

**ADDITIONS AGENDA FOR THE REGULAR MEETING OF
THE COUNCIL OF THE TOWN OF ONOWAY
HELD ON THURSDAY, OCTOBER 7TH, 2021 IN THE COUNCIL CHAMBERS OF
THE ONOWAY CIVIC CENTRE AT 9:30 A.M.
(in person public attendance is limited – virtual via Zoom)**

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 – n/a

5. FINANCIAL REPORTS n/a

6. POLICIES & BYLAWS

- Pg 1-48
- 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). At their October 5, 2021 Council meeting, Council resolved to defer further consideration of this bylaw to the October 7, 2021 Council meeting. The agendas from the October 5, 2021 Council Meeting and Public Hearing are attached for reference, as well as 2 additional submissions received during the October 5 Public Hearing. *(Council may wish to: give consideration to second and third readings of this bylaw as is or with amendments (as determined by Council); defer further consideration of this bylaw to a future Council meeting; or some other direction as given by Council at meeting time)*

249-62

If Council does give second reading and third reading to Bylaw 790-21, Administration will be asking Council to consider Subdivision application 21SUB02-24 at this time. Development Officer Tony Sonnleitner’s September 15, 2021 letter to residents (mailed on September 15, 2021) and Report are attached as well as the submissions received in response to the Subdivision referral. The Development Officers Subdivision Report prepared for this meeting is also attached. *(approve as recommended; approve with amendments; defer further consideration to a future Council meeting; or 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 13 th , 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 st , 2021 – Regular Council Meeting | 9:30 a.m. |
| - November 4 th , 2021 – Regular Council Meeting | 9:30 a.m. |
| - November 18 th , 2021 – Regular Council Meeting | 9:30 a.m. |
| - November 17 th to 19 th , 2021 – AUMA Convention | Edmonton |

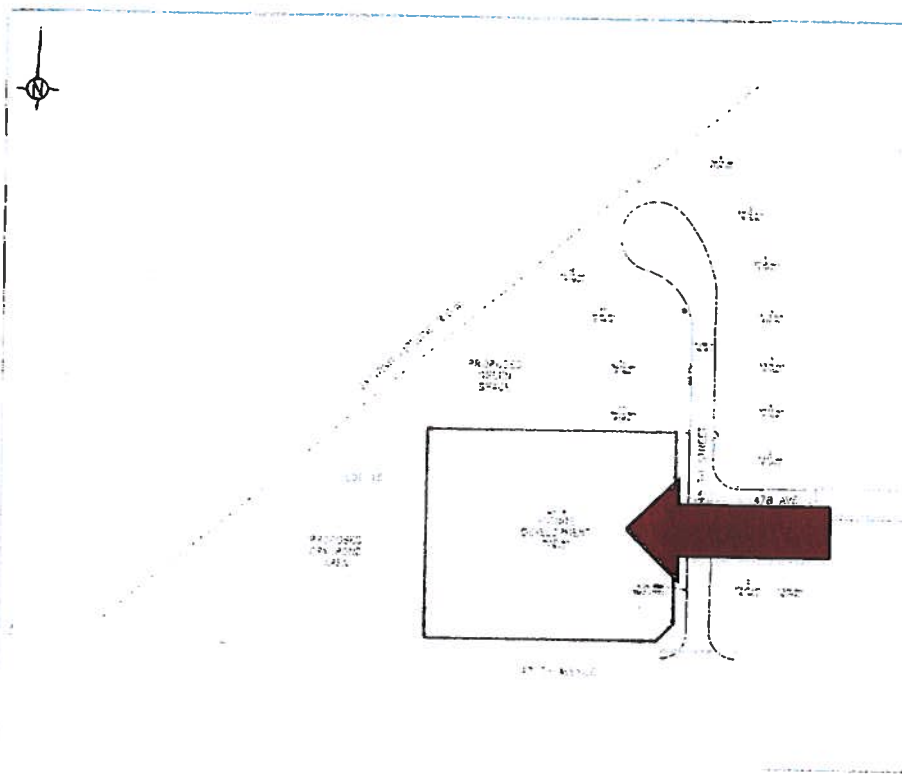
**TOWN OF ONOWAY
PROVINCE OF ALBERTA
LAND USE BYLAW AMENDMENT
BYLAW # 790-21**

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

**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 7th, 2021 Council meeting and a public hearing date/time was set for October 5th, 2021 at 7:00 p.m. A copy of the Notice of Public Hearing that was mailed out to all property owners on September 13th, 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 28th, 2021 deadline noted in the Notice of Public Hearing, and those submissions are attached. Those written submissions received after the September 28th, 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 7th, 2021 – Regular Council Meeting 9:30 a.m.
- October 13th, 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 21st, 2021 – Regular Council Meeting 9:30 a.m.
- November 4th, 2021 – Regular Council Meeting 9:30 a.m.
- November 18th, 2021 – Regular Council Meeting 9:30 a.m.
- November 17th to 19th, 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 5th, 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 28th, 2021
6. Review of written submissions, for and against proposed Bylaw 790-21, received by the Municipality after the deadline of Tuesday, September 28th, 2021 and before 2:00 p.m. on Tuesday, October 5th, 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 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.

6



EXISTING PIPELINE R.O.W.

PROPOSED GREEN SPACE

PROPOSED DRY POND AREA

LOT 15
1487.00 sqm
(364.00 ac)

LOT 14
FUTURE DEVELOPMENT
880.00 sqm
(216.00 ac)

47 TH AVENUE

45 TH STREET

47B AVE

NOTES

Exhibit A

LEGEND

- TO BECOME TOWN PROPERTY, R1W ZONING
- R1W ZONING
- U5 ZONING

ENGINEER'S STAMP

PERMIT STAMP

NO.	DATE	REVISIONS
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ONOWAY, ALBERTA

PROPOSED DEVELOPMENT
TENTATIVE SUBDIVISION PLAN

BLOCK A, PLAN 4114TR

SCALE:
1:500

CLIENT:
FACTION
ARCHITECTURE INC

BOLSON

9703-199 St.
EDMONTON, AB
T5T-6E8
www.bolson.ca
PH: 780-444-8371
FAX: 780-412-8879

JANUARY 2011
REGISTERED ARCHITECT
ALBERTA

JOB NUMBER: 21-D-013
DATE NUMBER: DD-21D013-02
REV: B

FACTION

1819 14TH AVENUE SW
CALGARY, AB
T2C 0A3
403-241-7943

Architectural and MEP/PE/EL/PL/PA/EA/Interior/Exterior
on all the above mentioned projects in the Province of Alberta
Complete for Alberta and for the other provinces

PROJECT NAME

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

PROJECT NO.

**ONOWAY
AB FS
EDMONTON ALBERTA NORTH
STAKE**

PROJECT ADDRESS

DATE OF ISSUE

PROPOSED SCHEMATIC EXTERIOR ELEVATIONS

PROJECT NO.

DATE OF ISSUE

PROJECT NO.

