

Bylaw 24-24

Lynn Neufeld <email correspondence>

**Lynn Neufeld**

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Okotoks, AB. [REDACTED]

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September 17, 2024

**OkotoksTown Council**

% Legislative Affairs, Town of Okotoks

5 Elizabeth St. Okotoks, AB.

T1S 2C1

(403) 938-8905

To my esteemed town councilors and Mayor Thorne,

My name is Lynn Neufeld. I have been a resident in Heritage Okotoks since 2008. I live with my family directly across the street from the proposed land use redesignation at 149 Elizabeth St. 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 Traditional 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 St. 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 Street to access town amenities and festivals. The last thing that our neighbourhood needs is another commercial business to snarl this important corridor into and out of town.

Many years ago, Suds Car Wash proposed to build a muffler shop on the vacant piece of TN zoned 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. Bordered by the railway, a highway, and North/Southridge Drive is noise 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. What type of business would be supported on such a narrow configuration of land? How would this business accommodate parking and foot traffic while preventing jaywalking a highway to access their services? These are a few of the 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 have a change of heart. However, my prior arguments against this land use bylaw remain firm with all current information considered.

In conclusion, I am hopeful that you will continue to act with wisdom towards our history of 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,

Lynn Neufeld