

TOWN OF OKOTOKS  
SEP 18 2024  
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Brad & Sherry Hemus

Okotoks, AB

September 18, 2024

Okotoks Town Council

Dear Town Council Members,

As residents of D'Arcy, my wife Sherry and I are writing to introduce a petition to oppose Bylaw 27-24 to amend the Land Use Bylaw 17-21 by redesignating the 4.10 acers of land comprising Lot 3, Block 9, Plan 181 0640 from Agricultural and land Holdings District (ALC) to Neighbourhood Core (NC) District.

The attached petition, which has garnered support from 120+ residents in just six days outlines our concerns.

Of the 120+ D'Arcy residents we spoke with, 95% disagree with the proposed re-zoning. The remaining 5% were divided between supporting it or needing more time to decide. It seems reasonable to conclude these percentages accurately reflect the opinion of the community. We understand the small community garden will remain regardless of this re-zoning, however, re-zoning the entire parcel Recreation & Open Spaces District (ROS) would be far more desirable and address these concers.

Additional themes emerging from discussions with residents include:

- concerns over traffic congestion in and out of D'Arcy and the related increased safety risks of exiting in the event of a fire or disaster
- addition strain on the Town's limited water supply
- many seniors who purchased homes feel they were mislead regarding the future of the community. This includes the north side of Iris Crescent where some were told similar structures would be built behind them where the 3 story rentals units are under construction. Some claim they don't have the energy or resources to move again.

Thank you for your consideration in this matter.

Sincerely,

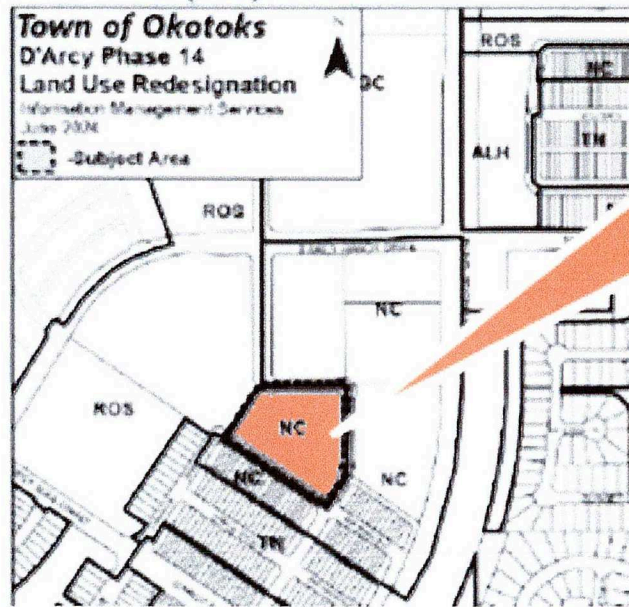
Brad & Sherry Hemus

**Attachment:** Petition: Opposition to Re-Zoning Proposal for bylaw 27-24: Lot 3, Block 9, Plan 1810640

**Petition Title: Opposition to Re-Zoning Proposal for Bylaw 27-24: Lot 3, Block 9, Plan 1810640**

**Introduction:** We, the undersigned residents of D’Arcy Okotoks, are writing to express our strong opposition to the proposed re-zoning of Lot 3, Block 9, Plan 1810640, which is currently designated as Agriculture and Land Holdings District (ALH) to Neighborhood Core (NC) District.

➤ **Bylaw 27-24** - The Purpose of Bylaw 27-24 is to amend the Land Use Bylaw 17-21 by by redesignating approximately 1.66 hectares (4.10 acres) of land comprising Lot 3, Block 9, Plan 1810640 from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District.



Land proposed for re-zoning

**Reasons for Opposition:**

**1. Negative Impact on Residential Character**

The proposed re-zoning will alter the character and appearance of our neighborhood. As per the website <https://darcyokotoks.com/community>, our community boasts “Open spaces and parks are the heart of D’ARCY’s naturally active lifestyle that residents value”. The screenshot below taken from the website late in July 2024 clearly shows that the agricultural land proposed for re-zoning as “community gardens”:



Replacing this community garden with a 70 unit condominium complex will undoubtedly negatively impact the adjacent property curb appeal and values. It will also increase an already very high density residential population! If this land was planned to be designated as R3, that should have been clearly reflected on the website to avoid deceiving property buyers.

