



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

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

Developer
for 1



Town of Onoway

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	Date of receipt of Completed Form:	Fees Submitted:
<ul style="list-style-type: none">● By descriptive plan● By plan of subdivision	Sept 10, 2021	
<ul style="list-style-type: none">● By other instrument	FILE NUMBER:	21SUB02-24
Designated use of the land as classified under the Land Use Bylaw No. 712-13.		R1N/US

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.

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)

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

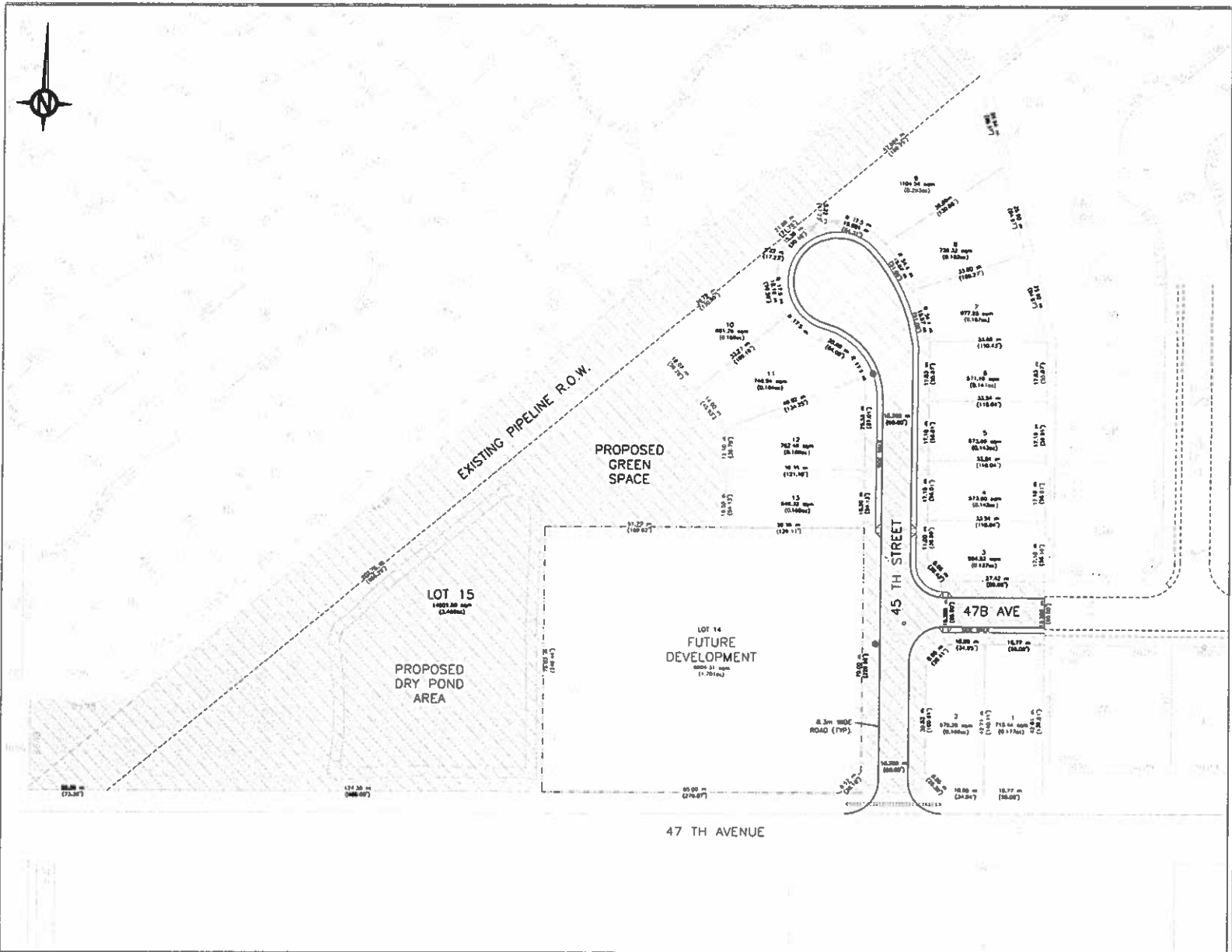
- am (are) the registered owner(s)
- am (are) authorized to act on behalf of the registered owner(s) and that the

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. WITH ZONING
- R1H ZONING
- US ZONING

ENGINEER'S STAMP

PERMIT STAMP

NO.	DATE	BY	DESCRIPTION	BY	DATE	APP.
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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.com
PH: 780-666-0571
FAX: 780-675-0570

JOB NUMBER: 21-D-013

DWG NUMBER: DD-21D013-02

REV: B