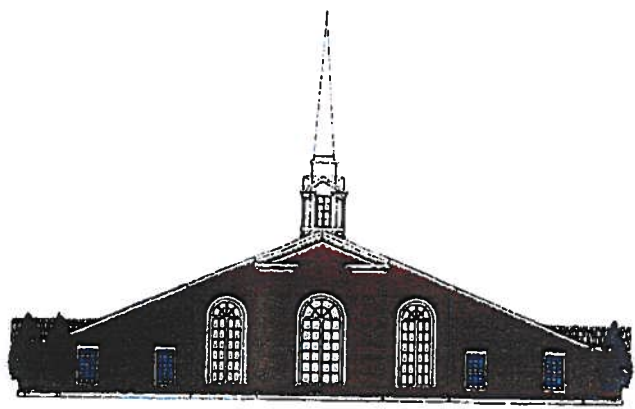
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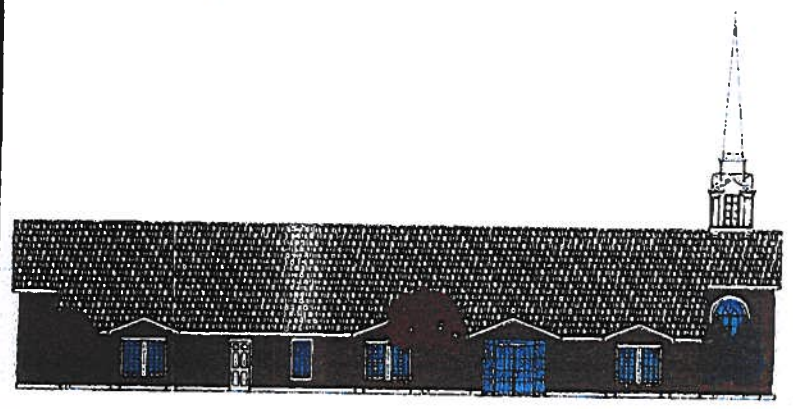
DATE OF ISSUE



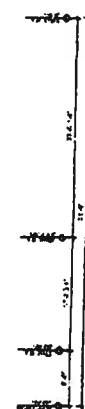
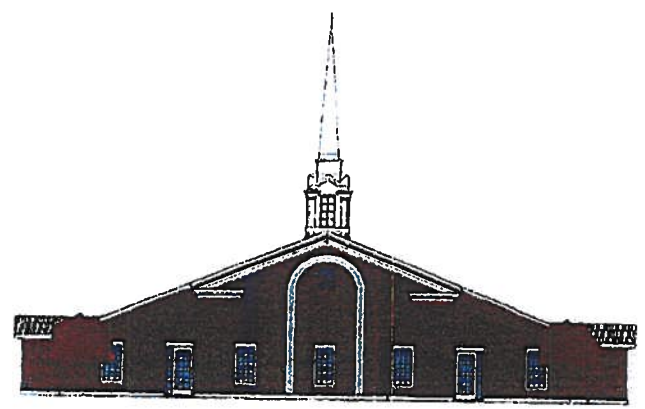
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



3 RIGHT SIDE ELEVATION



4 REAR ELEVATION

Exhibit B

SD3.1





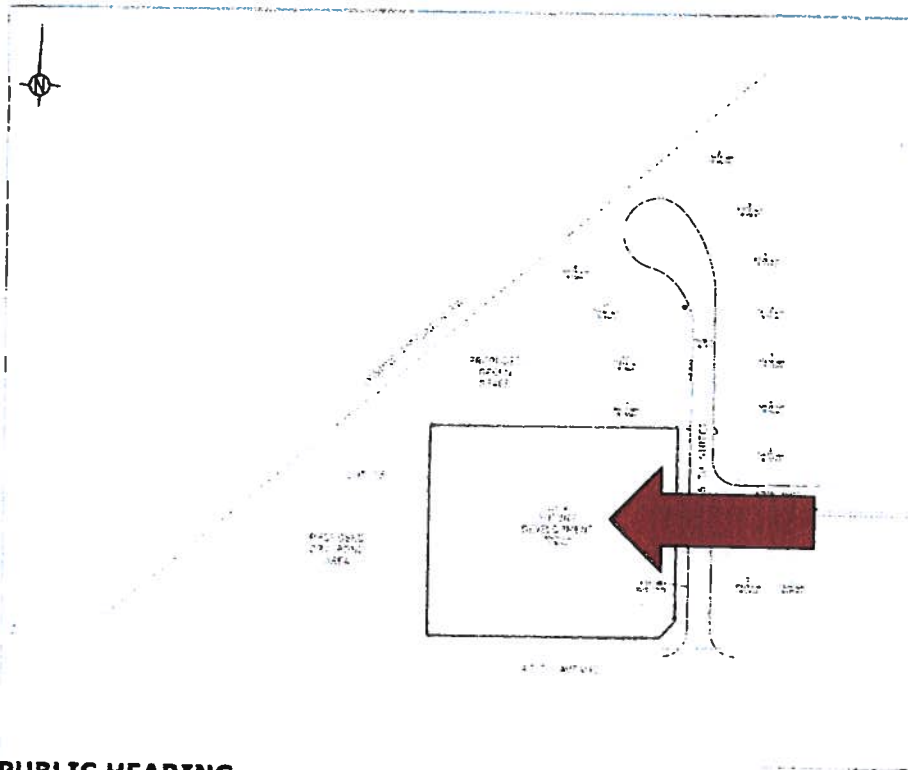
TOWN OF ONOWAY

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

(9)



TOWN OF ONOWAY

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

-
- 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.

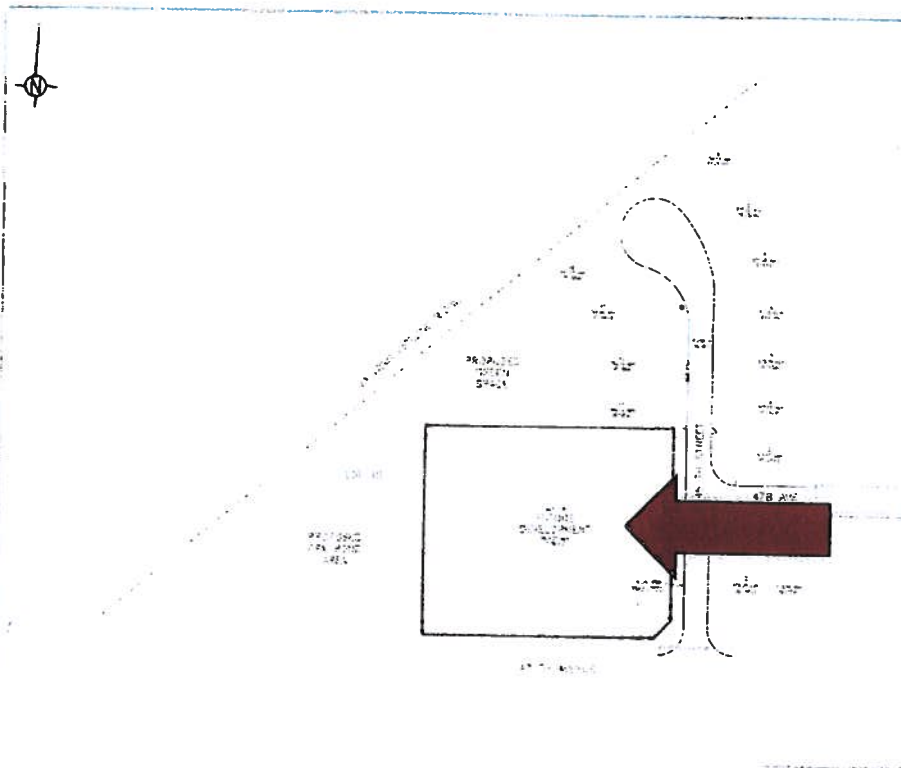
**TOWN OF ONOWAY
PROVINCE OF ALBERTA
LAND USE BYLAW AMENDMENT
BYLAW # 790-21**

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



EVANSBURG LODGE LTD.

780-727-3839, 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 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

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 to re-district a portion of lands legally known as Plan 4114 TR; Block A from Residential - Single Family Narrow Lot District (RIN) to Urban Services District (US).

The Public Hearing for Bylaw No. 790-21 will be held on **Tue, day, October 5th, 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

Questions or Further Information can be obtained from Tony Sonnleitner, Development Officer, at 780-718-5479 or email at pom1@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

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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

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 to redistrict a portion of lands legally known as Plan 4114 TR; Block A from Residential - Single Family Narrow Lot District (RIN) to Urban Services District (US).

The Public Hearing for Bylaw No. 790-21 will be held on Tuesday, October 5th, 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.

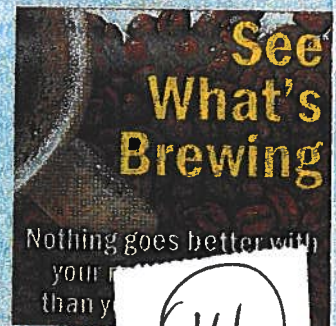
Anyone affected by this proposed amendment may make a written or verbal submission. Your submission should contain your name and address; the location of your land; and your comments. Opportunity will be given to make both verbal and/or written submission at the time of the hearing. This public hearing 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:

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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.

