

Colton Nickel

From: Brian Bergen
Sent: Monday, March 17, 2025 10:16 AM
To: Colton Nickel
Subject: Proposed Bylaw 08-25 and 12-25

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Dear Mr. Nickle

When we purchased our condo last Feb/24 we were told that the property behind us would not be developed for quite a long time. Now that the town has changed the plan to a multi- residential land use I believe it will erode the value of our property. From looking at the letter I received last week. it looks like the cheap buildings that have been built or are still [building.as](#) you approach okotoks from the north. If Okotoks want to attract people to this fine town than they need to build houses not cheap looking condo like it shows in this plan.

Kind regards
Brian Bergen

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: BRIAN & CHRIS BERGEN

ADDRESS: [REDACTED] TUCKER CIRCLE

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

SIGNATURE: [REDACTED]

DATE: April 6/25