## 2. Increased Traffic and Safety Concerns

Traffic and parking required to accommodate the nearby future schools and sports fields combined with the following adjacent developments will undoubtedly result in 600+ new residents and vehicles resulting in traffic and parking congestion.

- Aspire Developments rental apartment buildings ([Town of Okotoks Development Permit 134-20](#) specifies 185 units). [Western Wheel states 150 units.](#)
- [Partner's Development Group 112 unit, twelve three story rentals](#)

These two projects alone add between 262 and 297 rental units to the community. Building an additional 70 unit condominium complex will exacerbate these issues. Increased residential traffic poses safety risks, particularly for children and elderly residents who use local sidewalks and crosswalks regularly.

### 3. Precedent for Future Re-Zoning

Allowing this re-zoning sets a concerning precedent for future development in our area. It could lead to a cascade of similar requests, further eroding the character of our neighborhood and overwhelming our local infrastructure.

#### Conclusion

For these reasons, we urge the Okotoks Town Council to reject the proposed re-zoning. We believe that preserving the current zoning designation is a crucial proactive step towards mitigating these concerns, maintaining the integrity of our community, and ensuring the well-being of its residents.

#### Signature Section:

Name	Address	Signature	Date
Brad Hemus	█ Larkspur Bend		Sept 12/24
Sherry Hemus	█ Larkspur Bend		Sept 12/24
TIM SIKORA	█ LARKSPUR BEND		2024-09-15
NOLA SIKORA	█ LARKSPUR BEND		2024-09-15
MIKE POPE	█ LARKSPUR BEND		2024-09-15
KAREN POPE	█ LARKSPUR BEND		2024-09-15
DAVID RUSSELL	█ LARKSPUR BEND		2024-09-15
Susan Russell	█ Larkspur Bend		2024-09-15
Della Hefford	█ Larkspur Bend		2024-09-15
DAVID HEFFORD	█ LARKSPUR BEND		15 SEP 2024
DAN LEBLANC	█ LARKSPUR BEND		15 SEP 2024
CONNIE LEBLANC	█ LARKSPUR BEND		15 sept 24
Jim Beyer	█ Larkspur Bend		15 Sept-24
JACHA BRYCE	█ LARKSPUR BEND		15 SEPT 24
KEN MONTAG	█ Larkspur		15 Sept 24
KAREN MONTAG	█ ✓		15/09/24
Mark Merstorf	█ Larkspur Bend		15/09/24
PEGGY MERSTORF	█ LARKSPUR BE		15/09/24

Name	Address	Signature	Date
JIM GILBERT	█ LARKSPUR BEND		SEPT/15/24
BRAD ROARKE	█ IRISH CRES.		SEP. 15/24
Randy Smith	█ Iris Cres		SEP 15/24
Melanie Powell	█ Iris Cres.		Sept/15/24
Dakota Reid	█ Iris Cres		Sept/15/2024
LAWRENCE MAXWELL	█ IRIS CRES		Sept/15/2024
KAREN MURDOO	█ IRIS CRES		Sept 15/2024
Lint Kobelitch	█ IRIS CRES		Sept 15/2024
RICHARD KOBELITCH	█ IRIS CRES		Sept 15/24
Micela Cripps	█ Larkspur Bend		Sept 16/24
NORA OCHIBA	█ LARKSPUR BEND		SEPT 16/24
Rowen Zell	█ Larkspur Bend		Sept 16/24
Rozalia Melnik	█ Larkspur Bend		Sept 16, 2024
Mark Landry	█ IRIS CRES		Sept 16, 2024
Kela Nicodemus	█ IRIS CRES		Sept 16, 2024
Lee Sawyer	█ IRIS CRES		Sept 16/24
Brenda Simpson	█ Iris Cres		Sept 16/24
Florin Popovici	█ Iris Cres		Sept 16/24
Mary O'Waller	█ Iris Cres		
Dianne Brockhoff	█ Larkspur Bend		Sept 17/24
Antoinette Krieg-Meyer	█ Iris Crescent		Sept 16/24
Cindy Scott	█ Iris Crescent		Sept 16, 2024
Mike Scott	█ Iris Crescent		Sept 16/2024
Greg Hawkes	█ Iris Crescent		Sept 16/2024
CARY WATNER	█ Larkspur Bend		Sept 16/2024

