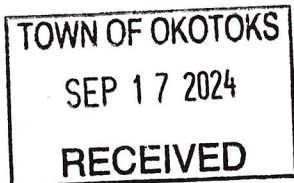


Jim MCKENZIE

OKotoks, AB.



September 16, 2024

OKotoks Town Council
c/o Legislative Affairs, Town of OKotoks
5 Elizabeth Str. OKotoks, AB
TIS 2C1
(403) 938-8905

To my esteemed town councilors and Mayor Thorne,

My name is Jim MCKENZIE. I have been a resident in Heritage OKotoks since 1977. I live with my family directly across the street from the proposed land use redesignation at 149 Elizabeth Str. Understandably, I am greatly concerned about this bylaw. It will undoubtedly create additional traffic congestion, noise, and is incompatible with our residential neighbourhood zoning. Therefore, I strongly disagree with the proposed amendment to rezone this property from Tradition Neighbourhood/Downtown to General Commercial and urge the town council to deny this proposal as well.

I love being a part of a vibrant downtown community. I know all of my neighbours. We embody the small town feel that OKotoks is eager to maintain. Additionally, we moved here from inner city Calgary, so I am also not afraid of density and diversity. However,

I do not believe it is in our community's best interest to have another commercial property directly across the street from our residential properties. When RBC built on the corner of Elizabeth Str. and North/Southridge Drive years ago, it brought with it additional congestion to an already busy intersection and road (as well as the need to implement a parking zone, of which Okotoks only has three). Car accidents and near misses with pedestrians are increasing, as foot traffic and new neighbourhoods north of us put added pressure on Elizabeth Str. to access town amenities. The last thing that our neighbourhood needs is another commercial business to snarl this important corridor into and out of town.

In years past, Suds Car Wash proposed to build a muffler shop on the vacant piece of land at this same address. This proposal was rejected. Concerned residents voiced the fact that a commercial business would negatively impact our community's well being with the exponential increase of noise. I continue to be very concerned about any additional noise to an already bustling residential area. We live in harmony with the highway, CP Rail, and North/Southridge Drive: all noisy arteries that are noisy enough.

All this said, I am also concerned that there has been zero transparency as to what the landowner(s) intend to do if/once the designation of General Commercial is approved. Where would people park? What type of business would be supported on such a narrow configuration of land? How would this business accommodate foot traffic without a sidewalk and jaywalking etc.? These are a few of many questions I have, knowing nothing of what is being planned. Perhaps if we had any community engagement for what precisely was proposed, I would possibly have a change of heart. However, as it stands, my prior arguments against this land use bylaw remain firm.

In conclusion, I am hopeful that, as a council, you will continue to act with wisdom towards our residential concerns. Please

do not support this redesignation. Protect our Traditional Neighbourhood zoning and you will protect one of the few remaining and thriving downtown residential communities. This proposal is incompatible with our neighbourhood and our collective vision for Okotoks.

Please reject Bylaw 24-24

SINCERELY



JIM MCKENZIE

TOWN OF OKOTOKS
SEP 17 2024
RECEIVED

Town of Okotoks
Re: Council Meeting
Monday, September 23, 2024

Bylaw 2424