

From: [Lynn Gallen](#)
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fwd: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
Date: January 27, 2021 11:43:15 AM
Attachments: [0035 Bragg Creek Hamlet Core TIA Revised Final.pdf](#)

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Hello Oksana Newmen, pls see the email below with my concerns. The 1st and 2nd attempt did not get sent to your, my error.

Lynn Gallen

----- Forwarded message -----

From: **Lynn Gallen** <[REDACTED]>
Date: Wed, Jan 27, 2021 at 11:20 AM
Subject: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
To: <Onewman@rockyview.ca>
Cc: <premier@gov.ab.ca>, <Banff.Kananaskis@assembly.ab.ca>, <Transportation.Minister@gov.ab.ca>, <jerry.lau@gov.ab.ca>, <MKamachi@rockyview.ca>, Dick Koetsier <[REDACTED]>

Hello Oksana Newmen (Rockyview County),

Cc: Jason Kenny, Ric McIver, Miranda Rosin, Jerry Lau, Mark Kamachi, Rick Koetsier

I have been in contact with D. Koetsier on the Gateway project and walked through his presentation center. I brought up my concern regarding traffic in the area and the concerns with congestion, unsafe conditions, adverse effects on those of us that reside in West Bragg and require to cross the only bridge to exit Bragg. The Gateway project with 3 access routes off and onto Balsam Drive will cause safety issues and unfair congestion at the pinch point on the east side of the bridge all the way to the stop sign at Balsam Dr x 22 for N/B traffic. This stop sign will be a fatality waiting to happen.

Mr Koetsier did provide a copy of the Bragg Creek Hamlet core Transportation Impact Assessment, see attached. This was finalized November 24, 2020. Mr Koetsier also reported on Facebook that he is having meetings with stakeholders on the road construction and has acknowledged the issue is real, a safety concern, livelihood concern and has acted on it. Mark Kamachi also reported that he has addressed it in his political circle.

My concerns:

1 - This study was completed by June 2020, the traffic flow studied only encompassed the Hamlet intersections. It did not account or consider the traffic travelling East & West over the bridge. Apparently there was a study in 2020 of traffic on west bragg road (Center Avenue). There is a report of 270,000 vehicles on Center Ave in 2020. (on average 740 vehicles per day) These vehicles clearly don't appear in the study I have read. I am not able to find that study but I'm sure your office can. If so, can you provide a copy to myself. I live in West

Bragg and witness the heavy flow of traffic on Center Ave combined with disrespect for the area with high speeds, garbage and continual parking anywhere with dogs being walked on crown and private property with garbage, dogs off leash and feces left behind.

2 - The flow diagrams in the November 2020 report repeatedly had left turns from the intersection of White Ave x Hwy 22 x Burnside Dr making a left turn from the S/B direction. Then in Traffic volume tables they articulated the numbers in vehicle numbers. **This is all incorrect data** as this N/B turn is not permitted at the stop sign as per the report by Alberta Transport. All the numbers placed in the charts for N/B at this intersection must now be added to the flow volumes on Burnside Drive to turn left (N/B) onto hwy 22. These flow volumes are already written in RED ink, indicating over capacity.

3 - This November 2020 TIA repeated states "it assumes the constructions of roundabouts" (see page 3). So until the roundabouts are built which is forecasted in 2025 Bragg Creekers will live in a state of traffic chaos & unsafe conditions.

4- This November 2020 TIA reports that Balsam Drive is reaching capacity and that was with the assumption of vehicles turning N/B at the south intersection with the newly installed lights (reported as a temporary fix). So this statement is grossly understated with the present situation. (see page 4)

5-This November 2020 TIA report accounts for 120 hotel rooms + restaurant and 174 residents. It does not account for the updated plan of other commercial areas with residential above it.

6-This November 2020 TIA report used data from Watt and clearly wrote in only included weekday PM. We live here 24/ 7.

7-This November 2020 TIA report , page 32 para 2, referred to "Given the timing of the study in the winter/spring, and the limitations of data collection resulting from the Covid-19 pandemic occurring at the time this study was completed, it was not possible to acquire count data directly from the summer Saturday condition. As such, existing Saturday volumes were estimated by applying a factor for the average weekday-weekend ratio." Due to the west Bragg Trail being constructed and starting to be used at overwhelming rates, those numbers in the TIA are clearly out of perspective and not accurate.

8- This November 2020 TIA reported 452 residents existing in hamlet, projected 740 after the project completed. This does not account for traffic touring West Bragg from the 120 room hotel, estimated 162 employees and basic traffic drawn to Bragg on day trips once Gateway is completed to enjoy the shops, amphitheater, skating, spa etc.

This report states that Balsam is at Capacity several times and it is using data that takes traffic volume away from Balsam, INCORRECT DATA. It is imperative that RVC and other stakeholders who are in the midst of creating the road structure build the roads with accurate data. It is your duty to be accurate, fair and transparent.

Mr Koetsier has brought up these issues after listening to the residents. I would think that RVC has a duty to address the concerns brought up by the applicant himself.

I have no issue with you using this letter in public form as it's a process of transparency. I do

have an issue with you posting physical addresses. In other letters to RVC on a separate but similar issue, some of us had applicants attending our homes. PLEASE do not post my home address.

I do support Mr Koetsier in the project but I feel that RVC and the province have to put time, money and effort into providing safe roads prior to building business and residential locations where they will reap taxes.

Lynn Gallen



From: [Dick Koetsier](#)
To: [Lynn Gallen](#)
Cc: [Oksana Newmen](#); premier@gov.ab.ca; Banff.Kananaskis@assembly.ab.ca; Transportation.Minister@gov.ab.ca; jerry.lau@gov.ab.ca; [Division 1, Mark Kamachi](#)
Subject: [EXTERNAL] - Re: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
Date: January 27, 2021 2:33:02 PM

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Thank you Lynn,
Very much appreciate all your hard work and expressing your concerns. I also really appreciate your support.

Take care and look forward to working together.

Dick



Dick Koetsier President



gateway.ca

On Jan 27, 2021, at 11:36 AM, Lynn Gallen < > wrote:

270,000 vehicles on Center Ave in 2020

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Gateway Village
Date: January 25, 2021 5:18:45 PM

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Re: File no.: 03913001/03913043; 03913044/03913045; 03913075/03913076 Application no.: PL20200171/0170

I would like to submit my reservations regarding the Development Proposal for Gateway Village Master Plan.

I have been a resident of Bragg Creek for over 20 years. I moved here because of its proximity to the mountains and the nearby city of Calgary. I have stayed here because it is a small quiet community. I am looking forward to the new pathway along the river and the ability to enjoy a meal on the river but I am absolutely opposed to an Amphitheatre hosting music concerts. I love music and attend concerts but this is not the place for such a venue. Why do residents have to give up the solitude we have enjoyed (and guests to our community have enjoyed) for years. Instead of spending time outside on my property I will have to endure the intrusion of unwanted noise. There are other alternatives found in Calgary for concerts. Locally, The Powderhorn Saloon has been a great venue for many years for musical talent. I really hope that Rockyview will deny the request for an Amphitheatre.

With regard to the ponds, I assume the Storm Pond would essentially be empty until a "storm" arrives and fills up, and eventually evaporates over time. Although the North Pond sounds appealing I fear it would just be a breeding ground for mosquitos. Perhaps a garden park could be considered as an alternative.

With 170 residential units and 120 room hotel proposed I am concerned Balsam Avenue and probably more so White Avenue, will become severely congested and for that reason I think the numbers need to be scaled back considerably.

The concept proposed by Gateway would be more amenable to me if these issues were addressed.

Sincerely,
Colleen Keating-Lankester

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Gateway Project Bragg Creek; File Number 03913001 Application Number: PL20200171/0170
Date: January 27, 2021 8:44:36 AM

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Hi Oksana,

I am writing with regard to the gateway development in Bragg Creek. My property is 19 Centre Ave and we will be facing the development from the river side.

While I do support the development in Bragg Creek, my husband and I have some requests for the development:

1. The height of the buildings should be limited to three floors and the roof height needs to be limited in a way that the tree line continues to be visible from our side of the river. Anything higher than that would be disturbing the view scape.
2. Commercial development comes with hvac and garbage. Our concern is possible noise from hvac of restaurants as well as the planned hotel and stores. In addition, we ask that the garbage is stored in enclosures to not be visible and animal safe. We are concerned to be looking on "back alleys" with garbage containers and lack of care cleanliness and aesthetics. Extensive tree planting would be a measure to manage noise as well as visual impact. Both, noise and the "back alley" look would have a significant impact on our property value.
3. The last concern is potential traffic development. We ask that parking is planned in a way that Bragg Creek does not turn into a paking lot and that in general traffic is managed, if necessary, with traffic lights or walkways.

Kind regards

Juliane Kniebel-Hübner

[REDACTED]

From: [Evan Neilsen](#)
To: [Oksana Newmen](#)
Subject: FW: [EXTERNAL] - Re: Proposed Bragg Creek TIA
Date: January 28, 2021 10:55:47 AM

Hi Oksana – I believe this is another email for your large proposal for Bragg Creek.

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

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This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Dick Koetsier <[REDACTED]>
Sent: January 27, 2021 8:08 PM
To: Rick Lavallie <[REDACTED]>
Cc: PAA_Development <Development@rockyview.ca>; Angela Yurkowski <AYurkowski@rockyview.ca>; Bianca Duncan <BDuncan@rockyview.ca>; Trevor.Richelhof@gov.ab.ca; nathan.madigan@gov.ab.ca; [REDACTED]; Allan Mar <[REDACTED]>; Banff.Kananaskis@assembly.ab.ca; premier@gov.ab.ca; Transportation.Minister@gov.ab.ca; jerry.lau@gov.ab.ca; Division 1, Mark Kamachi <MKamachi@rockyview.ca>
Subject: [EXTERNAL] - Re: Proposed Bragg Creek TIA

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Hi Rick,
Thank you for your letter and your concerns regarding traffic. The most important contact of all is development@rockyview.ca. I have added them to the recipient list so your concerns will be properly addressed. Thank you for supporting my vision, that is what is most appreciated.

All the best,
Dick Koetsier

On Jan 27, 2021, at 3:34 PM, Rick Lavallie <[REDACTED]> wrote:

Good day All;

Firstly congratulations to all involved in this effort. It is quite a major achievement. Also congratulations to the people involved in the effort to develop this area this takes a great amount of vision and foresight to come up with a proposal of this magnitude.

As to this report attached here I think the bottom line is that regardless of the designs that have been thought of there is and will be a tremendous amount of traffic flowing through Bragg Creek and as the proposal suggests there is no easy way as it stands to mitigate that. As a long time resident of this area (30 years) I can attest to the traffic issues first hand. The major reason there is this traffic issue is the charm, landscape and small town atmosphere in the area that attracts large groups to the here from the city. Adding the city style traffic jams to these already over burdened roadways will seriously detract from the small town charm that we all enjoy.

There is nothing in this report that produces a more regulated traffic flow so i would suggest that this project be suspended until such time that these issues can be remedied. This would as i see it involve several levels of government and talks to the native land holders for some sort of easement. This will also require a large amount of public funds which I am totally against.

My personal opinion is that the infrastructures in place at the moment are for the most part just enough to accommodate what is in place now and adding another substantial amount of residents, vehicles and tourists will completely overwhelm this areas infrastructure completely. Although i do think that development needs to be done this plan is putting the cart before the horse to coin a phrase.