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



14

Written Submission For – received by September 28th, 2021

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

Written Submission Against – received by September 28th, 2021

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



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
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

(17)

penny@onoway.ca

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

(18)

penny@onoway.ca

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

penny@onoway.ca

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 <id.gorey@telusplanet.net>
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](#)

penny@onoway.ca

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

cao@onoway.ca

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

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

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 (M.D.P.) 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 RATE-PAYERS ALREADY SUBSIDIZE IN THE FORM OF PROVIDING SERVICES



THANK-YOU
GREGOR VAYGHAN

4327 YEDMAN DRIVE
PHAN 802-0999
BLK 4 - LOT 43A

COPY

24

penny@onoway.ca

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:

(25)

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

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 – 47th Avenue (the "Lands")

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

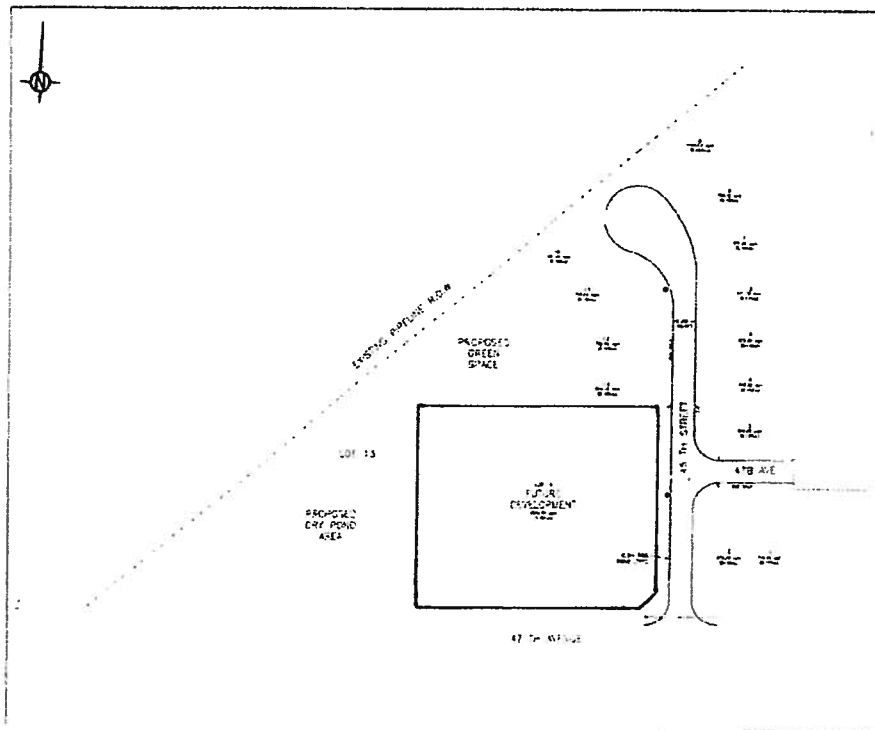
Policies:

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 Onoway 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:

TOWN OF ONOWAY PUBLIC HEARING

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

ADDITIONS A G E N D A

DATE: Tuesday, October 5th, 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

Pg 1-3

1. Assessment/taxation information prepared by Town Administration

5. Review of written submissions, for and against proposed Bylaw 790-21, received by the Municipality by Tuesday, September 28th, 2021

Pg 4

6. Review of written submissions, for and against proposed Bylaw 790-21, received by the Municipality after the deadline of Tuesday, September 28th, 2021 and before 2:00 p.m. on Tuesday, October 5th, 2021 (to be distributed at meeting time)

Pg 5
1. Ronald and Audrey Craddock

6
2. Susan Dales

7-8
3. Terry & Yvonne Slemko (x 2)

7. Oral presentations in favour of the proposed Bylaw 790-21 (the below individuals requested an opportunity to make an oral presentation prior to the public hearing, all those attending the public hearing (whether in person or virtually) will be given an opportunity to speak during the public hearing).
 1. Garth Hatch
 2. Jim Kyle
 3. Jane Holman
 4. Terry Slemko

8. Oral Presentations opposed to the proposed Bylaw 790-21 (all those attending the public hearing (whether in person or virtually) will be given an opportunity to speak during the public hearing).

9. Adjourn the Public Hearing

**TOWN OF ONOWAY
PUBLIC HEARING
Redistricting Bylaw #790-21
October 5th, 2021**

Administrative Background and Supplemental Information:

Exempt Assessment in the Town of Onoway:

Attached is the 2020 Assessment Roll Summary page. Recall that the 2020 (prior year) assessment values are used to calculate the 2021 (current year) tax rates, so this information is the most recent assessment information available for discussion.

Town of Onoway Assessment Breakdown:

Total Taxable Assessment:	100,916,780	~70.8% of total assessment
Total Exempt Assessment:	37,871,770 ¹	~26.6% of total assessment
Total Linear Assessment:	<u>3,727,510</u>	~ 2.6% of total assessment
Total Assessment	142,516,060	

¹Specific Breakdown of Exempt Assessment:

Code 802 School	25,936,800	~68.5% of exempt assessment
Code 803 Provincial	2,782,100	~ 7.3% of exempt assessment
Code 804 Religious ²	925,970	~ 2.5% of exempt assessment
Code 809 Misc. ³	8,104,700	~21.4% of exempt assessment
Code 820 Municipal ⁴	<u>122,200</u>	~ 0.3% of exempt assessment
Total Exempt Assessment	37,871,770	

²804 Religious has been adjusted from the base report. The Assessment Roll (attached) reports 804 Religious as 1,107,670 total assessment, however included in this is 181,700 in assessment of the Golden Club. The Golden Club used to have a religious use, but has since been reclassified; for the accuracy of this report we have moved 181,700 in assessment out of 804 and into 809 (which is where the Golden Club will now be coded – along with other like institutions).

³809 Misc. includes: town office, public works shop, water treatment plant, all parks areas, all municipal reserve areas, public utility areas, and the Community Hall. Also includes: all AHS properties, Legion, Heritage Centre/Guild, Arena, Curling Rink, and the Golden Club (as noted above).

⁴820 Municipal includes those vacant Town owned properties which could be sold and become taxable. Note that this assessment is not inclusive of all municipally owned properties; many municipally owned “corporate and utility” properties are coded in 809.

Impact of Proposed Development:

Noting that the exempt assessment makes up 26.6% of the total assessment base of the Town of Onoway currently, if the proposal being discussed was to go ahead and the property developed as proposed (at an estimated assessment of \$3,000,000) we would expect that – at most – the total exempt assessment would increase to 28.1% of the total assessment (increase of 1.5%). This is the result of the adjusted new exempt assessment (37,871,770 + 3,000,000 = 40,871,770) divided by the adjusted new total assessment (142,516,060 + 3,000,000 = 145,516,060).⁵

⁵This estimate is an upper limit estimate. The estimated assessment for the church development is 3,000,000, which is a high estimate. However, this DOES NOT include the corresponding new assessment in residential properties, in particular the 13 new lots. While it is not possible to say exactly what value these new assessments are going to carry, or when they shift from vacant to improved parcels (i.e. when a house is built), we can say that these new lots bring a new assessment and this offsets the exempt assessment calculation above. For example, if we factor the 13 lots in at average vacant lot value of \$50,000 (\$650,000 total), the calculation yields 40,871,770/146,166,060 = 28.0% exempt (slightly lower than the 28.1% above). Further, if the 13 lots – once fully developed – yield a comparable average assessment of \$300,000 each (total of 3,900,000) the calculation yields 40,871,770/149,416,060 = 27.4% (again, lower than the 28.1% above).