Name	Address	Signature	Date
Denise Jacobsen	█ Larkspur Bend OKOTOKS		Sept 16/24
Jody Jacobson	█ LARKSPUR BEND OKOTOKS		SEPT 16/24
Shivonne Lyons	█ Larkspur Bend		Sept 16/24
Ana Peniche	█ Larkspur Bend		Sept 16/24
Alejandro Castano	█ Larkspur Bend		Sept 16/24
Derek Mullaly	█ Larkspur Blvd		Sept 16/24
Jamie Burnett	█ Larkspur Bend		Sept 16/24
Daryl Andrews	█ Larkspur Bend		Sept 16/24
RACHAEL GRANCE	█ LARKSPUR BEND		SEPT 16/24
Sandra Chynley	█ Larkspur Bend		Sept 16/2024
Margaret Quill	█ Iris Cres		SEPT 17/24
Michelle Hassa	█ VAREOUSIT		
HOLLY KAKOSKE	█ D'ARCY BLVD		Sept 17/2024
John BARBOUR	█ D'ARCY BLVD		Sept 17/2024
Tanis Mitchell	█ Birch Glen		Sept 17/24
Jane Hale	█ D'ARCY		Sept 17/24
Therese Hale	█ D'ARCY		Sept 17/24
R. W. LAWSON	█ D'ARCY		SEPT 17/24
BARB E. LAWSON	█ D'ARCY BLVD		SEPT 17/24
Karla Lang	█ D'Arcy Blvd		Sept 17/2024
Janice Holmes	█ D'Arcy Blvd		Sept 17/2024
Shirline Kaiser	█ D'Arcy Blvd		Sept 17/2024
Esther Cetzak	█ D'Arcy Blvd		Sept 17/2024
Holly Penthalagon	█ D'Arcy Blvd		Sept 17/2024
Nina Mulyarova	█ Yarrow		Sept 17/2024

Name	Address	Signature	Date
BONNIE WEAVER	█ YARROW STREET		Sep 17/24
Kathryn Kullibowski	█ D'Arcy Blvd		Sep. 17/24
BRENDA LAVOIE	█ D'Arcy BLVD		SEPT 17/24
Donita Cassell	█ D'Arcy Blvd		Sept 17/24
Debbie Deglaw	█ D'Arcy Blvd		Sept 17/24
Dianne Shandro	█ D'Arcy Blvd		Sept 17/24
Margaret Daghish	█ D'Arcy Blvd		Sept 17/24
Georgia Daghish	█ D'Arcy Blvd		Sept 17/24
Sergey Reznicek	█ D'Arcy Blvd		Sept 17/24
Carol McLeod	█ D'Arcy Blvd		Sept 17/24
Miroslaw Enga	█ Yarrow St		Sept 17/24
Louise Girard	█ Yarrow St		Sept 17/24
Lorraine O'Connor	█ Yarrow St		Sept 17/24
Linda Seyts	█ Yarrow St		Sept 17/24
Trisha Huyerra	█ Yarrow St.		Sept 17/24
Kayla Hawatt	█ Yarrow St		Sept 17/24
Shane Hart	█ Yarrow St		Sept 17/24
JESSICA ENGEN	█ YARROW ST		SEPT 17/24
Dylan de Peuter	█ Yarrow St		Sept 17/2024
Aracanda Martin	█ Yarrow St		Sept 17/2024
Will Barnard	█ Yarrow St		17 Sep 24
Todd Midgott	█ Yarrow St		17 Sep 24
Leo Shuldiner	█ Yarrow St		17 Sept 24
Jasow Glynn	█ Iris crescent		Sept 17/24
Delaney Bred	█ Iris cres		Sept 17/24









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Attention:

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