At the moment if the flood of 2013 should have taught all involved anything it is that there needs to be more access to the West Brag Creek side so people are not dependent on just the one reliable access and egress to these areas. This has not been addressed here. Also as i am sure all that travel to Bragg Creek, from the south or the north along HW 22 can attest to in the last 5 years this at times of peak demand takes 20min to 1 hour to traverse past the Hamlet, as i have seen first hand several times all through the summers. So why would anyone want to make this worse.

Although i can see these types of developments adding great value to the area i firmly believe that there should be a very large input of funds from the different levels of government prior to allowing any large scale development to go ahead. There needs to be more bridges built, larger capacity roads, upgraded water/sewer, power and gas systems in place or at a minimum the plans and timelines to upgrade these items prior to permits and land use changes taking effect.

Thank you for your time in this matter and good luck.

Rick LaVallie

<0035_Bragg Creek Hamlet Core TIA_Revised Final.pdf>

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076 Application PL20200171/0170
Date: January 26, 2021 7:57:19 PM

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We are writing in respect of the above application to develop the Gateway Village within the hamlet of Bragg Creek. We would first like to say that we are in favour of the expansion in principle and appreciate the thought and consideration that the developer has put into the plans. We also appreciate the access to information, plans and dialogue concerning the development made possible by the developer.

Our main concern is, however, in respect of infrastructure, utilities and services that will be required to support this development.

Acceptable and affordable internet access has been a long standing issue for residents. Poor download speeds and downtimes are a frequent and daily occurrence. We are fortunate to be on the outer limit of the Telus wired connection but the service and reliability is well below what should be in place for their customers for the price. Satellite alternatives are very expensive and even less reliable. Any development, and particularly one with so many permanent and temporary residents, will have a significant impact on existing residents' services not to mention those coming to the area. If this goes ahead, it will require telecommunications to be significantly upgraded.

This also applies to cellular service which is equally problematic. We understand that the cell towers are to capacity with existing cell phone requirements and cellular hubs for internet. Once again we have been informed that there are no plans to upgrade. This will also need to be addressed.

As we reside on Elbow Rise, we are close to the waste transfer site which currently is open to the public two days a week. On these days traffic is reasonable although often drivers will cut corners on the curves with the result that there are many near misses. Given this is also the route for school buses, local children like my daughter have had to move onto the verge to avoid being hit. Increased traffic would be a significant concern and danger. If the development proceeds, our hope would be that waste collection would be handled similar to Redwood Meadows which would mean only a slight increase in traffic.

Finally, a major concern is traffic flow and emergency support. The roads are currently not able to manage the existing flow of traffic and although changes are planned, they did not take into account an increase in development of this size. Equally, increased traffic to the west of the river provides significant concern in the event of a major incident. The single bridge that links the west side to the hamlet would be insufficient in an emergency and indeed, in the case of the flood, had to be closed. While the development is not to the west, the visitors will almost certainly travel to the area for recreation which could present a safety risk for all. Emergency services should also be a consideration and in particular policing. With no permanent police presence, Bragg Creek is becoming increasingly attractive to criminals. If the population increases and in particular many more temporary residents, additional security will need to be considered.

We appreciate the MD's consideration of our concerns in the approval process of this development.

Thank you

Theresa and Nigel Radwell

[REDACTED]

Oksana,

I have two concerns regarding this application.

1. Bragg Creek has almost no areas of standing water. This development proposes two new ponds that will be breeding grounds for mosquitos etc. Can these ponds be made “active” (ie pumps, fountains)
2. Our current internet is poor. Any more people (conference centre, hotel) will make it worse. Is the developer prepared to work with internet providers to increase capacity?

Regards

Brian Shimmons

[REDACTED]

Bragg Creek

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - file # 03913001 gateway development
Date: January 27, 2021 10:14:42 PM

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hello.

I have a comment/question about water and sewer servicing of this proposed development.

Does the current system in Bragg Creek have sufficient capacity to supply this development?

Will there be any capacity left for other developments after this one is complete? If yes how much?

Worried this development will use so much water and sewer that there will no capacity for any other new developments.

jonn teghtmeyer

ATTACHMENT 'E': PUBLIC SUBMISSIONS

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [Division 1, Mark Kamachi](#); [Al Hoggan](#)
Subject: [EXTERNAL] - PL20200170 – A Master Site Development Plan, Gateway Village
Date: January 24, 2021 3:54:37 PM
Attachments: [20210124-Letter-Concerns about Gateway MSDP-KGT-RVC-Oksana Newman.pdf](#)

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Hi Oksana

Please see the attached letter in regard to the MSDP for Gateway Village

Best wishes

Ken Till P. Eng.

[REDACTED]



24th January 2021

Planning and Services Development Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB.,
T4A 0X2

By email: oneyman@rockyview.ca

Attention Ms. Oksana Newman

Ladies & Gentlemen

Re: PL20200170 – A Master Site Development Plan, Gateway Village

Further to your letter of January 6th, 2021, which was not received until January 15th, we are writing to express our concerns regarding the above MSDP.

We recognise that the development will be good for businesses in the Hamlet and will attract a significant number of additional visitors and new residents to Bragg Creek. While that may be good for the community and the businesses therein, we are concerned about the significantly increased traffic flow which will be generated by the increased number of visitors and new residents to our community. Our concerns particularly relate to the increased traffic flows which will result along Centre Avenue/Twp Rd 232 leading to the West Bragg Creek Recreational Area.

Centre Avenue/Twp Rd 232 already carries a large volume of traffic, a significant proportion of which ignores the speed limit. It is not unusual to observe vehicles traveling through the 40 km/hr zone at speeds in excess of 80 km/hr. The County/Province does little to enforce the speed limit and the frequent visitors to Kananaskis Country have learned that they can ignore the speed limit with impunity. This is a significant safety concern and the County should be doing much more to ensure that the speed limit is enforced.

Our second concern relates to access to the area to the north and west of the Hamlet, there is only one single access to Centre Avenue/Twp Rd 232 and West Bragg Creek, the foolishness of this arrangement was very evident in the floods of 2013, when the bridge across the Elbow River was closed and access into and out of the area was not possible. It is well documented elsewhere that this single access poses a hazard to the safety and well being of the people living

in the homes on the north west side of the Elbow River. This requires attention to ensure that emergency vehicles can always access the area.

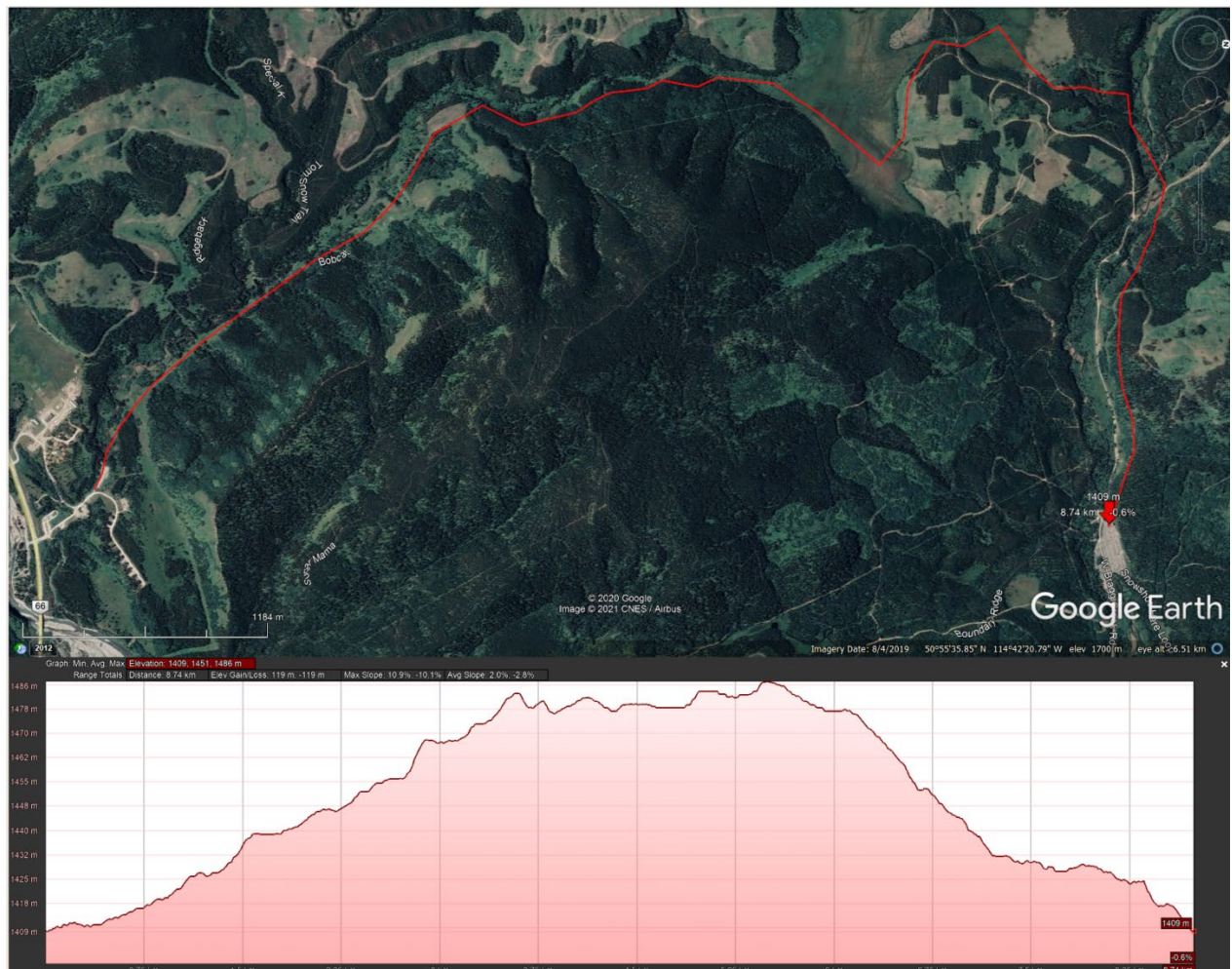
Our view is that Council should lobby the Provincial Authorities to construct a road connecting Highway 66 to the recreational area in West Bragg Creek. The image below provides a viable routing, (the red line) and it cuts through heavily logged area meaning that environmental impacts would be minimal as the loggers have already destroyed the area and habitat.



The route shown in the image is approximately 8.75 km and, at a conceptual level, suggests a road could be constructed for less than \$10 million. The conceptual route selected limits gradients to a maximum of 8% and we have provided in a second image on the following page which shows the road profile on an exaggerated vertical scale; this demonstrates, at a conceptual level, none of these gradients are greater than 8%.

If such a measure as this road was implemented by the County/Province, it would reduce traffic volumes through the residential areas of Bragg Creek and West Bragg Creek and have the

advantage of faster access to the West Bragg Creek Recreational area for all of those visitors coming from Calgary.



The suggested road would likely benefit the proposed Gateway development by enabling easy access to the Bragg Creek recreational area by travelling, at the speed limit, down White Avenue or along Highway 22 to reach Highway 66 from where visitors to/resident of the Gateway Development could quickly travel out to the West Bragg Recreational area while enjoying some stunning scenery along the way.

A further advantage of this proposal is that the traffic load on the four way stop in Bragg Creek would be reduced. This would improve the lengthy delays often experienced, particularly during the weekend but often on weekdays through the summer, for traffic trying to get into Bragg Creek or to travel north on Highway 22. Indeed it is possible that an in depth traffic study would demonstrate that the road proposed in this letter would be sufficient to eliminate the need for the traffic circle and/or traffic signals planned for the Bragg Creek Four Way Intersection.

