

Sherrri Olsen
[REDACTED]

Dec 9, 2020

RE: Vacation Rentals

To: Rocky View County

Which are the lesser of two evils, if indeed we consider it that? Short term or long term rentals?

I am writing in favour of Short Term / Vacation rentals in the Bragg Creek area for Matt and Nicole Weir of 79 River Drive North, Bragg Creek.

Vacation rentals provide short term accommodation to people in the Bragg Creek area, where currently there are no other options, and fits with the ASP growth plans.

Vacation rentals are a self regulated program if administered through Air Bnb(not familiar with VRBO or other platforms) as the Guests rely on good reviews from Hosts in order to continue using the platform, and Hosts rely on good reviews from Guests to still run a business.

Good hosts manage their properties well with noise alerts, nearby management, clear house rules and eliminating potential nuisance issues for neighbours. Noise alerts inform owners if the place is becoming 'loud' ie potential party. Potential nuisance in regards to the Weirs were mitigated with dry hard firewood to eliminate smoke, noise alarms, a privacy fence and a brother across the street to watch over.

Let's contrast to long term rentals which virtually have no regulation, other than noise. You sign a year lease to a renter, they bring all their 'stuff' that is all over the yard, bring their friends over for parties, have dogs that bark all the time, don't take care of the place and it becomes an eyesore. Not much anyone can do. They can still have big fires, lots of smoke, lots of noise and have as many people over as they like.

Take a renter close by me for example... old cars in the yard, disrespect for fire bans, burns his garbage and I think opens the pipe for sewage to go down the river bank...

What do we want? Economic diversification for our community that meets our plans for growth to people who are happy and excited to come for a short term and enjoy our beautiful place?

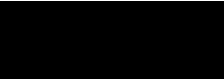
I choose short term people over long term. To make someone's vacation in our beautiful setting is a wonderful way to make a living. Yes, rules in place, yes, over seen by a close by manager. Yes, house rules that are respectful to neighbours.

Do you know that insurance for Vacation Rentals are higher than for long term? I still would choose to pay for the extra expense and work that is involved with short stays versus less expense and risk of long term people. I can show you the hoarders in my long term rental in Calgary vs the 'happy factor' comments and gifts I receive from people who come to Bragg Creek and stay in my cabins short term.

I also run a Vacation Rental business in Bragg Creek. My guests support our local Hamlet Business for breakfast, lunch, dinner, booze, food, entertainment, gas, shopping, gifts etc.

I was part of the initial local group that created the presentation to Rocky View about the benefits of this type of business in our Community. I am on the Bragg Creek Chamber of Commerce, and just fulfilled my term at the Bragg Creek Community Centre. I have asked businesses and people in Bragg about this aspect of business in town. Most are ok and support it.

The gain for Vacation Rentals far outweigh the negative. I trust Rocky View County will see the advantages and economic benefit of this business practice far outweighs any risks. And these risks can be mitigated with measures in place unlike what can be done with a long term rental. If owners of Vacation Rentals will not be allowed here it will then become long term renters with the unregulated risks that involves, as well as a loss to our businesses in town who benefit from travellers in our Hamlet. Vacation rentals are the future and bring prosperity to our local economies.

I welcome your comments or questions and can be reached at 

Thank you,



Sherri Olsen

155 White Ave, Bragg Creek

This letter is regarding Notice of Appeal File no: 03913093 PRDP20202490

Property: 79 River Drive North

Appellant: Michele and Joe Longo

Applicants/ Owners: Teresa and Mathew Weir

Hello,

My name is Karl Teghtmeyer, I currently reside at 75 River Drive North, I've lived there on a permanent basis since 2017. This property and 71 River Drive north have been owned by my family for many years.

I am aware the dwelling at 79 river drive north gets used for short term rentals, and I have NOT been negatively affected by this in any way, shape, or form.

I see people having campfires, has never been a cause for concern, my bedroom window is fairly close to their backyard and I've never had an issue with noise.

