

**Public Hearing Submission C-1162-21 - City Centre Districting Updates - Viau-Learning**

We the residents and homeowners Object to the Proposal Bylaw C-1162-21

I have been a resident of Spruce Grove for over 30 years at 104 Jespersen Ave, Plan 3055 Block 16 Lot 14  
I would like to thank you for the opportunity to voice my concerns.

The current zoning R2 has caused us to experience a huge value reduction on home value. The developers are only interested in the land, leaving a huge \$ gap.

What we learned in the past few years is this rezoning has sold us out to developers and this is not good for any home owner. The restrictions in place have taken away our control of developing or selling your home.

Expropriation of my property is a huge concern to me, I plan on living here for another 20 years and have my own development plans.

The huge amount of noise pollution created by more density.

Traffic concerns ect.

There needs to be a guarantee in place that the home will receive replacement value plus land value.

I hope the city has a contingency plan in place to compensate home owners for the significant losses suffered from this plan.

I am unable to attend due to medical reasons but would appreciate further communication on this matter.

Sincerely

Cheryl Viau-Learning