We urge Council not to make the mistake of many other tourism-based communities, whereby visitors are encouraged to the detriment of the residents. High volumes of speeding traffic along Centre Avenue/Twp Rd 232 is a serious issue for local residents, and steps should be taken to ensure traffic is either diverted to other routes, such as the suggestion in this letter, or serious traffic calming measures should be implemented to force the speeders, anxious to get on with their recreational activities, to slow down through the residential areas of Bragg Creek.

Yours truly



Susan Harle

email [REDACTED]




Ken Till

[REDACTED]

cc Councillor Mark Kamachi
Mr. A Hoggan, CAO

MKamachi@rockyview.ca
ahoggan@rockyview.ca

January 26, 2021

Janet David


ATTENTION: Rocky View Planning and Development Services Department

File Number: 03913001/03913043
03913044/03913045
03913075/03913076

Application Number: PL20200171/0170 Gateway Village Master Plan

COMMENTS AND ISSUES RE THE PLAN:

WATER & SEWER: This is going to be hooked up with the existing municipal water and sewer system, so who is paying for this? The Developer? Can existing users expect water and sewer costs to go down with increased number of users, as our costs are almost double of surrounding towns (High River, Turner Valley, Black Diamond, etc.). Will this affect our water pressure (especially for those south of this project). Can the current system handle the increase in water requirements? Re sewer, I have many concerns about that, as the current E-one pump system is a poor one and I have had costly repairs already within the past 2 years. We do not even have check valves on the systems that were installed on my 2 properties, which already increases the work my grinder pump system can handle. It is questionable whether a project of this magnitude could be handled by the commercial E-one system, as there have already been problems with this with commercial installs to date. There is also a concern about being south of this project that my residential pumps will have to work harder to get the sewage to the plant (a point already brought up by another hamlet resident). This would directly affect my 2 properties extremely negatively. For both water and sewer, if the developer is paying for it to be brought into his entire development, are there other costs involved with the infrastructure for both that will be passed onto us via taxes (i.e. ongoing general maintenance, etc.)?

PARKING: This is a very huge concern. What proportion square footage wise has been allotted to parking according to the plan (i.e. concrete jungle)? The biggest concern is the proposed underground parking under the Old West Mall that is designed to flood, according to Koetsier. I actually have never heard of anything so preposterous, given our extremely high water table. It certainly will flood, and with it will go the dirt and oil from cars, which apparently will be treated and put back into the river. I have no faith in this. I also cannot picture, as a resident parking my car there, a parkade that is designed to flood.....completely ludicrous. I am also not happy about the concrete parking jungle on the south side of River Dr S. All in all, a complete cluster-you-know-what.

TRAFFIC: This issue has reared its ugly head very recently and many residents are extremely concerned about the exits, especially onto Balsam Ave, both for local hamlet residents and residents coming from West Bragg across the bridge, which will become a huge bottleneck especially on weekends. River Drive S residents will also be affected, as exits onto River Dr S will lead people to driving

down to Harwood to avoid traffic waiting to travel up to White Ave/River Dr S intersection. Another concern is roadways through this relatively small parcel of land (considering the density that the housing density the developer is planning on building there, in addition to River Square/Amphitheatre/Hotel/Steak Pit etc.—wow, how much could you possibly expect to fit in there? All you need is the 3-ring circus thrown in for even more entertainment value.

DENSITY AND PARKING IN RESIDENTIAL SECTOR: I vehemently object to the number of units, the height of the buildings (Koetsier has said that he needs it to be 3 ½ to 4 storeys to achieve his desired monetary gain (PLEASE NOTE that to my knowledge there is nothing currently in Bragg Creek hamlet that is more than 2 storeys high), and the lack of adequate parking for his proposed 193? units and I strongly feel this goes against all that makes Bragg Creek the unique quiet little hamlet we all have enjoyed and loved over the years. The number of parking spots he has designated for both townhomes and apartments only equals about 1 parking spot per residence, with maybe roughly 20 extra parking spots. I cannot see this being adequate, as a large majority of people have 2 cars (even if they are just a couple), so where are all the excess cars being parked? I also cannot feature at the very least 300 to maybe 400 people that reside there trying to get out of that complex—very little thought given to this. Also, the developer does not stipulate how many townhomes/apartments will be sold or how many will be rentals. As with all projects, I assume any unsold units will be turned into rentals so the developer does not lose money if he has to sit on them until they are sold. There is also the issue of the rentals becoming a ghetto, as happens frequently with high-density housing. This developer has rented many properties in Bragg Creek over the last 15 years and the properties he rented were not kept up or maintained and the tenants do as they please re leaving abandoned vehicles/furniture etc. in their yards, which I walk past on a daily basis from my beautiful home down the street. Koetsier himself tore down one Steak Pit chalet and left construction debris including a toilet at the side of River Dr S up until the time he so graciously and benevolently donated the property to the Rocky View Foundation, complete with all the junk (which I also had to walk by daily to my home). About a year or a year and a half later the Rocky View Foundation was asked to clean up his mess. His rental at 77 River Dr S (across from my home) had junk remaining in the yard until about a year ago (6 years or so after he bought it). He only cares about buying up properties for development (if he actually does carry it through or instead decides to abandon the entire project) in order to profit from the eventual development. In summary re rentals, I am very worried about them turning into a ghetto with undesirable tenants. Also I would like to know what price range these residential units are in?

MULTI-USE: As mentioned above, this is way too complex a plan for this little parcel of land. While the proposed architecture is pleasing (except for the height, which I do not wish to see over 2 storeys), I simply do not see how you can tastefully or logistically fit all of this (hotel/amphitheatre/residential/skating ponds/River Square (i.e. teenage nightly hangout)/streets with more parking)/commercial) into this parcel. If I wanted to live in a Canmore or Banff type setting, I would already be there. Re the commercial, do we really need more restaurants/food establishments/shops? The 2 existing malls are dead and have been for some time. Will that be taking business away from them when some have been struggling here for years already? Will these empty bays be filled when everyone is shopping at the new trendy Gateway shops? I consider it totally unfair.

LIGHTING: Koetsier mentions that lighting will be dark sky compliant. I don't see how, as another part of the charm of Bragg Creek is no street lights except on major avenues.


VEGETATION: If Koetsier is allowed his development to proceed, there will not be a mature tree left on this parcel (perhaps on the perimeter of the gigantic parking area off River Dr S). Bragg Creek is, and

always has been, about nature/dark skies/wildlife (and what about them). You simply cannot replace these 100 year old trees. The municipal water system installation took away all the road allowance trees in 2014/15 and the flood mitigation (2-year project and way behind schedule) currently underway has destroyed every tree along the river bank. The Elbow River has been reduced to a pile of rubble, leaving a completely ugly riverscape, complete with concrete wall/walkway, etc. I fail to see the beauty in that. This is not what Bragg Creek is about.

TIMEFRAME TO COMPLETE PROJECT: Koetsier has estimated that the time to complete this project will be 5-7 years. So in addition to the disasters noted above, hamlet residents will now have to endure another 5-7 years (and probably more with Koetsier's track record) of construction mayhem. Then there will be the eventual construction of the seniors complex, with extended construction time. Living with all of this mess from 2013 flood through all of the rest is a bit much to take—so, all in all we will have undergone about 14 years of steady construction and chaos if it takes until 2027 for Koetsier to complete his project. I wouldn't call this progress or anything desirable.

In summary, this an extremely comprehensive plan which requires extensive re-zoning to satisfy Koetsier's needs (thankfully his request to close off River Dr S was dropped). I have suggested to him that a better plan on this relatively small parcel would be to build new single family homes or possibly tasteful duplexes (no greater density than that) on approximately 1/3 acres parcels in keeping with residential homes in the adjacent neighbourhood. These are the people that need to look at the new development every day. Koetsier does not even live, or seem to want to live, in the hamlet. I strongly object to anything more than 2 storeys. The type of development I suggested to him in his survey (with no response from him to date) would fit in with the hamlet and be much easier for Koetsier to complete in a much shorter timeframe. I don't see why he is trying to create a mini-hamlet within a hamlet, other than he is attaching his name to it. This project may be his big dream, but he doesn't have to squash residents' small dreams (peace, tranquility, dark skies, wildlife, little traffic, non-commercial, uniqueness and character and charm of Bragg Creek). There are many more comments I could make, but definitely do not believe the proposed uses are compatible with the other existing uses in this neighbourhood. I respectfully submit this for your serious consideration.

Janet David

A black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - App Numb3er PL20200171/0170 Bragg Creek MSDP
Date: January 26, 2021 12:00:19 PM

Do not open links or attachments unless sender and content are known.

As this development represents a significant portion of Bragg Creek, having only made application in December 2020 and wanting approval by Spring 2021 in the middle of the Covid crisis is very insulting to this 21 year resident of Bragg Creek as it ensures that there is no in person feedback to Gateway, Rockyview County Planers or its elected officials. Due to the magnitude of the project, public in person input is required prior to a MSDP being approved is required and fast tracking without any consultation this process for such a significant development in 3 months is inappropriate.

Gateway claims that “ Dick Koetsier has been “informally “engaging adjacent property owners, Bragg Creek residents and the business community about the future of the Hamlet and his development plans”. Unfortunately this informal process has not included impacted residents such as myself, reinforcing the need for public consultation and in person meetings once they can be held again prior to approving a MSDP.

With a number of residential and commercial developments in various stages of planning for the hamlet a number of issues arise but not limited to:

1. Lack of a comprehensive master traffic flow impact and plan from Rockyview that encompasses all potential new residential and commercial developments for the Hamlet and surrounding lands. What is the estimated population and what traffic flow planning has been completed for review by residents? Gateway asks only for comment on onsite road design.
2. Traffic noise, what is the cumulative impact of these developments and what is the strategy to mitigate it?
3. Details regarding parking is limited to a requirement for 485 spots, how was this determined based on what assumptions?
4. Surface water run off management plan?
5. Environmental impact on the Elbow River?

Regarding the development, it seems some planning has been done that at a high level is interesting but due to the lack of public consultation and details available it is difficult to comment further.

However one area that I have great concern is the impact this development will have on our quiet enjoyment that Bragg Creek has afforded us for the 21 years we have lived here. Specifically the Amphitheatre will directly impact that quiet enjoyment and will be an unwelcomed intrusion into the rural life we enjoy across the River from the development. Gateway indicates they will be having live music playing on a regular basis.

“From your seat on the patio overlooking the Elbow River, you hear live music from the nearby amphitheatre floating up through the trees and providing a lively and enjoyable soundtrack for this unexpected get-away.”

Bragg Creek is not and nor do we want it transformed into a Canmore type of noisy environment so

the Amphitheatre and any outdoor venue that would increase noise should be removed from the plan. Although I might enjoy Skuzzy & the Woodticks at the Powderhorn, I do not want to have them in my backyard on a regular basis ruining my quiet evening. The fact that this feature was included shows the limited or total lack of public consultation with impacted residents that Gateway claims to have completed.

Regarding Phase 1 specifically, there is very limited information available to comment on and since they want to begin construction on this in 2021 (is my understanding) it requires additional details prior to providing comments in detail, such as what is in the "Mixed Use Redevelopment Area", parking plan, traffic management to access Phase 1 off of Balsam etc. Additional information is required to make further comments other than regarding the Amphitheatre.