I don't mind their yard lights, I actually think they look really nice.

Matt does contact me occasionally to make sure there are no issues, Joe and Michelle talk to me periodically about their concerns, they are always surprised that I have not been bothered.

Matt has taken steps to ensure they are in compliance with all bylaws, and if there are ever any serious issues his brother lives directly across the street from me.

I hope this can be resolved, as rentals like this are exactly what Bragg Creek needs and greatly benefit the community and businesses.

Thank you for your time.

Karl Teghtmeyer

RE: Our opposition to the Appeal of Short-term Rental at 79 River Dr. North Bragg Creek"

To whom it may concern;

We are Robin and Jacquie Bishop and live in West Bragg Creek at 232094- RR 54 Rockyview #44. We are former owners of the applicant's (Matthew and Nicole Weir's) short-term rental address of 79 River Dr N, Bragg Creek. We have lived in the area for 50 years and frequently visit friends at the end of River Drive. The above property has been in the Bishop family since 1947. Over the years we lived there, built the house and had our three children for 20+ years. Robin's brother Roy purchased the home from us and lived there for 30 years until his passing in December of 2018. He lived alone and of course was a lot quieter a neighbour than if a family like ours lived there full time. A long time ago, we had to come to the understanding that unless we could afford to buy up the whole area, things WILL change, and certainly have over the years, due to the proximity to Calgary. When we heard of Nicole and Matthew's plans and restrictions they were imposing on the property, we felt it was a great plan and certainly less of a problem than having a young family full time as far as noise etc. is concerned.

We were surprised to hear that they were facing an appeal on their approval to operate this short-term rental, as we knew their restrictions such as maximum 6 people, no parties, curfews, etc. It seems likely to us that the reason the neighbour is appealing the Weir's approval is that they are

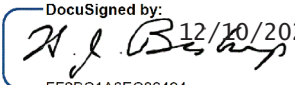
having difficulty adapting to living beside a house that is being thoroughly utilized, compared to it being vacant in winters or occupied by a single person for all the years they have lived there.

The Weirs have updated and maintained the property and have gone above and beyond to ensure they preserve the serenity of the area. Certainly less disruptive than if they and their 3 young boys lived there full time. They are great ambassadors for Bragg Creek and hope you will allow them to continue to operate as a short-term rental to allow many visitors to enjoy our area.

Thank you for your time

DocuSigned by:

FF2BC1A6EC06494... PM MST
Robin Bishop.

DocuSigned by:
 12/10/2020 | 3:27 PM MST
FF2BC1A6EC06494...
Jacquie Bishop

Mrs. R Dallyn


10th December, 2020

To: Rocky View County

RE: Vacation Rentals

File # 03913093

PRDP # 20202490

I am writing to express my support of short-term rentals.

I am a resident/property owner in Bragg Creek and have been for over 15 years. I have raised my family here.

I am also a business owner in Bragg Creek and have been for 12 years.

My business thrives on tourists coming to this town. These tourists support the town by eating, drinking and spending money in the various stores here that will not survive if the town gets less active.

Short term rentals will hopefully increase visitors to our town that will enjoy the services that we have on offer.

Sincerely,
R. Dallyn

I live in Wild Rose Close, Bragg Creek and my business is in the main hamlet mall in Bragg Creek.

Letter of support for 79 River Drive North (Lot 6 Block 8 Plan 1741 EW SE-13-23-05-W5M)

To whom it may concern.

My wife and I are long standing residents of the Bragg Creek area and have proudly made it our family home for the past 10 + years. Over that period of time there has been a noticeable change in the type of people who now call Bragg Creek home and the quality of the local business. A younger more vibrant and enthusiastic community has emerged trying to sustain work and life locally. In an area nationally renowned for its recreation, eclectic shops and quality food, it has become a popular holiday destination. Unfortunately there are no alternatives to short-term rentals to meet tourist's immediate demand for places to stay. The community is desperate need of accommodations. The property in question would not only encourage tourists to stay in the Hamlet, but it would also promote spending in our local businesses. Something that is much needed in these uncertain Covid times.

Matt and I both work for the Calgary Fire Department, which is where we first met several years ago. It is during these years and our many situation that I have found Matt to be a man of great character and determination. He and his wife Nicole, have a now a young family that they teach the same values that they themselves as a firefighter and teacher live day in and day out. Their family and community loving nature makes them ideal property owners as they would quickly and respectfully solve any problem. Matts brother Kyle, a fellow firefighter, lives directly across the street from the property and would also be able to assist in whatever situation that may arise.

On a professional note with the approval of a distillery and brewery in Bragg Creek short term accommodations are essential. Visitors should be able to visit our town, and then responsibly spend the night without driving unnecessarily.

Thank you for your time and don't hesitate to contact me with any questions or concerns.

Vince and Jessie Kiss

119 Elk Willow Rd.

[REDACTED]

[REDACTED]



December 7, 2020

RVC Subdivision & Development Appeal Board
Attn: Kristen Tuff, Clerk of Subdivision & Development Appeal Board
262075 Rocky View Point
Rocky View County, Alta.
T4A 0X2

Dear Madam:

RE: Appeal of Development Permit at 79 River Dr. N., Bragg Creek
File #PRDP20202490

I live at #91 River Dr. N., right at the end of the road and 3 houses past the subject property. I am writing in opposition to this appeal. The following are my reasons:

1. Allowing this vacation rental property provides needed overnight accommodation that is lacking in Bragg Creek at this time. Such a development is obviously allowed under the hamlet area structure/revitalization plans or it wouldn't have been approved.
2. Vacationing visitors to the community support local businesses, critical in these economic hard times.
3. The owners have a security system to ensure that the property is being used respectfully. In addition, the owner's brother lives just 2 doors down at the corner of Pine Ave. and River Dr. N. providing local monitoring and rapid response should the need arise.
4. As I understand it, there are renter restrictions re: the number of people allowed and the ages of said adult renters to prevent it being a Party Central.
5. There is adequate on-site parking to ensure that vehicles do not intrude on public or private lands.
6. Property lines are clearly delineated. There is a high privacy fence between the vacation home and the appellants' property to prevent intrusions onto their land. In addition, there is a rail fence on the opposite side of the vacation property.
7. There is adequate lighting provided on the property. The only suggestion for improvement I'd make would be to lower the "trip range" on the garage sensor light. That way it doesn't come on with every passing car on River Dr. N. and become an annoyance to the immediate neighbours.

I have had no issues with anyone renting this property. I have met several of the renters on my walks and found them to be friendly and polite, mainly here to enjoy Kananaskis.

Thank you for considering my thoughts on this matter.

Yours truly,

A handwritten signature in cursive script that reads "Joan MacKenzie".

Joan MacKenzie
91 River Dr. N.

December 10, 2020

To Whom it May Concern:

My name is Mark Phillips. My wife and I, Dr. Jennifer Short, are writing this letter in support of Matthew and Nicole Weir. More specifically, they have been granted a Development Permit by Rocky View County to operate a short-term vacation rental at 79 River Drive North in the hamlet of Bragg Creek. Their neighbours have appealed their Development Permit Approval to operate this short-term rental. The neighbours have cited concerns that include frequent parties, trespassing, and excessive smoke from both the indoor fireplace and the outdoor fire pit.

Matthew and Nicole purchased their home in June 2019. It is a 1000sq log home situated on .55 acres. It has three bedrooms, two bathrooms, and five beds. Their cabin is listed on both AirBnb and VRBO. They clearly state in their rental rules that their cabin accommodates a maximum of six guests with no tenting, camping, or RV'ing permitted on the property. The rules also clearly indicate that no events and/or parties can be hosted on the property and that no loud noise and/or loud activities will be tolerated at any point during the day or night. There are strict quiet hours between 10:00pm and 7:00am.