Particular property comparison:

Roll 258 – current assessment is \$134,800, and total municipal taxation includes:

\$ 50.00	recreation
\$ 120.00	road service tax
<u>\$4,080.25</u>	vacant residential
\$4,250.25/year	Total municipal taxation (not including Seniors or School Foundation)

Estimated municipal taxation should this parcel be subdivided as proposed:

Residential lots while vacant:

13 x \$50.00	\$ 650.00
13 x \$120.00	\$ 1,560.00
13 x \$1,000.00	<u>\$13,000.00</u> (current municipal minimum amount payable)
	\$15,210.00/year

Residential Lots when improved:

13 x \$ 50.00	\$ 650.00
13 x \$120.00	\$ 1,560.00
13 x \$2,250.00	<u>\$29,250.00</u> (estimate of average municipal taxes)
	\$31,460.00/year

⁶As per section 362(1) of the Municipal Government Act a Church property is exempt, however our assessor advises if the property is vacant it is taxable. So, for a short window (maybe 1 year) there would be some additional residual tax collection on this proposed Church property.

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Assessment Roll

Assessment Year: 2020

Tax Year: 2021

Code	Description	Status	Records	Total
101	Country Residential (Farm land @ Market)	T	3	376,470
102	Residential Imp/Site	T	346	70,179,570
103	Vacant Residential	T	10	622,300
110	Multifamily	T	4	1,060,610
151	Farmland	T	11	78,170
202	Commercial Imp/Site	T	42	9,046,850
203	Industrial Imp/Site	T	29	18,283,000
252	Vacant Commercial	T	15	781,100
253	Vacant Industrial	T	6	480,400
402	Machinery & Equip	T	1	8,310
			Taxable Total:	467
802	School	EX	2	100,916,780
803	Provincial	EX	3	25,936,800
804	Religious	EX	9	2,782,100
809	Misc	EX	64	1,107,670
820	Municipal	EX	42	7,923,000
			Exempt Total:	120
404	DIP - Non Residential	T	2	37,871,770
405	DIP - Machinery and Equipment	T	2	643,930
502	Linear - Electric Power Systems	T	2	916,700
503	Linear - Telecommunication Systems	T	4	570,750
505	Linear - Gas Distribution Systems	T	1	496,680
507	Railway	T	1	218,750
508	Linear - Pipeline	T	2	41,880
			Taxable Total:	14
			Totals:	601
				142,516,060

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Written Submission For – received after Sept. 28, 2021, but prior to 2:00 p.m. Oct. 5, 2021:

- 1. Ronald and Audrey Craddock**
- 2. Susan Dales**
- 3. Terry & Yvonne Slemko (x 2)**

Written Submission Against – received after Sept. 28, 2021, but prior to 2:00 p.m. Oct. 5, 2021:

n/a

penny@onoway.ca

From: Ron Craddock <ronc@interbaun.com>
Sent: September 29, 2021 4:14 PM
To: info@onoway.ca
Subject: Bylaw which Proposes Redistricting of Lands from Residential to Urban Services District

Dear Town Administrator and Town Council, We, Audrey and Ronald Craddock, are property owners in the Town of Onoway, and wish to respond to the request for our thoughts on the proposal to possible changes to the Bylaw 790-21, which would result in redistricting of residential lots to Urban Services District.

We are NOT in favour of these proposed changes at this time for the following reasons:

- 1) due to the tight time frames for property owners to respond, it appears that the decisions have already been made and that the change is being imposed without adequate consideration. The timing of this whole process is suspect, being so close to the municipal election. A change of this importance should not be made without property owners taking a vote.
- 2) although it is indicated that there is no cost to the town or tax payers, long term this would not realistically be the case. Once this change is made and a structure has been built, the town, and thereby taxpayers, would be on the hook for the cost of any future DAMAGE or MAINTENANCE to infrastructure. (roads, sidewalks, gas, water, sewer, power etc).
- 3)we do not need another non-taxable entity in this town, with an estimate of 30% of properties in Onoway already being non-taxable. It would further weaken our already low tax base. Reducing the number of taxable properties in this area to 13 would not be good for the town of Onoway, nor those of us who are property owners.

We trust that our concerns, as well as those of other property owners, will be given serious consideration, and not just "swept under the rug" and ignored.

Ronald Craddock
Audrey Craddock
Box 378, Onoway Alberta, T0E 1V0
Service address: Route 11 Sequence 3290
4723-46 Street, Onoway AB Legal Description: Lot 11, Block 2, Plan 7722760

Sent from my iPad

Susan Dales

**Box 376
Onoway, Alberta
T0E 1V0**

September 30, 2021

This letter is in support of Bylaw 790-21.

Growing up in this community we had service groups such as Elks, Royal Purple, Women's Institute, Lions and Masons. When our community needed money for playgrounds, uniforms, seniors homes, sponsor a group to travel or just about anything else they would go to these service groups.

These service groups would cater, raffle cars, planned and expedited rodeos, or whatever they could think of to raise money for community.

These service groups have gone by the wayside, and now our community goes to the churches. For example the church I belong to supplies snacks, lunch and school supplies for the Elementary School.

When we bring in congregations into our town they may notice stores in the town that they never knew were here and support them.

We want to grow this community not stunt it.

Respectfully,

Susan Dales

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penny@onoway.ca

From: Yvonne Slemko <yslemko@xplornet.ca>
Sent: October 4, 2021 9:41 PM
To: info@onoway.ca
Subject: Bylaw 790-21 - Redistricting Application - Land Use Bylaw Amendment

To Wendy Wildman – CAO, Town of Onoway

My comments pertain to the redistricting of the lands legally known as Plan 4114 TR, Block A from Residential Single Family Narrow Lot District (RIN) to Urban Services District (US). This would accommodate the LDS proposal for one lot for a place of worship, 13 lots as residential parcels and one lot dedicated to the Town.

The most recent LDS proposal addresses some of the concerns expressed at the Open House on May 15, 2021. Most importantly the Town will not be involved as a developer nor bear any of the associated costs for the development. The development of the lands will remove an eyesore and provide the Town with much needed residential lots.

The proposal is a win-win for the Town. My wife and I support the endeavor.

Terry and Yvonne Slemko
Box 293
Onoway AB T0E 1V0
4712 Miller Drive
Plan 8020999
Block 4
Lot 61A

Your truly

tes & myk

penny@onoway.ca

From: Yvonne Slemko <yslemko@xplornet.ca>
Sent: October 5, 2021 8:20 AM
To: info@onoway.ca
Subject: FW: File 221 SUB 02-24 Plan 4114 TR, Block A, 4602 - 47 Avenue - Town of Onoway

Thought you should see what I sent to Tony.

From: Yvonne Slemko
Sent: October 4, 2021 9:43 PM
To: 'pcm1@telusplanet.net' <pcm1@telusplanet.net>
Subject: File 221 SUB 02-24 Plan 4114 TR, Block A, 4602 – 47 Avenue – Town of Onoway

To: Tony Sonnleitner – Development Officer, Town of Onoway

We support the redistricting of a portion of the lands as described above. This would include

1. One parcel districted US – for construction of a place of worship
2. 13 parcels districted RIN – for construction of single family dwellings
3. One parcel dedicated to the Town as municipal reserve.

The redistricting shows foresight, will facilitate the development of a property which currently is an eyesore, and is an example of thinking outside the box. It is a win-win for the Town of Onoway.

tes & myk
Terry and Yvonne Slemko

OCTOBER 5, 2021 COUNCIL MEETING - PUBLIC HEARING

**WRITTEN SUBMISSION FOR: RECEIVED AND READ DURING THE PUBLIC
HEARING**

Pq1-2 1. Amy Vlietman

Pq2-7 2. Garth Hatch

October 5, 2021

Town of Onoway
Mayor and Town Counsel

As a resident of Onoway my family and I fully support the proposed development of the Church of Jesus Christ.

Church members have been driving to Spruce Grove to attend Church on Sunday's, and Young Women's/Young Men's(youth group) and Church meetings several times during the week. This took a huge toll on our vehicles – the increased mileage, wear and tear as well as the cost of gas. During the winter months we were sometimes faced with treacherous road conditions which would make travel to Church very difficult. Being able to attend Church in Onoway has been a tremendous blessing to my family.

