

Opposing Development for Residential use Lot 11, Block 1, Plan 0513261

Linda Wiens [REDACTED]

March 21, 2025

To whom this may concern,

We live right behind this land and when we bought our home 20 years ago we bought here knowing that the land behind our home was to be used for commercial use and we were ok with this.

We don't think this is fair to have this land be re - zone for residential use and strongly Oppose this. This would ruin our peace and quiet we have now and enjoy. We bought our home knowing that we would not have any neighbors backing onto or having to look at other backyards, due to the fact that this land is zoned for commercial use when we bought our home and should not be changed or re- zoned.

This would make the area more congested, ruin our property values, our peace and quiet, as well as take away our view of having to look at other homes that we thought when we bought are place that we would never have to look at because it is zoned for commercial use and should stay that way as that is what we bought into when Tucker Hill was built that this land was commercial use... So how is it fair after all these years that it should be able to be re-zoned for Residential use now!

Please leave this as Commercial property and build the stores behind our place like we were promised 20 years ago.

Thank you for your time.

David and Linda Wiens

57 Tucker Circle

[REDACTED]

**CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION**

**Bylaw 8-<sup>25</sup>~~12~~ Amend Land Use and,  
Bylaw 12-25 Amendment to Re-Zone Area Structure Plan in Southwest Okotoks**

I am voicing my opposition to the above-mentioned Bylaws for the vacant lot directly east of Tucker Hill. The residents of Tucker Hill have had no direct communication about this Amendment until we received the letter from Town of Okotoks dated March 11, 2025.

The proposed zoning change amending the density from 160 dwelling units to 391 non-single detached, non tradition housing units is opposed on the basis of significant congestion by introducing 600 – 800 additional vehicles into a 7 acre parcel, significant parking issues in the Area, negative impact to the Westmount Centre business parking: increased traffic on Westland Street, at Westmount School, along Westmount Rd, as well as Southridge Drive from Westland Street to Highway 7.

Most concerning is the significant negative impact to property values for at least 30 Tucker Hill Condominium homeowners and the proximity of 3 storey townhouses looking down onto their properties.

Town of Okotoks Bylaw 22-02 was passed to allow "Multi-unit residential including Senior Citizen Campus and Commercial in their entirety. This significant increase in density in the center of an already fully developed Commercial area brings into question its feasibility and the many negative impacts this high density will create.

In addition, owners within the Area Structure Plan require ask the Town Council to provide:

1. Bylaw 12-25 is very confusing regarding the size of the land being re-designated and would like confirmation of the size of the affected change area.
2. Details on what the "transportation impact assessment entails and if this would be completed before any new development is approved.

NAME:

David Wiens

ADDRESS:

Tucker Circle T1S 2J7

CONTACT INFO (EMAIL/PHONE NUMBER):

SIGNATURE:

DATE:

April 6, 2025