So my request to the County of Rockyview is to delay this fast tracked (3 month) approval until full and complete in person public consultation can be completed and directly impacted residents be fully consulted as this has not been done as Gateway claims.

Bryan Lankester

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File #03913001/03913043/03913044/03913045/03913075/03913076
Date: January 23, 2021 11:48:05 AM

Do not open links or attachments unless sender and content are known.

To Oksana Newmen,

Regarding
File #03913001/03913043/03913044/03913045/03913075/03913076
Application #PL20200171 / 0170

As a resident in the hamlet and storefront business owner (Branded Visuals in the Trading Post Mall) I am excited to show support for the Gateway Development in Bragg Creek. It is a long time in the making and will be a huge boost to the future sustainability of our area.

Yes, I cherish the quiet and darkness we've grown accustomed to, but our future is bleak without the addition of greater density, the potential of village status, and proper accommodation for the hundreds of people visiting Bragg Creek that would like to stay a few days and support local businesses in the area.

Dick Koetsier has my full support and I trust the County will provide the same.

Cheers,

Bob Cook
Branded Visuals Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [J. Everest](#)
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Application #: PL20200171/0170, File #: 03913001/039130143, 45, 76
Date: January 25, 2021 12:00:03 PM

Do not open links or attachments unless sender and content are known.

Hi Oksana. We live 200 meters down the street at [REDACTED] in Bragg Creek. I think that this development would be great for Bragg Creek but only if the county made some road and traffic improvements first. With traffic through Bragg Creek by residents as well as for tourists to Kananaskis Park and for West Bragg Creek Park (mountain biking and hiking) it is already incredibly busy at certain intersections at certain times of the day. Especially so on weekends. If the development was to be approved without any additional traffic/pedestrian improvements (traffic lights, 4-way stops, roundabouts and crosswalks), it would be a traffic nightmare that could cause huge traffic delays/jams, accidents, deaths and injuries. This would be in no one's best interest and the county could be held liable for negligence in ensuring the proper planning for the community and it's safety. However, if the county already has plans that will be completed before the completion of the development, then this could be an incredible development that would be good to all stakeholders. I hope these comments provide the county with constructive feedback from a long time family of Bragg Creek. Thank you.

--

Regards,

John N. Lowry



From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Redesignate
Date: January 23, 2021 7:53:58 PM

Do not open links or attachments unless sender and content are known.

File # 03913001/039130403
#0391044/03913045
03913075/03913076
Application #PL20200171/0170

PL20200170 A master site Development Plan Gateway Village

This is a excellent plan for the Br.Creek main area with a public parking and some housing . Possible job opportunities for local residents . I like it, that might even lower our price for water and sewer. Keep this project moving ahead !!

Regards
V. Kunes

Sent from my iPad

January 13, 2021

Attn: Oksana Newman
Rocky View County
262075 Rocky View Point
Rocky View County, Alta.
T4A 0X2



Dear Madam:

RE: Application #PL20200171/0170 Gateway Village

I am writing in support of the redesignation to Direct Control of the 6 parcels and road allowances as outlined in your January 6, 2021 letter. This project which will change the face of Bragg Creek forever should be under Direct Control for the following reasons:

1. Size of the project – a project this large should be under Direct Control because it has so many facets. Location of the project near the Elbow River and in the heart of Bragg Creek adjacent to the Balsam Ave. Bridge has implications for the health of the river and on residences already in the community.
2. Design of the project – needs to be under Direct Control to ensure it doesn't become another eyesore like the Esso Station at the entrance to Bragg Creek and is actually of benefit to the whole community.

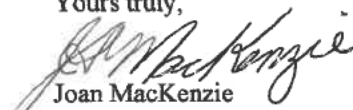
As for the Master Site Plan, I do agree that Bragg Creek needs more housing choices and a place for overnight accommodation. However, I do have some concerns as follows:

1. Traffic: It's a great idea to close off the property to through traffic and provide lots of on-site parking, but this doesn't address issues at the exit points. Hopefully the proposed new traffic circle addresses congestion at White Ave. and Hwy. #22. The main concern here is the traffic onto Balsam Ave. That area is already a "choke point" for tourist and local traffic heading out to or coming from West Bragg Creek or Wintergreen. Sitting at the stop signs at River Dr. N. or at the shopping centre mid-week too often reminds me of Glenmore Trail at rush hour. It's even worse on the weekends. Tourists, conspicuous by their loaded bike racks, often totally disregard the 3-way stop or the posted speed limits in the community and on West Bragg Rd. More cars trying to impatiently exit this development will only exacerbate already existing problems.
2. Lighting: What measures will be enforced to ensure that our community follows the "dark sky" rules? Most of us moved to this community to get away from the "never quiet; never dark" city and would not like to see this asset taken away by a large development.
3. Why are there 2 ponds? Are both of them storm ponds? Will environmental regulations permit the developer to drain the ponds into the Elbow River if they begin to overflow?
4. There appears to be parking behind the Old West Mall? How will this be accessed if the exit to the east of the Old West is scheduled for closure?

Should this project move forward, both the needs and concerns of potential newcomers and current residents need to be seriously considered. Too often, those who currently live in an area are ignored. A project of this magnitude should bring a community together, not tear it apart as many past projects have done. We have a unique area here in Bragg Creek and it would be a shame to turn it into another Banff or Canmore tourist trap.

Thank you for taking the time to address my concerns.

Yours truly,


Joan MacKenzie
Hamlet Resident

From: [Valued Customer](#)
To: [Oksana Newmen](#)
Cc: [PAA Development](#)
Subject: [EXTERNAL] - Fwd: Positive Support for Gateway Project
Date: January 26, 2021 4:02:00 PM
Attachments: [image002.png](#)

Do not open links or attachments unless sender and content are known.

Hi Oksana,

A Bragg Creek resident asked that I forward you his letter on his behalf.

Thank you for all your help,

Yours very truly,



Dick Koetsier President



gateway.ca

Begin forwarded message:

From: Brent Moore <[REDACTED]>
Subject: Positive Support for Gateway Project
Date: January 26, 2021 at 11:16:16 AM MST
To: "[REDACTED]" <[REDACTED]>

Hi Dick,

As a resident in West Bragg Creek since 2015 it is extremely exciting to finally see an incredible new project at the approval stage. I am certain the amount of time and energy you have put into this will result in a completed project that will elevate Bragg Creek to its long overdue potential.

I expect Rocky View County will be vastly supportive as the completion of this project

will enable small businesses to survive the winter and make some previously uneconomic ventures make sense for entrepreneurs. Last summer thousands of Calgarians came to Bragg Creek, many for the first time, and this project will drive a sharp uptick in home values both in the Hamlet and West Bragg. My tax assessment with RVC has gone down over the last 6 years and I am confident your project with reverse that course.

I have recently launched Starlink highspeed internet at my home which truly solves the lack of cell service and internet bandwidth issue that also has significantly diminished home values. With the new “work from home” trend, that is here to stay, your project is a great idea who’s time has come!

As a small business owner and resident it has been clear that the lack of a hotel has left an enormous amount of local revenue on the table. Last time my parents came down from Grande Prairie they stayed in Cochrane at the Super 8.

The key attribute of your project is the residential capacity. Bragg Creek needs more residents. Those residents need to be high density in the Hamlet.

With the new 36M flood mitigation project nearing completion your project with help recover those enormous costs but putting the adjacent land to use. I assume RVC recognizes the tax revenue opportunity all too well.

The amount of Corporate Golf events that can head into Bragg afterwards and get a hotel for the night will be significant. Weddings and Couples retreats are a given.

The traffic now hitting the Bragg Creek Trails is noticeable. Things only get better with more people.

I could go on and on but wishing you a fast and focused approval process. I just wish the old ski hill at Wintergreen could get put to winter use somehow. And a curling rink.

Let me know if there is anything else I can do to help make this a reality and know for certain that my In-Laws / Parents will be interested in purchasing a townhouse – maybe 2.

Good Luck!!!!

Thank-you,

Brent Moore - President
Rocky Mountain Bison Company

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: [Evan Neilsen](#)
To: [Oksana Newmen](#)
Subject: FW: [EXTERNAL] - Gateway Village Attn: Oksana Newman
Date: January 26, 2021 8:08:41 AM

Hey Oksana – letter regarding Gateway in Bragg.

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

-
This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Bragg's Korner Kitchen <[REDACTED]>
Sent: January 24, 2021 6:27 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Gateway Village Attn: Oksana Newman

Do not open links or attachments unless sender and content are known.

Regarding: Gateway Village

Attn: Oksana Newman

I am the owner of a small business located in Bragg Creek as well as a resident. I would like to express my full support for the Gateway Development proposed by Dick Koetsier.

I have watched communities such as Cochrane and Canmore explode with tourism and increased business to the retail markets over the last 25 years while Bragg Creek has remained dormant. The Gateway Village will not only create jobs and provide affordable accommodations, but it will greatly increase the number of visitors to Bragg Creek which our business community desperately needs.

I sincerely hope you will approve The Gateway Village so that Bragg Creek can not only survive but thrive as well.

Please feel free to contact me should you have any questions.

Thank you for taking the time to review my support.
Sincerely,

Birgit Schmitt
CEO, Owner
Bragg's Korner Kitchen



From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076
Date: January 14, 2021 11:42:53 AM

Do not open links or attachments unless sender and content are known.

Regarding Application No. PL20200171/0170, please be advised that I, Michael Shea (sole executor of the Estate of Mae Laura Lorraine Shea and, in addition, sole beneficiary to LSD's 1&8 of SE1/4-14-23-5-W5-excepting out the 4.1 acre parcel owned by Michael and Shelley Shea) hereby support the "Master Site Development Plan, Gateway Village, Mixed-use Development" in the Hamlet of Bragg Creek.

Respectively submitted,

Michael Shea
Executor for the Estate of Mae Laura Lorraine Shea

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076
Date: January 14, 2021 11:36:08 AM

Do not open links or attachments unless sender and content are known.

Regarding Application No. PL20200171/0170, please be advised that we, Michael and Shelley Shea (the owners of that certain 4.1 acre parcel within the E 1/2 of the SE1/4-14-23-5-W5) hereby support the “Master Site Development Plan, Gateway Village, Mixed-use Development” in the Hamlet of Bragg Creek.

Respectively submitted,

Michael and Shelley Shea

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fwd: Gateway Village
Date: January 16, 2021 7:59:49 AM

Do not open links or attachments unless sender and content are known.

Hi Oksana,

Hope you are doing well. We received a letter concerning the Gateway Village development proposal. We fully support the proposal and think it is what Bragg Creek needs. Hopefully the intersection on 22 will be fixed before then!

As an aside the West Bragg Creek trails are very busy which is great as people are getting outside. However Center Ave and West Bragg Road are not meant to take that volume of traffic. If West Bragg Trails is to develop more which is fine for us - could they try and develop the trails in a way that much more access could be had from highway 66? This Highway is designed better for the flow. No big deal, just a comment.

Have a great day,

Janet & Tor Wilson

ATTACHMENT 'E': PUBLIC SUBMISSIONS

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Gateway Village PL20200170
Date: January 28, 2021 4:51:05 PM
Attachments: [Gateway Bragg Creek.pdf](#)

Do not open links or attachments unless sender and content are known.

Dear Oksana,

Please confirm receipt of the attached letter of support for the above noted development. I apologize for my late response. Please advise if my letter will be included with your circulation.

Thank you,

Dwayne Zaba

[REDACTED]
[REDACTED]
[REDACTED]

January 28, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attn: Oksana Newmen ONewmen@rockyview.ca Re: PL20200170

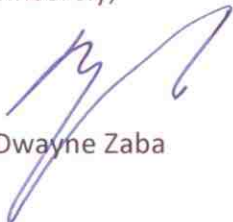
As a current Bragg Creek resident and retired business owner, I am writing this letter in support of the Gateway Village development. For over a decade I operated a real estate brokerage that focused exclusively on helping people buy and sell property in the greater Bragg Creek area. Due to the nature of my business, my clients provided me with detailed information on the type of property that appealed to them and I'm writing to advise you and your associates that there is a great need for the Gateway Village development proposed by Richard Koetsier.

The hotel, conference centre, spa and wellness facility would help to attract, retain and employ people, while enhancing the viability of existing facilities and businesses. Our community centre would host more events, like weddings, as the hotel would provide a place to accommodate guests. Additionally, the hotel would enable us to attract many more visitors to our community, eager to explore Kananaskis Country and patronize Bragg Creek restaurants and businesses after a hard day of play. The hotel would employ many people, thus enabling our community to attract and retain more residents and families. Additionally, the recent significant infrastructure investments that have been made by all levels of government in the community of Bragg Creek would be far better utilized and enable the County to increase and diversify their taxation base.

The proposed new housing would also serve to attract and retain more residents. Many of the clients that I have sold property for have told me that acreage living requires too much of their time, but would gladly remain in the community if they had a place that they could "lock and leave," enabling them to travel for extended periods of time during retirement. Additionally, many young families that come to Bragg Creek to recreate cannot afford acreage property, and have conveyed that they would gladly move to our community if more affordable housing were available. The housing diversity in the Gateway Village would enable many more families to live in our community, increasing the viability, vibrancy and size of our business community.

Bragg Creek is a great place to live, play and raise a family; the Gateway Village development will enable many more families to live their dream and help us as a community realize our dream of being the *Gateway to Kananaskis*.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dwayne Zaba', with a stylized flourish at the end.

Dwayne Zaba

Logan Cox

From: H Kunes <[REDACTED]>
Sent: April 20, 2021 9:43 PM
To: Logan Cox
Subject: [EXTERNAL] - Fw: Public hearing

Do not open links or attachments unless sender and content are known.

From: H Kunes
Sent: April 20, 2021 9:31 PM
To: legislativeservices@rockyview <legislativeservices@rockyview>
Subject: Public hearing

Notice of Public hearing May 4, 2021
Application number: PL20200171

To whom it might concern:

I'm Vaclav Kunes a long-time resident of Bragg Creek . I like to support the future Gateway project in downtown of Bragg Creek. This is finely good news for dying Bragg Creek. This project can also help insert some live in our beautiful Community Hall down the road and beatify all the area nearby.

Thank you
Regards V. Kunes

Michelle Mitton

From: Connie Cockshutt [REDACTED]
Sent: April 21, 2021 2:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom It May Concern,

My husband and I have lived in Bragg Creek for 28 years. Over this time, we have seen a lot of growth here, some of it good and some bad.

We now have an opportunity for a suitable development in our hamlet to be built by someone who really cares about our community and lives nearby, who is involved in meetings and social gatherings that make our community what it is and what it could be in the future. Dick has been trying to make Bragg Creek a better place to live, to grow up in, to retire in, to socialize in while still being respectful of the surroundings since before the big flood of 2013.

Gateway Village is a well thought out plan that takes into consideration all the forward planning and recommendations of the many groups committed to positive growth and development in Bragg Creek. We know that change will happen, so why not have this headed up, built and followed up by someone who cares, has the knowledge, is committed to the community and will see this positive change to its completion and beyond.

A conference center/hotel and a wellness spa would be a welcome addition and interesting shops and restaurants would once again get people to stop in Bragg Creek, not just drive right by it after enjoying the great outdoor areas. Rebuilding the Steak Pit is a wonderful idea! And options for housing would be something we would definitely be interested in as we age. And all this would be done with style and an aim to revitalize our hamlet.

Dean and I are in full agreement with Gateway Village proceeding with their plans and this will make Bragg Creek an even greater Gateway to Kananaskis Country.

*Connie and Dean Cockshutt
 Residents of Bragg Creek, AB*

Michelle Mitton

From: Kathleen Burk [REDACTED]
Sent: April 21, 2021 2:25 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bragg Creek and Area Chamber of Commerce Developmet Support Positions
Attachments: Bragg_Creek_Development-Position-Policy (1) (1).pdf

Do not open links or attachments unless sender and content are known.

To whom it may concern,

Please see the attached for the ongoing position of the Chamber of Commerce in Bragg Creek. This can also be found on the website visitbraggcreek.ca

Warm regards,

Kathleen Burk
Current President BCCC



Bragg Creek & Area Chamber of Commerce
P.O. Box 216
Bragg Creek, AB, T0L 0K0
www.braggcreekchamber.com
www.visitbraggcreek.com

Bragg Creek & Area Chamber of Commerce (BCCC)

Development Position Policy

Policy Statement

The Bragg Creek & Area Chamber of Commerce philosophically supports development in and around the hamlet of Bragg Creek. The Chamber recognizes and understands that development is necessary in order for the business community to realize an increase in economic growth and sustainability. The community will benefit overall with social diversity, as well as population and tax growth – all necessary components that make a successful, vibrant and thriving community.

Procedure

When opportunities arise to support a particular project, an ad hoc sub-committee of the board will be formed to analyze the particular development. The committee will review pertinent information to ascertain the impact on & benefits for the Bragg Creek business community. The committee will make a recommendation to the board regarding level of support of the project.

Potential pertinent information which may be considered includes:

- Size of the development
- Location of the development
- Conflict/coordination with other development projects in and around the community
- Impact on tourism
- Impact on traffic/other pressure points in the community

Committee Structure

The committee will be comprised of:
The Vice President/Vice President Operations
Business Liaison Director
Tourism Director
or other directors as determined by the executive

Michelle Mitton

From: Jennifer Short [REDACTED]
Sent: April 19, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village
Attachments: Gateway Village - Bragg Creek.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Please see attached letter. Thank you,

Jennifer L. Short, PhD
[REDACTED]

Jennifer Short

[REDACTED]
Bragg Creek, Alberta
T0L 0K0

April 19, 2021

To Whom it May Concern:

Re: Gateway Village

My name is Jennifer Short. My husband and I have been residents of Bragg Creek since 2010. I'm writing to you to indicate that we do not fully support the proposed development of Gateway Village.

Of particular concern to us is the sheer magnitude of the proposal with respect to the conference center, hotel, and high-density housing. More specifically, the height of the buildings is of concern as is the overall size and scope of the project that seems to be grossly out of scale for our tiny hamlet. If approved, this project would add considerable volume and density to an already strained infrastructure. This increased density and volume would impact traffic flow in the hamlet and surrounding area. It is our opinion that, if approved, the quiet, peaceful atmosphere that Bragg Creek currently boasts would be lost. We would be in support of a smaller scale project i.e. 30-50 room boutique hotel and some high-density housing.

Of additional concern to us is that the survey that was put out on social media was not restricted to residents of the Bragg Creek area who will be most impacted by this development.

Sincerely,



Jennifer L. Short, PhD
Registered Psychologist

Michelle Mitton

From: Linda Thompson [REDACTED]
Sent: April 21, 2021 2:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

Do not open links or attachments unless sender and content are known.

We do not support the proposed bylaw.

We live very close to the proposed development and after giving careful consideration how this will affect us and our community, we have the following concerns:

- the impact from the noise, dust, and speeding from the added traffic on our street.
- noise from the amphitheater
- more loose dogs and littering. There isn't an on-leash law in the MD of Rockyview.
- we feel the development is much too dense. The current roadways and bridge (the only access from west Bragg Creek) is an emergency and congestion concern.
- the proposal to close the back access laneway for emergency purposes to the seniors lodge and other commercial spaces adjacent is concerning.
- will have an impact on parking in other commercial spaces. The underground parking in the development proposal isn't viable because the land is on flood plain.
- the storm water storage pond on the development will be unsightly, smelly and propagate mosquitos
- will this change the atmosphere of our community that we value so much?

While we do realize the some development is inevitable, there should be a less shocking, more gentle way of integrating into our hamlet.

Linda and Brian Thompson
74, River Drive South, Bragg Creek, AB

Michelle Mitton

From: [REDACTED]
Sent: April 20, 2021 12:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of support - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

April 20, 2021
Alannah Turner
[REDACTED]
Bragg Creek, Alberta T0L0K0

RE: letter of support for the Gateway Village Development in Bragg Creek

As a long term resident of the Greater Bragg Creek area, I am in full support of the proposed development in the hamlet of Bragg Creek called Gateway Village.

Our community must grow to survive. We require more housing alternatives, to address the need for individuals, small and young families, and seniors housing. For those like myself who may be considering the need to move away from rural acreage living, we need options for homes that will allow us to stay in our community longer. Gateway Village provides those options as well as opportunities to bring more business into our small area with the conference centre, restaurant and amphitheatre.

I have reviewed the plans and listened to the presentation and am in full support of this project. I believe the project sponsors have the best interests of our community in heart and mind and are working hard to bring much needed improvement to the Bragg Creek area.

Alannah Turner
[REDACTED]

Michelle Mitton

From: Allison Miron [REDACTED]
Sent: April 19, 2021 8:34 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for gateway village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi,

I am a resident of the hamlet. I would like to share my opinion that my husband and I are very much in favor of the project moving ahead.

Kind regards

Allison Miron

Michelle Mitton

From: Barbara Kolody [REDACTED]
Sent: April 19, 2021 5:21 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Supporting Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

I fully support the Gateway Village Development for Bragg Creek.

Thank You,
Barbara Kolody, Owner
Crabapple Cottage
Bragg Creek, AB

Sent from my iPhone

Michelle Mitton

From: blinda bilou [REDACTED]
Sent: April 21, 2021 9:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

My husband and I have lived in Redwood Meadows since 2006. As residents and business owners, we have experienced the complete lack of facilities and opportunities in this area. We feel that the Gateway Project would help to alleviate some of the following problems:

1) Increase affordable and accessible housing for our seniors and young adults starting out. Currently, everyone who cannot afford a large home has to move away which makes it difficult for families, so the housing component is crucial.

More people living in the hamlet will also help support the businesses there.

2) Restore Bragg Creek's "Destination" reputation.

It really doesn't have much to offer anymore and suffers for it. By adding a hotel, new shopping mall and conference center, we could attract people who would, in turn, spend money with local businesses and therefore improve our economy.

3) Inside vs Outside Investors

By supporting a project by someone who grew up in the community and actually wants to give back to the community instills confidence that our best interests are being considered. As opposed to an outside investor who only thinks of how much money they can make regardless of the consequences to the community.

4) Create a sense of excitement to attract tourism.

Bragg Creek has been losing businesses on an ongoing basis as, in winter, it is difficult to generate enough income. By attracting tourism to Bragg Creek all year round, it would help other local businesses to remain sustainable.

5) Instill a sense of pride and history.


By renewing the iconic "Steak Pit", featuring our native heritage at the conference center and installing/promoting local art/ artists throughout the new buildings and grounds will not only draw tourism, but will renew the way we feel towards Bragg Creek.

6) Create jobs for local people.

The construction of the project and then the ongoing operation of all aspects, will add greatly needed job opportunities and income for the people within the community.

We personally want this project to move forward, as an offer such as this may not come by our way again. We have the opportunity to improve our community, our economy and our hope in the future by supporting The Gateway Project.

I would ask that you allow it to come to fruition therefore improving the lives of all residents in the Bragg Creek and surrounding area.

Sincerely,
Blinda Bilou &
Stephen Sosnick


Michelle Mitton

From: bob@brandedvisuals.com
Sent: April 20, 2021 11:17 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway Development in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

As a Resident and Storefront Business Owner in BRAGG Creek for the last 10 years, I'm wholeheartedly supportive of the Gateway project. The potential it brings for revitalization in the Hamlet ignites hope in a community battered by floods, economy and covid.

Several years back, we participated in a year long revitalization discussion that resulted in absolutely zero progress because it was a pie-in-the-sky concept crafted by outsiders. It cost us tax-payers over a million dollars ... and for what? Now the county has a chance to redeem themselves with a land-owner initiated plan that is both visionary and practical. We need it and we need it now. There should be no reluctance on the part of the county. There should be strong lobby by the county towards the province and Tsuut'ina to get this project in the ground as soon as possible.

As a resident, it adds value to both our property and experience. The idea of walking the new berm into a vibrant core is exciting. Rather than see our community die a slow death, we can look forward to growth and measured sustainability. As a business owner, I'm excited to see the collateral growth to our local economy. Overnight accommodation is a long overdue necessity and attracts visitors to more than a one day in/out fly by. Our shops and eateries will benefit from longer stay visitors.

I'm fully supportive. Please get this right!

Regards,

Bob Cook
Branded Visuals Inc.
B232, Bay 4, #1 White Ave. (Trading Post Mall)
Bragg Creek, Alberta - Canada
TOL 0K0
Gallery: (403) 949-3000

www.brandedvisuals.com

Michelle Mitton

From: Brent Moore <brent@rockybison.com>
Sent: April 19, 2021 1:23 PM
To: Legislative Services Shared
Cc: dick@gateway.ca
Subject: [EXTERNAL] - Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

I am an avid supporter of the proposed Gateway Village development in Bragg Creek and am responding to a request from the developer to send along a support letter in that regard.

As a resident of and small business owner in Bragg Creek this project is long overdue. The hamlet needs to have a larger population to support business in winter months. With the trend of “work from home” combined with Starlink internet it seems reasonable to conclude that many Calgarians may relocate to Bragg Creek going forward. Now’s the time.

The flood mitigation project is nearing completion and the area to be developed would be drastically underutilized otherwise.

A hotel is crucial to attract weddings, corporate events and weekend getaways. If you come to Bragg Creek you can’t have too many drinks at the restaurants without overnight lodging.

The developer is clearly capable of executing and the consultation process has been top notch.

Having read most of the community feedback I truly hope that those in opposition are placed in 2 distinct categories. Reasonable and Unreasonable.

One comment I read from an antagonist claimed something to the effect that “everyone” they knew was against it. These individuals should have diminished effect on decision making given there wiliness to misrepresent reality.

Let’s make this happen!

Thank-you,

Brent Moore - President
Rocky Mountain Bison Company
Bragg Creek, Alberta, Canada
p. 1-403-333-4731
e. brent@rockybison.com
w. www.rockybison.com



ROCKY MOUNTAIN BISON COMPANY

Michelle Mitton

From: Brian Robertson [REDACTED]
Sent: April 19, 2021 2:19 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please support Gateway Village on May 4th! I moved to the area 2 years ago and I am in full support of the Gateway Development in Bragg. Every weekend Calgarians and people from surrounding areas come to Bragg to use the natural resources. This year in particular, it became very apparent that the vast majority of these people never stop in Bragg to support and giveback to the economy. They pack lunches, pillage our natural resources for the day, and then go home, rarely spending a dime in Bragg. We need Gateway to assist in attracting the cars off the Cowboy Trail and into the hamlet to stop and support our local entrepreneurs, restauranteurs, and artisans. Small businesses are a cornerstone of Alberta's economy and Bragg's small businesses need your support! Support Gateway Village!

If you speak to the DMO in any major city or tourist destination, hotel nights are the main contributor to economic activity from tourists. Gateway is going to provide a much needed hotel which will force tourists to spend money in Bragg/Rockyview and boost the economy. With Gateway and its hotel, we can launch and attract multi-day festivals and events, which will attract more tourists and many more hotel nights to the county.

I have plenty more to say about this as a concerned citizen, who wants to see my community and it's businesses thrive. If you would like to hear from me, you can reach me at [REDACTED]

Sincerely,

Brian Robertson
[REDACTED]
Bragg Creek, AB
[REDACTED]

Michelle Mitton

From: bruce@limitless-calgary.com
Sent: April 21, 2021 10:15 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

Growing up I had spent a lot of time in Bragg Creek and always hoping it would continue to be. Recently after the floods I was truly worried it was dwindling. Gateway has added new hope, such a quality development is embraced by the locals.

Let us move forward , this project is done for the right reasons, I am not sure Bragg Creek will ever see such an opportunity again.

Regards,
Bruce

Bruce MacMillan
Owner

Limitless Calgary
1015 9 Av SE
Calgary, AB
T2G 0S6

Phone: 403 800 0780
limitless-calgary.com



Michelle Mitton

From: [REDACTED]
Sent: April 21, 2021 7:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom it may concern,

This email is sent in support of the proposed Gateway Village in Bragg Creek, Rockyview County, AB. Application #: PL20200171

As 15 year residents in Bragg Creek, we believe this development will be very beneficial to the revitalization of the Bragg Creek Hamlet.

For residents & visitors alike, the accomodation, eating establishments, outdoor entertainment venues & amenities proposed, offer much needed facilities, good employment opportunities for locals, revenue & will attract more visitors & paying customers to the area & existing Bragg Creek retail businesses.

The development, from the artist impressions & plans we've seen, in our opinion will make good use & bring life to an area in the hamlet, ravaged by the 2013 floods.

The newly constructed flood mitigation berm will lend itself well to the proposed pathway promenade & restaurants, etc, + the proposed development of this area is esthetically pleasing & will compliment it well. With the commercial area of Bragg Creek, already established, in such a naturally scenic & beautiful setting, we believe the development will further enhance this area & create opportunity for people to really enjoy & appreciate the surroundings whatever the time of year.

Our only concerns are related to increased traffic near the road bridge which could cause congestion for residents & visitors in the West Bragg Ck area. We hope consideration will be given to this & additional access to the Gateway Village be made available on the hamlet side of the development as well.

Better still - an additional bridge should be built as a second exit from West Bragg Creek for more reasons than just this. Especially with the growth of West Bragg Creek trails system & huge increase in visitors in the last few years - which we also use & support!

All in all - we are in support of the Gateway Village.

Regards,

C & J Fisher

[REDACTED]

Bragg Creek
AB [REDACTED]

Michelle Mitton

From: Carol Ann Schmaltz [REDACTED]
Sent: April 20, 2021 7:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Project

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

We wanted to email to advise Rockyview that we are fully in support of the proposed Gateway Village Project. We have seen the plans and find the entire project very exciting for the area. It is very important for the sustainability of Bragg Creek and all that the area is capable of offering. We have been residence for the last eighteen years and look forward to our future, living in Bragg Creek.

Thank you.

Carol Ann & Lari Schmaltz

Michelle Mitton

From: Cheryl McDougall <[REDACTED]>
Sent: April 20, 2021 7:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Support

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dave and Cheryl McDougall of 52025- township Road 232 Bragg Creek Ab. T0L0K0, strongly support the Gateway development.

Mr Koetsier and the Gateway planning team are offering sustainable solutions in creating a destination that will complement the old west theme.

As residence of Bragg Creek for over 40 years we are excited for this opportunity to enhance our local businesses.

Best,

Cheryl and Dave McDougall

Michelle Mitton

From: Colleen Tubman [REDACTED]
Sent: April 21, 2021 9:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am in 100% support for the Gateway Village project, our Economy in General has been hit by hard times, and Bragg Creek suffered a flood in 2015 which took time to recover from and now we have a opportunity to make our community better by allowing this project to move forward. Bragg Creek an definitely use a face lift and this is a great way of making our beautiful community strong again. This will be beneficial for our town and community and I hope that this project gets passed. My 100% Support

Colleen Tubman
Bragg Creek Resident

Sent from [Mail](#) for Windows 10



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Michelle Mitton

From: Connie Cockshutt [REDACTED]
Sent: April 21, 2021 2:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom It May Concern,

My husband and I have lived in Bragg Creek for 28 years. Over this time, we have seen a lot of growth here, some of it good and some bad.

We now have an opportunity for a suitable development in our hamlet to be built by someone who really cares about our community and lives nearby, who is involved in meetings and social gatherings that make our community what it is and what it could be in the future. Dick has been trying to make Bragg Creek a better place to live, to grow up in, to retire in, to socialize in while still being respectful of the surroundings since before the big flood of 2013.

Gateway Village is a well thought out plan that takes into consideration all the forward planning and recommendations of the many groups committed to positive growth and development in Bragg Creek. We know that change will happen, so why not have this headed up, built and followed up by someone who cares, has the knowledge, is committed to the community and will see this positive change to its completion and beyond.

A conference center/hotel and a wellness spa would be a welcome addition and interesting shops and restaurants would once again get people to stop in Bragg Creek, not just drive right by it after enjoying the great outdoor areas. Rebuilding the Steak Pit is a wonderful idea! And options for housing would be something we would definitely be interested in as we age. And all this would be done with style and an aim to revitalize our hamlet.

Dean and I are in full agreement with Gateway Village proceeding with their plans and this will make Bragg Creek an even greater Gateway to Kananaskis Country.

*Connie and Dean Cockshutt
 Residents of Bragg Creek, AB*

Michelle Mitton

From: Corry Barta [REDACTED]
Sent: April 20, 2021 2:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi Folks,

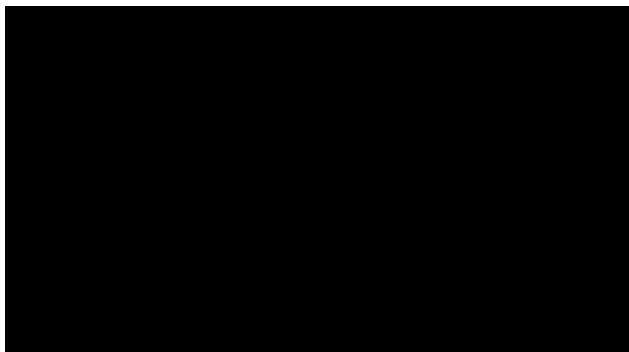
Just wanted to let you know we support Dick Koetsier's Gateway Project. We are residents of Bragg Creek and would love to see the town grow so all Canadians can experience what we have in our backyard. Bragg Creek is a hidden gem and deserves to get more attention through Dick's Gateway proposal.

The town has so much potential and the possibilities are endless! We need more development and attention to draw vacationers and visitors from around the world.

Bragg Creek is our version of "Yellowstone" and it should be shared with those looking for that unique experience on the Cowboy Trail and Old Stony Trail.

Please support the Gateway Project!

