:** Town of Onoway

**OWNER:** Westport Properties Inc. / Church of Jesus Christ of Latter-Day Saints

**EXISTING USE:** Residential

**DISTRICT:** R1N - Residential - Single Family Narrow Lot

**LEGAL DESCRIPTION:** Plan 4114 TR, Block A – 4602 – 47<sup>th</sup> Avenue (the "Lands")

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**PROPOSAL:**

Redistrict the subject Lands from R1N - Residential - Single Family Narrow Lot to Urban Services District (US).

**REGULATIONS:**

MGA                      Section 692(1)(f)

MDP 776-20              Objective 3.3  
Policy 4.1

LUB 712-13              Section 5.3 R1N - Residential - Single Family Narrow Lot District  
Section 5.15 US – Urban Services District

**COMMENTS:**

The subject lands are districted R1N - Residential - Single Family Narrow Lot, have an area of approximately 3.42 HA (8.46 acres) and are bounded by a municipal roadway to the south. The applicant proposes to redistrict a portion of the Lands to US – Urban Services District (see location map below), to allow for the construction / development of a Place of Worship site.

The proposed redistricting conforms to the provisions of the Town of Onoway Municipal Development Plan No. 776-20, specifically:

**Objective 3.3      Local Development Objectives**

**6.    Onoway's recreational, educational and cultural facilities support local and regional needs.**





## Development Policies

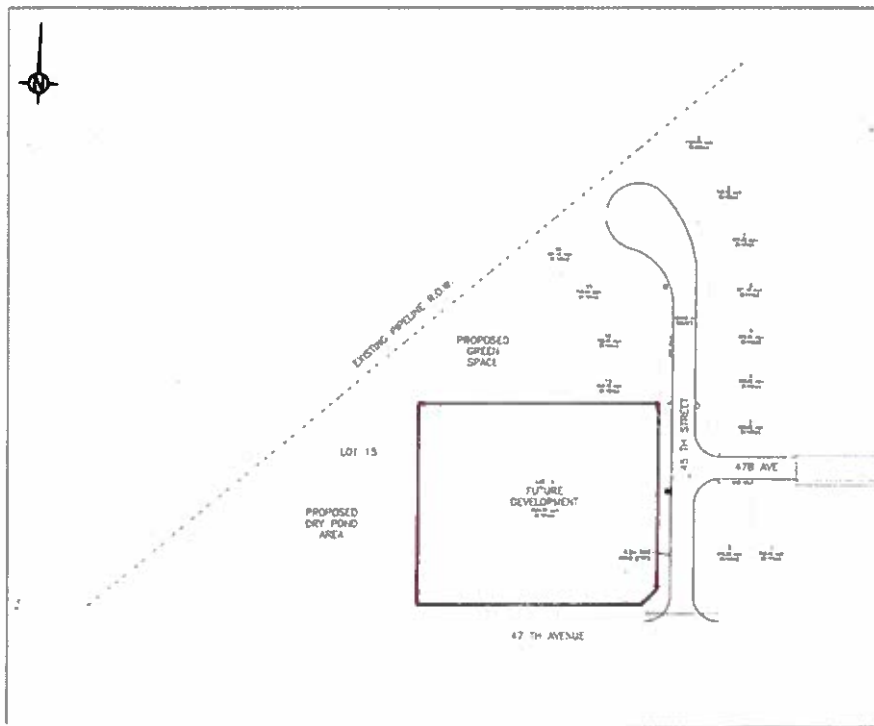
### Policies:

**4.1.5** New development shall connect to water and sewer lines according to the Town's Engineering Design Standards.

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

**4.1.10** The maximum Municipal Reserve shall be required for all subdivision per the MGA. These reserves may be in the form of land, cash-in-lieu or a combination thereof.

### Site Plan:



The proposed redistricting conforms to the provisions of the Town of Onway Land Use Bylaw No. 712-13, specifically:

### Section 5.15 US – URBAN SERVICES

#### (1) General Purpose of District

**This land use district is generally intended to establish an area for the development of publicly or privately owned institutions or community services.**

The Town of Onoway has sought to provide for a variety of both privately and publicly owned institutions and community services. These include schools, nursing homes, government services, and places of worship to name just a few. Such services and institutions serve to enhance the community and support community and regional needs.

Uses under the US – Urban Services, including Cemetery, Government Service, Hospital, Library, Museum, Nursing Home, Place of Worship, Recreational Facility, School, and Senior Citizen Housing are in-keeping with the uses upon adjacent lands.

In reviewing the application, the Development Authority has considered the design, siting, landscaping and screening of the proposed development to minimize any objectionable aspects or incompatibilities such as traffic and patrons using the parcel, increased noise, dust, odours or refuse and any other factors which would interfere with or affect the use and enjoyment of adjacent land uses and land use districts. Letter from Richard Neufeld, B.Sc., MCIP, RPP is attached which supports the assertion of the compatibility between a Place of Worship and Residential development.

**RECOMMENDATION: APPROVAL - It is submitted that the proposed redistricting bylaw meets the requirements of the Municipal Government Act, the Town of Onoway Municipal Development Plan No. 776-20 and Land Use Bylaw No. 712-13. As such, it is recommended that Bylaw 790-21 be considered favourably by the Council of the Town of Onoway.**

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October 1, 2021

Development Services  
Box 2945, Stony Plain  
T7Z 1Y4

Dear Tony:

**Re: Compatibility Issues between Places of Worship & Residential Neighbourhoods**

As requested, I offer some comments regarding feedback the Town of Onoway has received related to the proposal for a place of worship within an existing and expanding residential community.

To put some context to this question, it is noted that the Town's Municipal Development Plan (MDP) is silent on where a place of worship or church should be developed within the community. It is also noted that a place of worship is allowed in a variety of land use districts within the Town including residential districts. Finally, the MDP and Land Use Bylaw (LUB) have to be consistent with each other. The Town of Onoway has it appears determined under its current planning bylaws as well as its historical ones that a place of worship is generally compatible with residential neighbourhoods.

It should be kept in mind that the MDP is a helicopter vision for the future of the Town of Onoway, it is not a regulation. A development that is not in conflict with the MDP can be allowed in my view provided it meets the overall spirit and intent of the subject land use district.

Based upon the above, a place of worship in a residential area that is permissible under the LUB is not in conflict with the MDP. It would be in conflict should the MDP state that a place of worship shall not be located in a residential area, but it does not say that.

Similarly, re-districting a parcel of land to a land use district that would allow for a place of worship as an allowable use would not require an amendment to the current MDP provided Council was of the opinion that the said district is in keeping with the future vision for the community.

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It also appears that the subject of economics has been raised in regards to a proposed place of worship. As part of the subdivision process economics is a factor when analyzing the big picture. As an example, should a community approve a subdivision which would require a new road overpass, but does not generate the revenue to operate and maintain it. Once we get to the development stage that issue has been dealt with.

In the example the Town is currently dealing with, an issue related to municipal taxation from a non taxable property is not a valid planning criteria for the denying a development permit application. The proposed site for the place of worship is also a small portion of the overall residential neighbourhood so financial implications for the Town should be minimal.

On a final note, it should be noted that a place of worship is usually found in residential neighbourhoods throughout North America and other continents as well for more than a millennia. It would be a very hard challenge to persuade anyone that a place of worship is incompatible with a residential neighbourhood.

I hope these comments assist you with this mater. If you have any questions please contact me at your convenience.

Yours truly,



Richard Neufeld, B.Sc., MCIP, RPP  
North Star Planning

/rn

encl:

