

Martin Mac Gillivray

█ Ranchers Manor

Okotoks, AB

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March 14, 2026

To: Mayor/Council/Planning Department

Okotoks, AB

Subject: Opposition to Proposed Industrial Development/ employment-related land use. Adjacent to Residential Neighborhood - BY-LAW 02-26 - Thunderstone Development.

Dear Mayor/Council Members/Planning Committee,

I am writing to formally express my opposition to the proposed industrial/ employment-related land use development planned adjacent to our residential neighborhood. While I understand the importance of economic development and the role industry plays in supporting our community, I believe this project raises several significant concerns that have not been adequately addressed.

First, the current road infrastructure in this area is not designed to accommodate the level of heavy industrial traffic that would likely result from this development. The roads serving our neighborhood were built primarily for residential use and are already strained during peak hours. Introducing frequent commercial truck traffic will increase congestion, accelerate road wear, and create serious safety concerns for residents, pedestrians, and children in the area. Throughout the North Point ASP draft plan identified in the town of Okotoks it refers to traffic mitigation as the twinning of 32nd Street and the interchange at Hwy 2/ 338. The plan relies heavily on the creation of these projects along with the expansion of 338 Avenue. Without firm commitments from the municipality and the provincial government in regards to these plans that have been talked about in length without any real commitments, it really is putting the cart before the horse and to rely on these traffic mitigations as a solution provides a false narrative.

Second, increased noise levels from industrial operations and associated transport traffic will negatively affect the quality of life for nearby residents. Industrial activities, particularly those involving machinery, loading operations, and transport vehicles, can operate early in the morning and late into the evening. This is incompatible with a residential environment where families expect reasonable peace and quiet. The NAP Plan refers to light and medium industrial and logistics which by nature produce the greatest amount of noise.

Another concern is the lack of clarity about the types of industrial businesses that will occupy the proposed development. Without clear information regarding the specific operations planned for the site, residents cannot properly evaluate the potential impacts related to noise, emissions, traffic, lighting, or environmental risks. Greater transparency is necessary before any approval should be considered.

Industrial development places significant demands on municipal infrastructure, and in a small town where resources are already limited, this impact can be substantial. Increased heavy truck traffic accelerates deterioration of local roads that were originally designed for light residential use, leading to higher maintenance and repair costs for the municipality. In addition, greater demand may be placed on water, sewer, stormwater management, emergency services, and waste management systems that may not have been designed to support industrial-scale operations. Without major infrastructure upgrades, the introduction of an industrial zone risks placing long-term strain on public services and shifting the financial burden of these upgrades onto taxpayers and residents who already rely on limited municipal resources.

Additionally, it is important to recognize that there are already existing industrial areas within the town that remain underutilized or vacant. Prioritizing the use and revitalization of these existing industrial zones would be a more responsible approach to growth. Doing so would support economic development while minimizing disruption to established residential neighborhoods.

For these reasons, I respectfully request that the municipality reconsider this proposed development and instead explore alternative locations within existing industrial zones where appropriate infrastructure is already in place.

Thank you for taking the concerns of residents into consideration. I hope the municipality will carefully evaluate the long-term impacts of this proposal on the surrounding community.

Sincerely, and thank you for taking the time to review my concerns:

Martin MacGillivray