I have three children who attend the Church's youth groups. Once the Church is built in Onoway, they will be able to ride their bikes to their weekly activities.

Sometimes the youth do service work for the community. Things like raking leaves, picking up garbage and garden/yard work for the residents of the Community. These acts of service will benefit the members of our community, and, as well, it teaches the youth to give back to their community. This is just one example of the many things the youth activities might include. Youth activities may also include playing various sports and games; learning how to build things; how to repair small engines; baking and crafts; and even learning how to change a tire. Simple, yet fun and educational activities that are held in a safe and welcoming environment where everyone is loved and accepted. My children ages 14, 12 and 8 would often invite their friends to these activities, having a Church building here will make that more possible.

I feel that the youth in Onoway need more places to go and activities that will benefit them as well opportunities for them to be taught to love and help their community.

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Having the Church in Onoway will bring revenue to the businesses in Town. Members are more likely to pick up groceries, get gas or buy a pizza while in Town attending Church activities. This business was going to Spruce Groove when we attended there. I'm sure our local businesses would appreciate money being spent in our Town rather than somewhere else.

I cannot say enough great things about having the Church building in Onoway.

Having a place to attend Church and worship so close to home would be wonderful for my family and will benefit the whole community.

Thank you
Sincerely Aimee Vlietman

Thank you for the opportunity to attend here tonight and speak to the proposed development.

Thank you Madame Mayor and council for taking time and effort to hear the details of the proposal. Thank you to the citizens of Onoway and the surrounding area who have and are here to show support. Thank you to the residents of Onoway and the surrounding area who have expressed legitimate concerns that we have addressed.

Prior to any considerations here tonight, I would like to clear up some absolutely false information and a few minor misconceptions, circulated in verbal discussion, social media and a recent letter to the editor that personally, I would have been embarrassed to write.

1. To declare oneself as being not affiliated with a religious organization does not guarantee one to be unbiased, in fact, it could be taken as the opposite.
2. There are approximately 200 members of our church in the newly formed Onoway congregation. There may be more who have not registered with our church. There are approximately 150 who would be categorized as active, defined as attending church regularly.
3. There are 11 households in the town limits of Onoway, 8 additional households within 5 kilometers and 15 additional households within 10 kilometers. Approximately 5 households are outside the County of Lac Ste. Anne. For the writer of the letter to the editor in the Bulletin Dated September 27, expressing false information, I would be pleased to accompany him to each of the households in Onoway or elsewhere. I am unable to supply the names because of FOIP rules.
4. The Westporte approved but unregistered subdivision on the 8 acre parcel, involved 22 lots not 44 as noted in that letter. My math suggests that is a doubling false statement. That subdivision, being unregistered, has not, does not and will not produce empty lot tax revenue to the town.
5. The 40% or over quote related to non-profit exempt taxation, is not even in the correct ballpark.
6. In that letter there was reference to the conduct of those in public office. I would suggest that the fear mongering nature of the latter part of the letter, by the writer, a resident of Onoway, is divisive and damaging to the public perception of Onoway and area residents.

Let me address the economics of the proposal.

Presently the 8 acres sits unused and undeveloped.

Engineering estimates suggest that to service the proposed 22 lots under that approved dormant plan, the cost would be approximately \$1.2 million. Adding an artificial price tag of \$300,000 for the land, that would be \$1.5 million. That would be over \$68,000 per lot, to break even, nonprofit.

That is why it has not been developed by Westporte, that is why no other developer has interest. Onoway simply does not have a fairy Godmother who is willing to willing to grant \$1.5 million towards this development, when lots are projected to sell for \$40-45,000. Who in their right mind would be willing to put up that much money, and project to lose money, even if every lot were to sell.

That is why those on council and local supporters see tonight's proposal as true financial reality.

The proposal tonight includes and would proceed in the following manner.

1. Westporte would sell the property to the Church.
2. The Church simultaneously would give to the town of Onoway, the dedicated green space expected for this proposal and additional lands owed as deferred reserve from the previous residential development.
3. The Church, also simultaneously, would sell the approximate 3 acres to a Developer.

In simplicity, the Town would get its approximately 3 acres for green space and dry pond, the Developer would purchase his approximately 3 acres, and the Church would retain approximately 2 acres.

So why does this development proposal work while others don't?

Because the Church is willing to provide reserve acres to the town free of charge for its present proposed development and also fill the deferred reserve commitment from the previous residential development.

Because the church is willing to sell to the Developer the 3 acres at its per acre cost, and not make a profit.

Because the Church is willing to pay for services, water, sewer and paving at a proportionate cost above its actual usage, meaning, we will be subsidizing the residential development.

Because we were able to find a willing Developer who was willing to upfront servicing and take a chance on this community.

In the May 2021 open house, some concerns were forwarded by the Town council and the citizens. Numerous plans and drawings have been considered to address these concerns. I will note a few of them. In response to the one letter of objection that claimed this project was being rushed, I would remind them that 5 months have passed since the May open house.

1. The traffic concern was noted and addressed. There will be an access made off 47 Avenue. Church members will be asked to use this entrance and exit. The Town cannot do the same for the residents of the proposed 13 lots because they are residents and have the right to any public roadway.
2. The location of the church was changed so that the proposed residential lots were backing onto present residential lots. Some present lot owners stated they preferred to back on to houses rather than a church and a parking lot.
3. The Church lot was put as far south as possible so that present residential lots backing on the back alley had ample green space between the back alley and the church.
4. The Church lot was also put as far south as possible to lower the elevation of the already designed low elevation church building, giving better sight lines to residences.

5. The trees along 47 Avenue will be preserved as much as possible. Some present houses along 47 Avenue have chosen to remove trees for their residential development, we will make every attempt not to do that.
6. Some concerns were noted about the green space and pipeline right of way by residents who presently use it for personal reasons. There will be no development there and it will remain as is.
7. Some concerns were noted about the level of development and completion of the church. The Church builds to exceeding high architectural and engineering standards. The church lot will be fully landscaped by professionals and the parking lot will be paved. The grounds will be maintained by professional landscape professionals, contracted by the church.
8. Questions were asked about the proposed residential housing. The Developer plans on single family homes, primarily bungalow type, but will adjust plans to accommodate council and citizen preferences.
9. Drainage was discussed, and the engineers for both the town, church and developer have found solutions to the drainage issue
10. By far the largest concern, was the expectation of the council and residents that no costs for development would be borne or even advanced to be paid back by the developer or the Church. The present proposal is that the Town of Onoway will not have any financial obligations regarding the development. All costs will be borne by the Church and the Developer. In addition, the Church will submit a letter of commitment regarding their development plans and in addition will provide a sizable monetary deposit to be held by the town to guarantee their participation. The Developer will also provide a letter of commitment and the same monetary deposit.

For public record, the Church paid for the entire costs of the May open house, including the Town's engineer consultants.

As to the time line.

If tonight's proposal meets with approval soon, the legal transactions can be completed promptly. Once all legal transactions are completed, final engineering and design work on the subdivision plan will take place. Once that is finished, registration at land titles will be done. Presently there is a 2 month delay on land title registrations. We are hoping all would be complete by mid January 2022. For the Church, design, architectural and engineering of the building will then proceed. Simultaneously, the engineering, testing, design of the servicing will be occurring. That may take the larger part of the summer of 2022. The goal is that all preparation work will be done in 2022, including tendering of the project with construction to begin the spring of 2023, with an approximate 12-14 month build. Though the Church will tender the project professionally, all efforts to use local contractors, employment and supplies will be made.

Simultaneously, the Developer will begin his work, and will meet a similar time commitment.

So who are we:

We are the Church of Jesus Christ of Latter Day Saints. Globally, about 17 million members. There are more members outside North American than within. We operate with a lay clergy, ecclesiastic positions are unpaid. We have professionals and office workers who are paid.

