

To the Foothills County Council,

I am writing today to express concern regarding the proposed Outline Plan and associated redesignation and site specific amendments.

Public Consultation:

- Although the Foothills County Website indicates that newspaper notices appeared in the February 10<sup>th</sup> and February 25<sup>th</sup> Western Wheel, I have been unable to locate any notices at all in the Western Wheel about this Public Hearing.
- The Developer indicates that Landowners were notified of public consultation opportunities in multiple ways - through phone, email, mail and temporary signage. As landowners within one half mile of the project, we were not contacted by any of these means. We were unaware of this project until February 18<sup>th</sup> when we received notice of the public hearing from the County. This project is subject to a 30 day circulation notice which we, and others in the area were not given.
- On February 19<sup>th</sup> I emailed Foothills County Staff to ask where I could find further information about this project. I never received a response.

Water:

- The Foothills County staff report adequately reflects our concerns with water. A confirmed water plan has yet to be introduced to the County and to the community for review.

Roads and Connectivity:

- The Foothills County staff report indicates that roadways are significantly narrower than typical industrial areas. Roads for this area need to be able to support emergency vehicles, large trucks transporting supplies to businesses as well as safe sidewalks.

Site Specific Amendment – Height and Fire Department Demands:

- With projects such as Foothills Landing being denied partially due to the heights of the buildings proposed as well as widespread concerns with heights and intensification across the County, this proposed height exception of 16 metres is **completely unacceptable**.
- The town of Okotoks has indicated that it was not consulted regarding the emergency/fire response plan and the town is not comfortable committing to providing the primary emergency response at this time. From what I understand, Foothills County fire departments do not own the fire apparatus necessary for buildings of this height.

Landscaping Plan:

- Would like more detailed measurements and drawings of proposed landscaping. I feel the landscaping could provide a better buffer between existing residential and the business park. This interface is required as per the H2A IASP.

Business Hours:

- Concerned about this being a 24/7 Business and the associated light, noise and traffic. Also potential increased crime concerns at the area truck stop.

Respectfully,

Amelia McLaren

Landowner in opposition of the Bylaw

[REDACTED]

[REDACTED]

Dear Council,

I am writing to express my concerns regarding the proposed Outline Plan and associated Land Use redesignation. As a resident living across Highway 2 from this development, I have several significant concerns regarding the current scope of the project.

First, I believe the proposed increase in building height from 12 metres to 16 metres is unnecessary. This change does not respect the proximity of the development to existing residential communities. Furthermore, I am concerned about how this increased height and industrial scale will impact local fire response. Does the current fire department have the necessary equipment and capacity to handle a potential industrial fire in a structure of this size?

Second, the current proposal will likely result in a substantial increase in heavy truck traffic.

Finally, I am concerned that the existing water and wastewater infrastructure is insufficient to handle a development of this magnitude.

Thank you for considering these points during the review process.

Sincerely,

**Chris McLaren**

