

From: Kyle Girard <[REDACTED]>

Sent: Tuesday, April 20, 2021 2:17 PM

To: Colton Nickel <cnickel@okotoks.ca>; LegislativeServices <legislativeservices@okotoks.ca>

Subject: Notice of Public hearing Bylaw 12-21 land use Drake Landing

To whom it may concern,

I am a resident of Drake landing and received notification of the Proposed Land use resignation. I reviewed the meeting minutes and also the correspondence that occurred between Mr.Nickel from planning and another concerned resident. I am quite concerned if this land is being re zoned to accommodate large scale commercial development including a car wash.

As indicated below if the "anchor" of this development is in fact a car wash or large commercial development in my opinion, it contradicts what the Town of Okotoks "Municipal Plan and Policy 14D.2.0. A " which is cited in the council package for April 12th. I do not foresee a carwash or rezoning this land to CGATE creating a "neighborhood hub" and providing "services and other daily needs to the community" I believe it will create a traffic, noise and litter issues in the communities of Drake Landing and Air Ranch

The residential and future small commercial development and closeness to rural areas and wide open spaces attracted me to this neighborhood and was a key factor for me and my wife to purchase a home in this area as there were plans for small shops and a walkability factor.

I have the same concerns and Ms. Milne - Noise, traffic and the aesthetics of the neighborhood should be considered. I do understand that services are needed and required over on the east end of the town but I do not think this is the right approach, or the right fit. It will greatly affect the quality of life of residents in these two subdivisions.

I have confidence that the Town and Councilors will make the right decision.

Large scale commercialization and rezoning of that space contradicts Okotoks land By Law 14D.2.0. A and section 2.4.1 of the Municipal Plans and policy I am opposed to rezoning this land to CGATE

Also why is Okotoks entertaining the idea of another car wash? there are many already in town. The Town has a water issue should there not be more effort to conserve water rather than approve development of businesses that utilize large amounts of water. This is contradictory to the sustainability mandate of the Town and Town Council.

Respectfully,

Kyle Girard

I can be reached at [REDACTED] if you wish to hear my concerns.

Land Use -14D.2.0 " *Development within this district will create a high quality and aesthetically pleasing environment conducive to both vehicle and pedestrian movement, and encourage very high architectural design and signage standards due to the visibility of the location."*

Municipal Plans and policy - *Section 2.4.1 of the MDP speaks to creating neighborhood hubs which are envisioned as areas for gathering, providing services and other daily needs to the community. This development of commercial at this location aligns with these policies in terms of providing increased commercial to the overall neighbourhood hub at the entrances to Air Ranch and the last phase of Drake Landing. It also builds on providing services within walking distance of homes in this area.*

Colton Nickel

From: Laura Milne

Sent: Tuesday, March 2, 2021 12:12 PM

To: Colton Nickel Subject: Fwd: Development Blk 1 Plan 0110204

*** External Message ** -*

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Colton, Further to our telephone conversation I would like to express my concern of changing the land use for this property. I live close to this development and after speaking to the MC+A firm I have discovered that the anchor for this development will be a car wash. I have concerns to the noise, volume of traffic and the winter ice build up on the roadway. I believe this type of development will adversely affect my quality of life and the others around me. I would like to be notified as to the public hearing and will discuss this with my neighbors to make sure that they are informed of the proposed changes. Thank you for your time in this matter Laura Milne 20 Drake Landing Blvd