

From: "myshaw.ca" <[REDACTED]>

To: [REDACTED]

Cc:

Bcc:

Date: Mon, 7 Apr 2025 14:05:56 -0600

Subject: Rezoning in Westmount, South ridge Drive

I am completely, 100% against the proposed rezoning of 08-25, 12-25.

Tucker Hill, borders on the property slated to be rezoned. I live there.

We are a quiet mostly seniors neighbourhood.

We feel safe. We have had no crime here, thievery or break-ins. However with the amount of proposed people planned for the area, that definitely could and would change.

Traffic would be a chaos.

We moved here, feeling this was an excellent location for us to live in our own homes as we age. I am 87 years old. I would like to be able to feel safe and secure, while living in my own home. PLEASE, do not destroy this sense of security and safety. PLEASE take note of all of us living in Tucker Hill.

Sincerely Sonja Sobie.

CONCERNED HOMEOWNERS – TUCKER HILL CONDOMINIUM CORPORATION

**Bylaw 8-²⁵~~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: Sonya Solie

ADDRESS: [REDACTED] Tucker Circle

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

SIGNATURE: [REDACTED]

DATE: April 6/ 2025