We have chapels and temples, chapels are open to all of our members and all of the public, the temples are for our church members who wish further religious teachings.

We are well known for our missionary program. Years ago our youth missionaries often were seen going door to door. Today, not so. They contact through social media and other less direct means. Their focus has become community service, where we integrate and participate in family and community service projects. There are about 50,000 of them that serve for 1-2 years, paying their own way.

We are perhaps better known for our worldwide humanitarian involvement. We donated more than a billion dollars in 2020. We participated in over 3500 projects worldwide in 160 countries. Food and clothing aid, wheel chairs, vision care, immunizations, maternal and newborn care, clean water projects, refugee assistance, emergency response. We often partner and fund other NGO's, such as Catholic Social Services, Baptists Worldwide, The Red Cross, Salvation Army. In additions we provide up to 20,000 adults (often retired) missionaries who serve as unpaid volunteers with these and other humanitarian projects.

*churchofjesuschrist.org type in the search -- humanitarian

Back to our community.

We are willing to participate in any community project we are invited to do so. In the last 2 weeks we were part of our church's province wide food drive for our local food banks. Here in Onoway, we not only covered Onoway town proper but surrounding acreages in Lac Ste Anne. We collected for our local food bank. With thanks expressed from them, they commented that the amount collected would take care of their needs for about 6 months.

We were ready with 25 volunteer for the Harvest Festival that got cancelled. So much of this support, that previously went to Spruce Grove and Stony Plain, can now be directed to the community of Onoway.

Our lay clergy and support staff are actively involved in the community. They hold full time employment to support their families in addition to their church service. We have organizations for the children, the youth, the women and the men where everyone is invited. Each of those leaders and teachers volunteer their time to serve.

At a future date of development, and not part of this proposal, our Church will be pleased to partner with the Town of Onoway or another local non-profit group and develop some type of recreational project on some of the green space, be it a soccer field, basketball court, etc.

I was asked to identify what a church contributes to the community. I will address that now.

Our church has it own welfare system. Locally, we provide access to our Church's regional food storehouse for families to utilize in times of needs, such as loss of employment etc. These regional storehouses are supplied by church owned farms, orchards, ranches, etc. Often those employed are there to learn skills similar to how "Goodwill" operates. Other financial assistance may be given for items such as rent, utilities, etc., where circumstances require. We have professional certified psychologists that church members may access for all types of professional counselling. We have employment counselling and programs to assist our members who require or wish to upgrade their employment. We have family assistance opportunities rendered by our womens program called the

Relief Society. We have emergency services assisting communities where needed. For instance we played a large part in the Slave Lake flood many years ago and in the recent Slave Lake and Fort McMurray fires. We have youth programs teaching everyday skills that will be useful in later employment life. We have youth camps for the enjoyment of our youth, all operated by volunteer members.

I am sorry, but what we don't have is perfect people. We all make mistakes, we all make misjudgements but we do have a church structure supporting and encouraging us to become better people, better friends and neighbours.

A 2016 study, of 10 various church congregations studied the financial and social impacts on their neighbourhoods. It found that the value to the community was about 4-5 times the organizations yearly operating budget.

"For example, if you removed a congregation with a \$250,000 annual budget, the very conservative estimates of the study suggest you would need about \$1.2 million every year to sustain their economic contribution to the community." I would think that you could safely extrapolate that to the adding of a congregation.

This same study used a matrix of 41 common economic and market measures, broken down into 7 main areas. Open space, direct spending, education, the magnet effect, individual impacts, community development, social capital and care.

Their conclusion, by placing a value on each, "concludes that far from being a drain on local municipalities, faith bases congregations provide critical support for existing municipal investments and are an essential part of healthy functioning communities."

For more information, you can go to: <http://www.haloproject.ca>

So what can this deal offer?

It can offer a manageable, beautifully constructed subdivision that realistically can and will be developed.

It can offer a guarantee that development will occur and will occur in a timely manner.

It can offer a solution to a piece of town property that cannot get developed other ways.

It can offer an example of a neighbourhood that could be duplicated by a developer on empty lands adjacent to the east. If a developer has success with 13 lots and homes, he is going to pursue additional projects.

It can offer 100-150 people once or twice a week contributing to the economics of the town.

It can offer 13 residential openings for families to move into the town of Onoway.

It can provide some life and hope for the town that might be helpful.

I spoke at length with Mr. Gordy Vaughn. I agreed with him that this town and the residents need to show added hope and spirit in the community. This is the opportunity to do so.

I also spoke with Mr. Kwasny at his home. I agreed with him that having true and accurate information is the key to making a good decision.

In summary, in the interest of the future of the Town of Onoway, I feel I have presented my submission accurately and ask Council to approve the application so that this development can be the start of new and positive initiatives in the town.

Thank you for your time and considerations.

GARTH HATCH SUBMISSION

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Development Services
for

TOWN OF ONOWAY

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

mailed
sept 15 '21

September 15, 2021

To All Property Owners within the Town of Onoway

Dear Sir or Madame:

SUBDIVISION REFERRAL:

File: 21SUB02-24

Location: Plan 4114 TR, Block A : 4602 – 47th Avenue : Town of Onoway (the "Lands")

Further to the Notice of Hearing, sent on September 13, 2021, for the Application to Redistrict a portion of the Lands, this notice is for the subdivision of the entire same property. Please find attached a copy of a subdivision application and subdivision sketch. The purpose of the application is to:

- Subdivide Plan 4114 TR, Block A, a 3.42 HA (8.46 acre) parcel, into:
 - a) one parcel districted US - Urban Services (Lot 14); where that lot is proposed for the construction of a Place of Worship;
 - b) thirteen parcels districted R1N – Residential - Single Family Narrow Lot (Lots 1 through 13); where the intent is to develop the lots with single family dwellings; and
 - c) one parcel districted R1N – Residential - Single Family Narrow Lot (Lot 15); where this lot is to be dedicated to the Town of Onoway as Municipal Reserve, and will contain a proposed "Dry Pond", "Green Space, and the existing Pipeline Right of Way.

Access to the parcels is proposed via the internal Town of Onoway road system.

By this letter we request that you submit relevant comments and supporting information with respect to the subdivision application. Unless we have heard from you, **within 21 days**, we will process the proposal as though you have no objections.

Written submissions are to be submitted to the following address:

Box 2945, Stony Plain, Alberta T7Z 1Y4;

Fax: 1-866-363-3342

Email: pcm1@telusplanet.net

Please contact the undersigned should you have any questions regarding the attached application.

Regards,

Tony Sonleitner
Development Officer, Town of Onoway (780) 718-5479

(49)



Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342, Email: pcm1@telusplanet.net

APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY		
APPLICATION FOR SUBDIVISION APPROVAL • By descriptive plan • By plan of subdivision	Date of receipt of Completed Form:	Fees Submitted:
	Sept 10, 2021	
• By other instrument	FILE NUMBER:	
Designated use of the land as classified under the Land Use Bylaw No. 712-13.		R1N/US
		21SUB02-24

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THE APPLICATION OR BY A PERSON AUTHORIZED TO ACT ON THE REGISTERED OWNER'S BEHALF.

1. Name of registered owner(s) of land to be subdivided : Address:
JIM TYSCHUK *Westport Properties Inc.*
 (VENDOR)

Postal Code:..
 Phone No.: ..

2. Name of registered owner(s) of land to be subdivided : Address:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 (PURCHASER)
C/O JIM KYLE

Postal Code:..
 Phone No.: ..

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All/part: of the 1/4; sec.; twp.; range; west of the..... meridian;
 Being all/parts of Reg. Plan No. **4114TR block A** lot C.O.T.No.

(50)

AREA of existing parcel(s) **8.46 Acres.** AREA of proposed parcel **1.701 Acres.**

Municipal address (if applicable)

4. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is situated in the municipality of **TOWN OF ONOWAY**
- b. Is the land situated immediately adjacent to the municipal boundary? Yes No**X**...
If "yes", the adjoining municipality is
- c. Is the land situated within **0.5 miles (0.8 km)** of the right-of-way of a highway? Yes No**X**...
If "yes", the Highway is No., the Secondary Road is No.
- d. Is the land situated within **0.5 miles (0.8 km)** of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? Yes No**X**...
If "yes", state its name
- e. Is the proposed parcel within **1.0 miles (1.5 km)** of a sour gas facility? Yes No**X**....