Matthew's brother, Kyle Weir, lives across the street from the cabin and is able come over in the event that there is an issue. My wife and I live just outside the hamlet. We have also made ourselves available to attend to any questions and/or concerns in the event that neither Matthew and his wife, nor Kyle and his wife are able to attend to.

Matthew and I are both employed by the City of Calgary as Firefighters. We have worked together for approximately 10 years. His wife is a school teacher. It is the opinion of both my wife and I that Matthew and Nicole are responsible individuals both personally and professionally. They take pride in being a part of the community/hamlet of Bragg Creek and do everything that they can to ensure that the use of their property does not adversely affect their immediate neighbours or the larger community. Further to this, their short-term rental ought to be viewed as advantageous to the hamlet in that it brings patrons to the businesses of Bragg Creek. There are no other forms of accommodation in Bragg Creek other than short-term rentals such as these.

We frequently drive by the property and have never noted any inappropriate behaviour by any of the guests. It is our opinion that Matthew and Nicole would do their best to attend to any and all concerns brought forth by the neighbours. We would therefore support them in the continued operation of their short-term vacation rental.

Sincerely,

Mark Phillips and Jennifer Short

231188 Forestry Way
Bragg Creek, Alberta



December 14, 2020

To whom it may concern:

My name is Kyle Weir; I am the owner at 16 Pine Avenue, Bragg Creek Alberta. I am writing in Opposition to the Appeal of the vacation rental development permit at 79 River Drive North.

My property is the closest house on the opposite side of the street from the Applicants' address of 79 River Drive North (approximately 80 meters from my west-driveway to the Applicants' driveway); I can see their yard from inside my home. I have not once been bothered in any way by the guests or the owners at 79 River Dr. North, day or night.

Matthew and Nicole are very clear on their house rules, that there is to be no loud activity on the premises with no parties or events permitted. They overtly state the strict quiet hours of 10pm – 7am on their listing and the other house rules that guests must comply with, such as no camping on the premises and the six guest maximum.

I am Matthew's brother and have offered to come over to his and Nicole's place to resolve any potential issues that the guests or neighbours may have at any hours of the day or night.

I hope that you will approve the Vacation Rental Development Permit, as Bragg Creek is in desperate need of accommodations and Nicole and Matthew's house is a perfect place for tourists to stay, it is clean and tidy inside and out and has a beautiful lot that backs onto the Elbow River. Nicole and Matthew are excellent representatives for the community of Bragg Creek and have exemplary reviews on their listings on both AirBnb and VRBO. They are highly responsible members of the community and are committed to maintaining the serenity and desirability of the area.

Best regards,

Kyle Weir

Adam McLane
19 River Drive North, Bragg Creek, AB.

December 14, 2020

Subdivision and Development Appeals Board, Rocky View County

To whom it may concern,

I am writing this letter in *support* of the development at 79 River Drive North (03913093 PRDP20202490) for the purposes of a short-term rental. I have had the pleasure of knowing Matt and Nicole for many years and can speak to their character as responsible and contributing members of society. Matt and I work together as firefighters and Nicole is a teacher. Now more than ever, they are on the front lines of public service and both embrace that role.

This project and many more like it are in desperate need within the hamlet of Bragg Creek. Accommodation and support of local businesses are imperative, and this project accomplishes both. In addition, Matt and Nicole have done everything they can to mitigate concerns for this development and have been more than reasonable in dealing with objections, which speaks to their caring and responsible nature. Further, with Matt's brother living across the street, a contingency is in place in the unlikely event that neither of them is available to handle concerns.

I have no doubt they will continue to be good neighbours once allowed to move forward with this short-term rental and will continue to be an asset to the Bragg Creek Community in the future. Thank-you for your consideration on this matter.

Sincerely,

Adam McLane