

Shannon Mac Gillivray
Ranchers Manor
Okotoks, AB T1S

March 14, 2026

Attention: Legislative Services, Okotoks
Sent via email: legislativeservices@okotoks.ca

RE: By-Law #02-26 – March 18, 2026 Public Hearing
Submission in opposition to the Thunder Stone Development Project

As a new homeowner in Air Ranch, I am writing to express strong opposition to the industrial development proposed immediately adjacent to our residential community. The Air Ranch community is described as a unique luxury residential community offering upscale custom homes, with large lots blending executive living with natural surroundings, mountain views, and wildlife preserves. Introducing an industrial park at this location will materially and negatively alter the character that attracted residents here, and will likely reduce property values.

My specific concerns include:

- Inadequate buffer: The proposed buffer is too small to provide meaningful visual, air quality, or noise separation. Heavy truck traffic is noisy, operates at varied hours, and will intrude on the quiet and peaceful residential environment.
- Traffic and safety: Additional industrial traffic will increase congestion and raise safety risks for residents, pedestrians, and local wildlife that contribute to the area's appeal. Your traffic study indicated that a number of significant improvements to local roads would be required to accommodate this development. These improvements should be made before development is approved.
- Planning and fairness: Current plans do not appear to reflect the investments homeowners have made based on existing land-use expectations. We count on our council members to fairly represent us and protect the significant financial investment we have made in the community. Approval of this project will most certainly negatively impact our property values and potential resale prices.
- Questionable economic rationale: I oppose the Town's rationale that this site will provide an "employment zone opportunity." The town already has multiple industrial and commercial -zoned sites that remain vacant and underutilized. Placing industry next to a luxury residential neighborhood is not the only—or the most sensible—way to encourage jobs. The town should prioritize filling existing industrial vacancies before converting land adjacent to established residential communities, rather than sacrificing our residential neighborhood's quality and property values.

In closing, please recognize that homeowners in this area purchased with a reasonable expectation of enduring residential character, safety, and property value. Approving industrial development here would undermine those expectations and impose clear, measurable harms on existing residents. If the Town moves forward, I respectfully request enforceable, robust protections: more substantial and permanent buffers, strict truck-routing and time-of-day restrictions, mandatory noise and air-quality mitigation, a wildlife and traffic safety mitigation plan, and ongoing monitoring with public reporting. I also urge the Town to prioritize vacant industrial sites already available before converting land adjacent to established residential neighborhoods. Finally, do whatever is necessary to ensure these commitments are written into any approval as binding conditions to preserve neighborhood quality, safety, and property values.

Thank you for your attention. I request that my comments be included in the public record and that I be notified of upcoming hearings on this proposal.

Sincerely,

Shannon Mac Gillivray