

Norma Desrosiers  
[REDACTED] Tucker Blvd.  
Okotoks, AB  
T1S 2K1

April 6, 2025

Subject: Rezoning ① Bylaw 08-25 to amend  
Bylaw 17-21  
② Bylaw 12-25 to amend  
Bylaw 22-02.

## OPPOSED

I live at [REDACTED] Tucker Blvd Okotoks.

- It is a Condo development with rules on animals, behavior and maintenance. It is mostly a seniors development and is safe and quiet.
- Building 400 units on a postage stamp piece of land is like building a small town on this small property.
- 400 units equals 800 or more people and 800 cars. This is a high density as a small town on a small property.
- The local school is already over capacity as is the child care centre.
- Traffic in the school zone is already bad and parking will be even more of a problem.
- Don't you think we have enough construction in Okotoks already? Our recreation facilities and roadways are already stretched. Please let the town catch up to the present construction.
- Water?

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Town of Okotoks.

Rezoning Bylaw

08-25  
12-25

**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: Norma Desrosiers

ADDRESS: [REDACTED] Tucker Blvd Okotoks

CONTACT INFO (EMAIL/PHONE NUMBER): [REDACTED]

SIGNATURE: [REDACTED]

DATE: April 6 2025