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED [Describe]

- a. Existing use of the land**R1N ZONING AND CURRENTLY VACANT LAND**.....
- b. Proposed use of the land ...**CHURCH DEVELOPMENT**.....
- c. The designated use of the land as classified under a land use bylaw ..**URBAN SERVICES**.....
- d. Number of parcels(s) being created**1**..... Type of parcel(s) being created**URBAN SERVICES LOT**.....

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed):....**FAIRLY FLAT**.....
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.):**SHRUBS**.....
- c. Describe the kind of soil on the land (sandy, loam, clay,)**SANDY/CLAY SOIL**.....

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:**N/A**.....

8. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF.

I (we),**JIM KYLE**..... hereby certify that I (we) **Ü** *whichever applies*

● am (are) the registered owner(s)

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X am (are) authorized to act on behalf of the registered owner(s) and that the information given on this form is full, complete, and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

SIGNED: Jim Kife DATE: 11 AUG 2021

REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S.

I (we), hereby certify that I (we) whichever applies

am (are) the registered owner(s)

am (are) authorized to act on behalf of the registered owner(s) and that the information given on this form is full, complete, and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

SIGNED: DATE:

FURTHER INFORMATION MAY BE PROVIDED IN THE SPACE PROVIDED BELOW.

THE PROPERTY IS CURRENTLY UNDER A PURCHASE AGREEMENT BETWEEN THE VENDOR AND PURCHASER. THE VENDOR HAS HAS AGREED THROUGH THE SIGNED PURCHASE AGREEMENT TO COOPERATE, SUPPORT, AND GIVE CONSENT TO THE SUBDIVISION AND REZONE APPLICATIONS IN EFFORTS TO COMPLETE THE LAND PURCHASE. THE PURCHASE AGREEMENT IS CONTINGENT UPON SUBDIVISION AND REZONE APPROVAL.

NOTES

Exhibit A

LEGEND
TO BECOME TOWN PROPERTY,
R1H ZONING
R1M ZONING
US ZONING



PREPARED BY: [Blank]
DATE: [Blank]
CHECKED BY: [Blank]
APPROVED BY: [Blank]

PROJECT'S STAFF
PROJECT STAMP

NO.	DATE	DESCRIPTION	BY	DATE
1	12-15-21	ISSUED FOR APPLICATION	JS	12-15-21
2	12-15-21	ISSUED FOR REVISION	JS	12-15-21
3	12-15-21	ISSUED FOR REVISION	JS	12-15-21
4	12-15-21	ISSUED FOR REVISION	JS	12-15-21
5	12-15-21	ISSUED FOR REVISION	JS	12-15-21
6	12-15-21	ISSUED FOR REVISION	JS	12-15-21
7	12-15-21	ISSUED FOR REVISION	JS	12-15-21
8	12-15-21	ISSUED FOR REVISION	JS	12-15-21
9	12-15-21	ISSUED FOR REVISION	JS	12-15-21
10	12-15-21	ISSUED FOR REVISION	JS	12-15-21
11	12-15-21	ISSUED FOR REVISION	JS	12-15-21
12	12-15-21	ISSUED FOR REVISION	JS	12-15-21

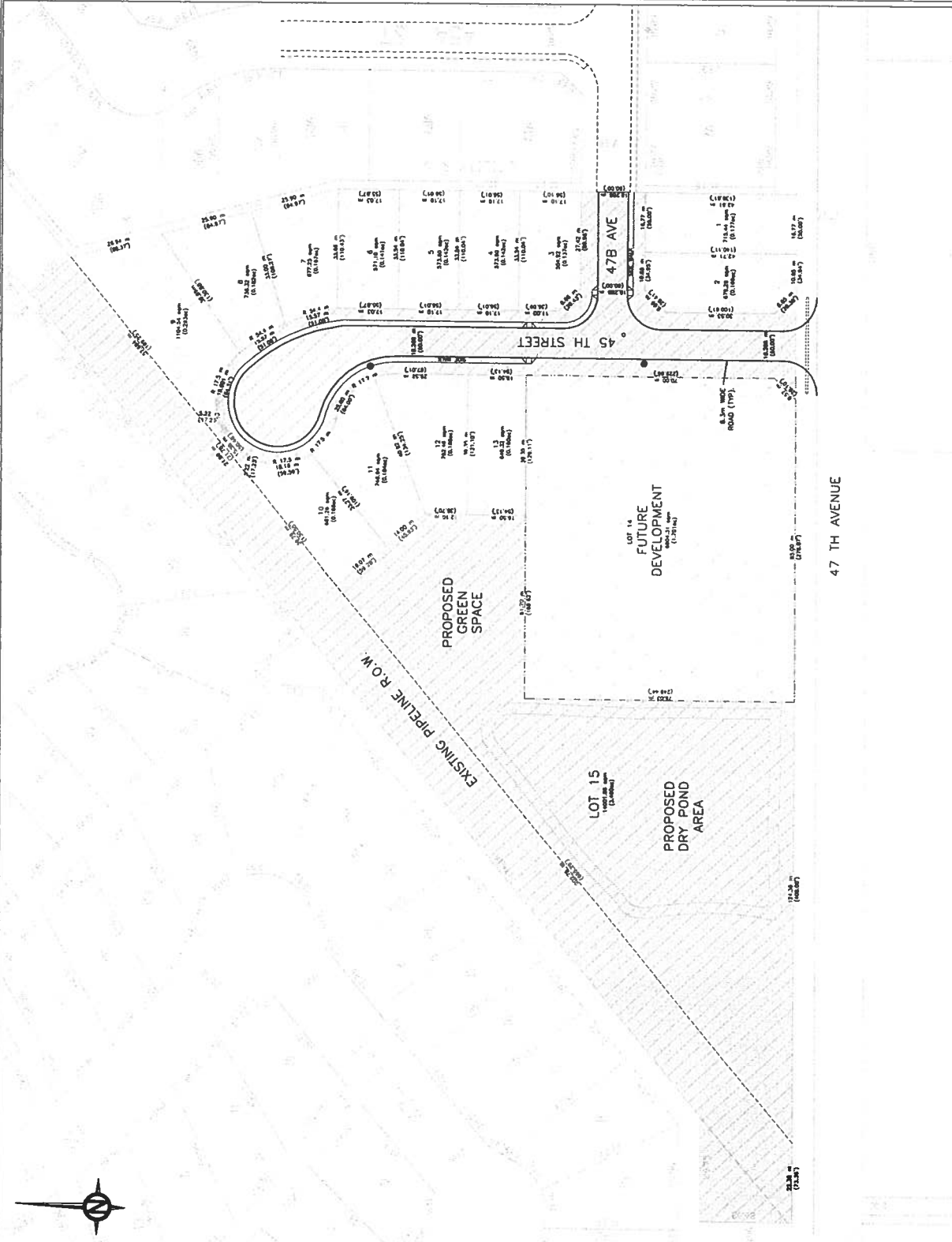
ONOWAY, ALBERTA
PROPOSED DEVELOPMENT
TENTATIVE SUBDIVISION PLAN
BLOCK A, PLAN 41141R

SCALE: 1:500

CLIENT: FACTORY ARCHITECTURE INC

BOLSON
INCORPORATED
INTERMEDIATE LEVEL
8703-108 St.
EDMONTON, AB
T5E 1S1
www.bolson.co
FAC: 780-413-8876

JOB NUMBER: 21-D-013
JOB NUMBER: DD-21D013-02
REV: B



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SUBDIVISION REPORT

Town of Onoway

Plan 4114 TR, Block A, 4602 - 47th Avenue (the "Lands").