Yours truly,
Corrine Barta



Michelle Mitton

From: Dave Klepacki [REDACTED]
Sent: April 20, 2021 9:56 PM
To: Legislative Services Shared
Cc: Division 1, Mark Kamachi
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

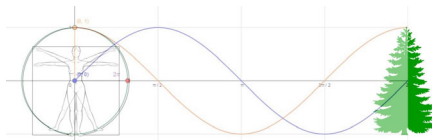
April 20, 2021

Dear Rocky View County Council:

I am writing this note in support Bylaw C-8126-2021 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020. This bylaw will be considered on May 4, 2021. I currently reside within the Hamlet of Bragg Creek and adjacent to the area of Village Gateway Master Site Development Plan, and support RJK Development's Gateway Development proposals for Bragg Creek

As a 32 year resident of Bragg Creek, I believe the Gateway Development is an excellent path forward for the Hamlet of Bragg Creek. In my view the plan provides a "right-sized" development for Bragg Creek future, with a small hotel and meeting space, an event amphitheatre, relatively dense residential units, including reasonable priced units for the young family demographic Bragg Creek so desperately needs, and green spaces for those residents and visitors to enjoy. Further, the architecture of Gateway will provide a coherent style that will better define Bragg Creek than the current mosaic of architecture present in the hamlet. The development of Gateway will also help defray infrastructure costs needed within the Hamlet and organize traffic into a better flow than currently exists.

I am happy to answer any questions you may have regarding my testimony, and can be reached at the number below. With regards, Dave Klepacki



Dave Klepacki, PhD

[REDACTED]
 [REDACTED]
36 White Ave, Bragg Creek, Canada T0L-0K0
 [REDACTED]

Cc: Mark Kamachi

Michelle Mitton

From: Dave Lynnes [REDACTED]
Sent: April 19, 2021 1:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in support of Bragg Creek Gateway project

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

We would like to show our support for the Gateway project. This has been well thought out and will be an exciting next chapter in our communities development. The project will not only enhance our quality of life it will also provide much needed increase in population to support our local business community.

We hope council will see the benifits of this project and approve it.

David Lynnes
Bragg Creek resident

Michelle Mitton

From: [REDACTED]
Sent: April 19, 2021 7:24 PM
To: Legislative Services Shared
Cc: Dave Rupert
Subject: [EXTERNAL] - Application #PL20200171- By-Law C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

David Rupert
[REDACTED]
23 Echlin Drive
Bragg Creek, Alberta T0L 0K0

I support the redesignation application of PlanningPlus (Richard Koetsier/RJK Development) for the following reasons:

- Bragg Creek is in dire need of affordable housing for singles and young families
- Bragg Creek is in dire need of housing for area residents, particularly empty nesters, who want to downsize from acreages and/or single homes to a townhouse community
- Bragg Creek is in dire need of overnight accommodation
- Bragg Creek could use more employment opportunities (to employ young people and retirees)
- Bragg Creek needs a larger tax base to support ongoing services
- Rockyview needs Bragg Creek to start paying its own way and maybe a little more to RVC coffers.
- The area to be redesignated is currently occupied by raw land or tear down cabins
- Bragg Creek is the Gateway to Kananaskis and as such has great potential for the future, both as a tourist destination and as a bedroom community close to Calgary
- the Gateway development plan will raise the bar for all local development, both physical and economic
- Richard Koetsier has spent in excess of the last decade getting to know this town, its people, its culture and has developed a plan which encompasses this knowledge and respect
- Richard Koetsier has checked every box as far as community consultation is concerned
- Richard Koetsier has generously supported locals who have had economic difficulties, through the 2013 flood and COVID by reducing, and in some cases eliminating rent payments
- Richard Koetsier has repeatedly shown he cares about Bragg Creek, cares about its past and certainly cares about its future.
- Richard Koetsier is a very special member of the Bragg Creek Community.

I cannot overstate my hope council will grant this application. Bragg Creek could become the Canmore of Rockyview and we have the opportunity to do it under the leadership of a developer who has proven he respects and knows about Bragg Creeks' past and is 100% committed to enhancing Bragg Creek in the future.

Respectfully,

Dave Rupert

Michelle Mitton

From: Deb Klein [REDACTED]
Sent: April 21, 2021 11:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Gateway Village/Richard Koetsier/
RJK development Ltd.
BylawC-8126-2021

I am writing this letter to say I am in 100 % in favour of Gateway Village.

I agree with all aspects of this proposal as it will enhance Bragg Creek and the community. I have lived in Bragg Creek for thirty three years. I work in Bragg Creek.

Deborah Klein
48 Echlin Drive, Bragg Creek

Sent from my iPhone

Michelle Mitton

From: Edmar David [REDACTED]
Sent: April 20, 2021 2:13 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Full Support:)

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

Im so glad and greatfull with the propose Gateway Village in the Braggcreek. I fully support the Gateway Village and confident that this make a huge impact in our community. It will provide more jobs for people and housing options especially me i have my small family with me.

I can feel the sincerity of the planner Mr.Dick Koetsier which he has a big heart in the community. I hope in the near future its gonna be a one known tourist destination here in Alberta.

Sincerely yours
Edmar David
Resident of Braggcreek Community

Michelle Mitton

From: Eduard Spelier [REDACTED]
Sent: April 19, 2021 1:20 PM
To: Legislative Services Shared
Cc: info@gateway.ca
Subject: [EXTERNAL] - In support of the Gateway Village in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi there,

I am writing to you in support of the Gateway Village proposal in Bragg Creek. I am a resident of Redwood Meadows and the area is definitely ready for further development. We need more housing, employment and recreation options. I sincerely hope you will approve this proposal.

Best regards,

Eduard Spelier

Michelle Mitton

From: Business Efficiencies <befficiencies@gmail.com>
Sent: April 20, 2021 12:01 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Development
Attachments: Gateway.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi there,

I have written a letter in support of the Gateway Development's proposed plan. Please find it attached. Feel free to contact me if you have any questions.

--

Sincerely,
Emily Robertson
Owner, Business Efficiencies
www.besbusiness efficiencies.ca

**EMILY ROBERTSON**

647.838.4654

BEFFICIENCIES@GMAIL.COM

WWW.BUSINESSEFFICIENCIES.CA

Gateway Developments

To Whom it May Concern,

I'm writing this letter in support of the Gateway Development project in Bragg Creek. My husband and I were the first two guests to go through the presentation centre, and had the pleasure of seeing the proposed development first hand. I truly believe the Gateway development is crucial to the growth and survival of Bragg Creek.

Bragg Creek attracts thousands of visitors every weekend due to its beauty, hiking trails, bike trails, motorcyclists' dream roads, and so much more. However, a lot of these visitors travel in, use the resources and trails, and leave. I believe that the Gateway development will help Bragg Creek, and the other small businesses in the hamlet, capitalize on these visitors. Currently, there are very few overnight options, or event venues to keep the visitors here for more than a couple hours. Without a hotel or equivalent, it is very limiting to the hamlet for hosting events from weddings to fundraisers. With Gateway's plans, it would open Bragg Creek up to overnight guests, and therefore the tourism money would stay in Bragg Creek, rather than coming and leaving after a couple hours.

The residential population of Bragg Creek has been increasing, and all it takes is one look at our 4-way stop on a Saturday to see the tourism traffic has increased exponentially as well. The Hamlet needs to grow to keep up with the traffic and to keep the money in the town. Without this development project, the town will remain stagnant and we will lose out on opportunity and progression. I firmly believe that Bragg Creek is a diamond in the rough, but in order for it to survive, we need to grow. Gateway Development is an incredible opportunity to help Bragg's infrastructure and growth.

It would be a huge disservice to the residents and the business owners to reject this development.

Please feel free to contact me at befficiencies@gmail.com if you have any questions or would like to discuss it further.

Sincerely,

Emily Robertson
PO Box 245,
Bragg Creek, AB
T0L0K0

Michelle Mitton

From: Eric Lloyd [REDACTED]
Sent: April 20, 2021 8:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council,
I am emailing to indicate that I am in support of the subject proposed bylaw.
I believe the Hamlet of Bragg Creek is in need of revitalization.
The Gateway project has been well designed and should proceed.
Thanks for your consideration.
Sincerely,

Eric Lloyd

[REDACTED]
[REDACTED]
[REDACTED] Bragg Creek, AB [REDACTED]

Michelle Mitton

From: Gail [REDACTED]
Sent: April 19, 2021 5:38 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bragg Creeks Gateway village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am writing to indicate my support of this development. Although I am somewhat concerned about traffic management, I believe that this type of development is long overdue!

Thank you

Gail Tate

Redwood Meadows

Sent from my iPhone

Michelle Mitton

From: Gordon McDonald [REDACTED]
Sent: April 20, 2021 11:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

From:
Gordon McDonald & Sheryl Hayes
20 Yoho Tinda Road,
Bragg Creek, AB T0L 0K0

Dear Council Members,
We are writing today in support of the above captioned Bylaw to amend land use Bylaw C-800-2020.

We are in complete agreement with the application put forward by PlanningPlus on behalf of RJK Development Limited and as are in full agreement that you pass this amendment as it supports the revitalization of Bragg Creek via the Gateway.ca development and other efforts by RVC. We are property owners on the Elbow River and have been supportive of the flood mitigation as an assurance for landowners in the area, including future investment in infrastructure and safe environments for humans and habitat. This amendment supports this community and it's path forward.

Further to this amendment, this sets up an opportunity that my company has visioned for Bragg Creek, to create a research & technology hub including a software factory once the infrastructure is in place, including housing and services for employees. With Gateway and amendments to this bylaw we are one step closer to making Bragg Creek "investable" with the benefits of an increased tax base to support the work of RVC.

Yours truly,
Gordon McDonald
[REDACTED]

Michelle Mitton

From: Ian Greenhalgh <ian@mmmech.ca>
Sent: April 20, 2021 4:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

I strongly support this development proposal and feel it is something that Bragg Creek desperately needs. The consultation has been excellent and the plans well thought out.

Thanks

Ian

--

Ian Greenhalgh
Moose Mountain Mechanical Ltd
Box 59
Bragg Creek
Alberta
T0L 0K0

ian@MMMech.ca

Cell (403) 471-4159

Michelle Mitton

From: Jessica Snelgrove [REDACTED]
Sent: April 20, 2021 7:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Village, Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hi,

As a resident of Bragg Creek, I'm writing to let you know of my support for the Gateway Village project.

I have walked through Dick's presentation of his vision, and his thought and consideration to include the existing infrastructure and expand the possibilities for Bragg is tremendous.

For Bragg to continue to be a place for families to come and grow this is essential. It will help provide the infrastructure needed for businesses to thrive, and Bragg to be more than just the place you drive through to get to the mountains.

I hope you give his project the thought and consideration it deserves

Jessica Snelgrove

[REDACTED]
Bragg Creek, AB
T0L0K0

Michelle Mitton

From: John Lyster [REDACTED]
Sent: April 20, 2021 5:15 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Project

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom it May Concern:

This letter is to inform you of my complete support for Dick Koetsier's, Gateway Project, in the Hamlet of Bragg Creek.

This type of project will undoubtedly revive this community that has been suffering since the 2013 flood. It is the right fit for our hamlet and will bring tourists and their dollars to Rockyview. We have so much to offer our visitors now with the trails in West Bragg to the sights of the Elbow Valley. Not only will new shops put individuals to work but the accommodations will be there for them as well.

With the hotel there, visitors will now have a place to stay and that's been something that has always been lacking here. We already have some of the finest restaurants in Alberta and rebuilding the Steak Pit will only enhance that. As we the residents get older and our acreages become too much for us to look after, we will be able to consider a condo option at Gateway, if one is available, rather than leaving the area.

I urge you to work with this Dick Koetsier and his vision so he can make this happen.

