

Land Use Redesignation in Westmount

Claire Dunn <[REDACTED]>

Good Morning,

This email is in connection with the land redesignation in Westmount. I disagree with this proposal as my townhouse backs on to the open field so I will be directly affected by this build. The infrastructure is not in place for multi residential as the roads are just side roads and they are already congested with business owners parking on the street. There will not be enough parking so people will end up parking on the street and congesting them even more as well as the vehicle noise level will increase as well as vehicle pollution and general noise.

This is a quite neighborhood and adding a multi residential units will just bring noise and bring more people into the neighborhood as well as the crime level will increase. The neighborhood is safe right now and adding more people especially if it is a low income apartment complex will just bring in unwanted people into an already peaceful low crime neighborhood.

I am also a shift worker and having to sleep through all the construction noise is not something I want to do especially since I back onto that field. The field is also an area that a lot of animals have made into their homes and it is nice sitting on the deck watching the animals walk around. I am not interested in my view being blocked by a monstrosity or someone else's balcony.

I really hope you do not approve this change as it does not fit into the Westmount neighborhood and would just congest the area.

Thank you,

Claire Dunn

CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION

**Bylaw 8-²⁵12 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: Clarie Dum

ADDRESS: [REDACTED] Tucker Cir.

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

SIGNATURE: [REDACTED]

DATE: April 6, 2025