EXISTING USE: Vacant**APPLICANT:** Westporte Properties Inc.**PROPOSED USE:** Residential**OWNER:** Same as Above

- **PROPOSAL:**

Subdivide Plan 4114 TR, Block A, a 3.42 HA (8.46 acre) parcel, into 15 parcels, as follows:

- Thirteen (13) residential lots,
- One (1) Urban Services lot (Lot 14), and
- One Municipal Reserve lot (Lot 15).

The portion of the Lands where the thirteen residential lots are proposed are districted R1N - RESIDENTIAL - SINGLE FAMILY NARROW LOT, and the portion of the lands proposed for a Place of Worship are districted US – Urban Services under the Town of Onoway Land Use Bylaw 712-13. Access to the parcels is via the existing internal Town of Onoway road system on the east and via a new road to be constructed as part of the subdivision. The lots are to be serviced to Municipal standards for road, sewer, and water.

Area: 3.42 Ha (8.46 Ac)**Soil:** Poor to marginal agricultural soils**District:** R1N - Residential - Single Family Narrow Lot**Reserve:** 0.8761 Ha (2.165 Ac) owing.

Site Description: The Lands are currently undeveloped. The topography is flat with a general slope toward the west. The soils are loamy sand.

PLANNING DOCUMENTS AND REGULATIONS:

Land Stewardship Act: no conflicts**Municipal Government Act/Subdivision & Development Regulation:** no conflicts**Land Use Bylaw:** no conflicts**Municipal Development Plan:** no conflicts**Abandoned Well Search:** no abandoned wells in the vicinity of the lands.

REFERENCE AGENCY RESPONSES:

Alberta Environment & Parks – *AEP lands Division have no concerns with the proposed application, all associated provincial approvals are still required.*

ATCO GAS – *Please see conditions below regarding the above mentioned file:*

A gas main installation will be required. It is recommended that the owner / developer contact ATCO Gas Distribution Engineer Samia Sadat (Samia.Sadat@atco.com, ((780) 203-7696), prior to approval of the subdivision if there is any question regarding the right-of-way requirements. ATCO Gas's Distribution Engineer may require plans suitable for registration showing the rights-of-way before the design work can begin from which it may take a minimum 4 months to design and obtain the necessary approvals for the gas main installation. All surveyor costs will be borne by the developer / owner.

ATCO PIPELINE – *At the end of the referral period, the response from Isabel Solis, Sr. Administrative Coordinator was, "Can you let me know what capacity is allowed for the church site?"*

CANADA POST – *Canada Post has no concerns with application. Please keep us informed if approved.*

FORTISALBERTA INC. – *Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.*

TELUS – *Thank you for including TELUS in your circulation At this time, TELUS has no concerns with the proposed activities.*

TOWN OF ONOWAY PUBLIC WORKS – *The subdivision is to be developed in accordance with the engineered plans submitted as part of the application. Upon review of the engineered drawings provided by the developer I do not see any major issues with what is proposed. I would like a clause that allows for the public works manager or designate to inspect all water and sewer installations prior to backfill. And for compaction tests of the road be done prior to the asphalt installation to the satisfaction of the public works manager.*

As per our discussion earlier today with regards to the future upgrading of 47 Avenue; I don't think we need to take land at this time for this future upgrade (widening); however, could we please caveat for 6.1 m north of the south boundary of this proposed development for future widening. This will be consistent with the 6.1 m in the south end of the existing properties to the east of this parcel. As mentioned, we would need to take lands from existing properties if and when this upgrade was triggered, so we could do all at once. With the current location of structures on the north side of 47 Avenue, it makes more sense for the widening to occur on both side of the road.

The drainage for this area needs to be front drainage to the street if it proceeds.

LAC STE. ANNE COUNTY – *Our Public Works department would like a caveat taken for future road widening on 47th Avenue.*

LAND TITLES - *Land Titles Office will accept a Plan of Survey for registration.*

ADJACENT LANDOWNER RESPONSES:

1. Tyler Hadley
2. Onoway Heritage Centre / Museum
3. Brittany Fandrick
4. Corrine Feth

MUNICIPAL PLANNER RECOMMENDATIONS:

The Municipal Planner recommends that the proposed subdivision be approved for the following reasons:

The application was evaluated with respect to its conformance and/or consistency with applicable legislation, statutory plans, and bylaws. Consideration was also given to the various land use evaluation criteria and responses from adjacent landowners as described below:

- TOPOGRAPHY: The topography is flat with a general slope toward the west.
- SOIL: Soil types (loamy sand) within the proposed parcel are suitable for the existing use.
- STORM WATER: Storm water is to be directed toward the west.
- FLOODING: No occurrence of storm water flooding has been brought to the attention of the Town of Onoway.
- ROAD ACCESS: Access is to be provided to municipal standards.
- WATER SUPPLY: Municipal water system is to be extended to the site.
- PLUMBING CODE: Municipal Service is to be extended to the site.
- ADJACENT LAND: Land surrounding the proposed parcels is residential.

The Subdivision Approving Authority has determined that this application shall be:

✓ ***APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:***

- 1) *Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, the plan of subdivision will not be endorsed by the Town of Onoway until all outstanding property taxes are paid, or arrangement, satisfactory to the Town, for payment have been made.*
- 2) *The preparation and presentation to the Town of Onoway of a plan of subdivision in accordance with Section 657 of the Municipal Government Act, R.S.A. 2000, that*

complies with the Land Titles Act of Alberta and that is acceptable in all respects to the Registrar of the Land Titles Office of Alberta.

- 3) *Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall enter into a development agreement with the Town of Onoway to the Town's satisfaction and at the owner, and or developer's expense. This agreement may include, but not necessarily limited to:
 - a. *Provision for access and approaches to each parcel;*
 - b. *Provision for required roadways (incl. curb, gutter, and sidewalks);*
 - c. *Stormwater;*
 - d. *Provision for municipal water service;*
 - e. *Provision for municipal sewer service; and*
 - f. *Provision for security to ensure performance of the same.**
- 4) *Franchise utilities (incl. gas, power, phone,) to be installed to the property line of all thirteen (13) parcels and the one (1) Urban Services parcel in accordance with the particular utility requirements.*
- 5) *Utility/pipeline agreements on title to be extended to the successor property(s) containing the said pipeline(s)/utility(s).*
- 6) *Pursuant to Section 661 of the Municipal Government Act, the Developer is required to dedicate **6.1 metres** of land adjacent to the south municipal road right of way known as 47th Avenue (Road Plan 2697 CL). Dedication to made through agreement registered against all applicable certificate of titles.*
- 7) *Endorsement fees in the amount of \$750.00 to be paid to the Town of Onoway.*
- 8) *Pursuant to Section 666 of the Municipal Government Act, R.S.A. 2000, the owner and/or developer shall provide to the Town of Onoway a parcel of land with an area of a minimum of **0.8761 Hectare**, dedicated as Municipal Reserve, and located as shown on the sketch attached to the Subdivision Application No. 21SUB02-24. Note: The subdivision sketch at provided indicates a dedication of **1.4002 Hectares**.*

Please note the following:

1. All conditions must be met prior to receiving endorsement.
2. You must complete all conditions of approval prior to one calendar year from the date of this letter.
3. Should the conditions of approval not be completed in full you may request a time extension which may or may not be granted.

4. The Town of Onoway is unable to endorse this application until 14 days have passed from the date of receipt of this letter to allow for appeal submissions. A maximum of five (5) additional days are allowed for mailing where this notice is issued through regular mail.
5. Appeals may be commenced by the applicant, subject landowner, the approving authority and required referral agencies. Under provincial statute, appeals are not allowed by adjacent landowners, community associations, or other non-statutory interests.
6. It is strongly recommended that subdivision boundaries in proximity to buildings be reviewed by a surveyor to ensure than no encroachments exist.
7. It is the responsibility of the Developer to make suitable arrangements with utility service providers to provide services to new properties.

penny@onoway.ca

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@telusplanet.net>
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](#)



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
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

(60)

penny@onoway.ca

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:

(61)

cao@onoway.ca

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