Sincerely; John Lyster

Past Business Owner

24 year resident of Bragg Creek

Member of the Area Structure Plan Commercial Core Committee

Michelle Mitton

From: Jorge de Freitas [REDACTED]
Sent: April 20, 2021 2:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

As a resident of Bragg Creek I and my family approve the Gateway project. We need development to improve the lives of people living in and around Bragg Creek. We are a touristic town closest to Calgary and yet we lack the proper facilities that go with the level of tourism we have. All my neighbors agree this project needs to go ahead.

Sincerely
Jorge de Freitas
[REDACTED]

Michelle Mitton

From: Justin Duque [REDACTED]
Sent: April 19, 2021 8:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good Evening,

I am emailing to extend my support of the Gateway Village development in Bragg Creek.

My family and I will be building our home in the hamlet this year and we are looking forward to all the great things this development will bring to the hamlet in the future. The sooner this gets built the better in my opinion.

Thanks
Justin Duque

Michelle Mitton

From: Kathleen Burk [REDACTED]
Sent: April 20, 2021 7:36 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - BYLAW C-8126 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

As a home owner and resident of Bragg Creek since 2007 I am supportive of the Gateway Project.

Regards,

Kathleen Burk
19 Bracken Road
Bragg Creek AB T0L0K0

[REDACTED]

Michelle Mitton

From: Kelly Kangles [REDACTED]
Sent: April 19, 2021 5:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello,

As residents of Bragg Creek for 13 years, we are in favour of the exciting plans for Gateway Village. We feel that our beautiful hamlet has such potential but is missing the proper development that will be attractive to residents, visitors and the business community. The boost to our local economy would also be welcome, and bring added support and investment that for more infrastructure and opportunity to our community. It's no secret most Bragg Creek residents feel we pay very high taxes and get little service in return. Having other revenue streams other than your residents would be good for all and result in a more attractive area.

The people, the traffic and new residents are already coming to Bragg Creek. So let's have our hamlet better planned, better served, so we all have more reason to keep our money in our local community.

Thank you.

Kelly & John Kangles
Bragg Creek

Michelle Mitton

From: Kelty Latos [REDACTED]
Sent: April 19, 2021 2:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway!

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello!

We're a young family who moved to Bragg Creek in 2017, and we support the Gateway development. I have been active in several community groups involving rural internet (Bragg Creek Connect) and community theatre (Swamp Donkey Musical Theatre) and I believe in giving back to my community.

We love our community, but there has been almost no economic growth for decades. Gateway can tap into the renewed interest in the area and bring jobs and businesses as well as a thriving town center. The property slated for Gateway will finally be utilized, and in a way that supports business and community.

Yes, this could change the nature of the community. But change will happen one way or another, either through growth and opportunity, or stagnation and withering as residents age out of the area.

We are excited for the new development, and eager to share our community!!

Kelty, Mark, and Ash Latos

Get [Outlook for Android](#)

Michelle Mitton

From: Kyle Dobson [REDACTED]
Sent: April 21, 2021 2:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Do not open links or attachments unless sender and content are known.

Good afternoon.

My name is Kyle Dobson. My wife, Leanna, and I are owners of the residential property 53 River Drive South in the hamlet of Bragg Creek. Our property is directly across the street and immediately offsetting the proposed Gateway Village.

We are writing to express our overwhelming support for this project.

Throughout the last 3 years Dick Koetsier and his team have been excellent in their communication and solicitation of feedback. And unlike most developers and government consultations, the Gateway team has actually acted on the feedback and made changes to make the development even better!

While this development looks quite large scale, it is important to remember that it will be constructed in phases so the population of the hamlet will not double overnight. We believe that the design incorporates the right amount of residential and commercial space, and also provides for various density of residential housing. The development restrictions proposed will ensure the new buildings are fitting for the location.

We did discuss a couple of concerns with Dick during the open house. Our first concern was regarding parking and to ensure at least 2 on-site parking stalls are provided for all residential dwellings. We do not want overnight parking on River Drive South. Dick took this feedback and has assured us that he believes that parking is key and will be addressed in the residential development restrictions. We also wanted to ensure that all additional expenses for maintenance, water, sewer, and roads would not result in increased taxes for existing properties. Dick informed us that all of this would be covered by the Development and the County would not be increasing our taxes to support the development.

Leanna and I plan to move to Bragg Creek permanently after our son graduates high school in 10 years and to retire in the community. We believe that the Gateway Village development will improve upon and compliment the things we love about the hamlet.

I can be contacted at [REDACTED] if you'd like any additional comments.

Thank you for your time and consideration,

Kyle Dobson

Michelle Mitton

From: Laura Mislan [REDACTED]
Sent: April 19, 2021 2:43 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for proposed Bylaw C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

I, Laura Mislan, and my husband Jeffrey Woodgate, are residents of Bragg creek - we live in the "Hamlet expansion zone" at:

50037 East Park Place
Bragg Creek, AB, T0L0K0
[REDACTED]

We also own and operate a small local business registered with the Bragg Creek Chamber of Commerce - Alberta 66 Mountain Biking, 1987357 Alberta LTD.

We fully support the Gateway Village proposed development, Application Number PL20200171, to consider Bylaw C-8126-2021, we also support the development plan PL20200170 and road closure application PL20200054.

As residents of Bragg Creek, and operators of a business that attracts tourists to our region, we see the need for more accommodation, especially a hotel, as well as affordable housing for lower income residents. This development would also provide more employment for locals who wish to work in the Hamlet of Bragg Creek.

We fully support this development. thank you,

Laura Mislan
[REDACTED]

Michelle Mitton

From: Laureen Harper [REDACTED]
Sent: April 19, 2021 1:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Application Number: PL20200171

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

My address is 55 Bracken Point
Legal: [NE-12-23-05-W05M](#)
Name: Laureen Teskey-Harper

I am writing this email in SUPPORT of the application of Richard J. Koetsier

I will live across the river from this development and will drive/walk by every day.

Bragg Creek needs development. And we need places for people to live and stay.

Laureen Harper

Michelle Mitton

From: Mark Barton [REDACTED]
Sent: April 20, 2021 12:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I support the development as Bragg Creek needs the boost in the economy instead staying with the old way I lived out here since 1974 as my sister got her first job at 14 in the Steak Pit and she just turned 60. Yes we need this.

Sent from my iPad

Michelle Mitton

From: ManyLegs Pet Grooming & Supplies <eeason@telus.net>
Sent: April 20, 2021 3:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am writing to Rocky View County to give my support for the Gateway Village project in Bragg Creek. As a business owner (and resident) in the hamlet we need to have any and all manners of infrastructure in the hamlet. Mr. Koetsier's vision is a great idea for Bragg Creek. I have lived out here for 24 years and the only thing that was built was really rebuilt, the gas station (Esso) several years ago.

We need to have people with great vision for our area and Mr. Koetsier seems to be the person out here that has tried for years to make Bragg Creek better. I give him all the support he needs to make this project happen. I hope and wish that Rocky View County will allow him to go forward with his plans.

Respectfully,

Michael Dennison

--

Michael & Murray
Many Legs Grooming & Pet Supplies Inc
403-949-3555
"Nurturing The Human-Animal Bond"

Michelle Mitton

From: Stan Anguelov [REDACTED]
Sent: April 21, 2021 11:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Application # PL20200171 (Gateway Village)

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good Morning,

I am writing to you to express our support for Application # PL20200171 (Gateway Village)

We think that the proposed development by Dick Koetsier is a needed step for revitalization of Bragg Creek.

The proposed development is something that is in line with the analyses and ideas of RVC and the community meetings that we had for revitalization of our town.

Businesses are hard to survive without more people living here and using the services.

Just a year or so ago, the only grocery store that we have was about to close its doors.

One of the plaza is a ghost area with most of the units empty.

The proposed development will fit perfectly in our town and it blends with the surroundings very well.

Best Regards,

Mihaela&Stan Anguelov

Roll #03910048

Owner # 20131181

Michelle Mitton

From: Morgan Portet <Morgan.portet@tkmsgroup.ca>
Sent: April 21, 2021 8:03 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good day;

We would like to send a note in support of the Gateway project in Bragg Creek. It is a great endeavor and we hope that Rockyview consider this and accept the application.

Thank you.

Morgan Portet

CEO / Managing Director

587 888 9154 | [1-877-651-0398](tel:1-877-651-0398)
999 57 Ave NE #100, Calgary, AB
T2E 8X9
Morgan.portet@tkmsgroup.ca
www.tkmsgroup.ca



Providing safe innovative solutions from the ground up

Michelle Mitton

From: Peter Hunt <peterhunt@385consulting.com>
Sent: April 21, 2021 3:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Do not open links or attachments unless sender and content are known.

I'm writing to express strong support for the concept of Gateway Village in Bragg Creek.

The hamlet is very much in need of fresh economic activity, bringing more visitors to actually spend some time in the hamlet, rather than just passing through en-route to the new bike trails.

From what we can tell, the developers have gone to great lengths to consult with the local community and their physical neighbors. The reputation of the developers is a responsible one and this is the kind of development which we would very much welcome in the area.

Yours,

Peter Hunt

Peter Hunt



Canada: +1 403 617 7464
UK: +44 (0) 7731 597 759
www.385consulting.com
Box 385, Bragg Creek, Alberta
T0L 0K0, Canada

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Michelle Mitton

From: Pramod patel <braggcreekckr@yahoo.com>
Sent: April 21, 2021 12:03 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support - Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054)
Attachments: Gateway Development - Letter of Support (Carl's Jr. Braggcreek).PDF
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Bragg creek Carl's Jr.
Bhavani Food (Canada) Corporation

Unit No. 102, 7 Balsam Avenue,

Bragg Creek, T0L 0K0

Calgary, Alberta

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Reshmaben Patel (Director) – Bhavani Food Canada Corporation O/P Carl's Jr. Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.
- Increase and support local businesses.

- Complete development as per Bragg Creek revitalization plan
- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (587)999-1676.

Sincerely,

Reshma Patel

(Director)

Please find attached Signed Letter



Bhavani Food (Canada) Corporation
Unit No. 102, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Reshmaben Patel (Director) – Bhavani Food Canada Corporation O/P Carl's Jr. Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.


Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
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- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (587)999-1676.

Sincerely,


Reshma Patel
(Director)

Michelle Mitton

From: Pramod Patel <braggcreekesso@yahoo.com>
Sent: April 20, 2021 8:52 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support - Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054)
Attachments: Gateway Development - Letter of Support (ESSO Braggcreek).PDF
Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

**Bhavani (Canada) Corporation
Unit No. 100, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta**

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Pramodkumar Patel (Owner) – Bhavani Canada Corporation O/P ESSO Gas Station - Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.

- Increase and support local businesses.
- Complete development as per Bragg Creek revitalization plan
- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (403)702-1540.

Sincerely,

Pramodkumar Patel

(Owner)

Please find attached Signed Letter

Bhavani (Canada) Corporation

**Bhavani (Canada) Corporation
Unit No. 100, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta**

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Pramodkumar Patel (Owner) – Bhavani Canada Corporation O/P ESSO Gas Station - Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.
- Increase and support local businesses.
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- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (403)702-1540.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. G. Patel", written over a horizontal line.

Pramodkumar Patel
(Owner)

Michelle Mitton

From: Richard Brown [REDACTED]
Sent: April 21, 2021 3:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village, Bragg Creek

Do not open links or attachments unless sender and content are known.

Hello Rocky View,

As a current resident of Bragg Creek and a former member of the Bragg Creek Revitalization Committee I want to express my support for the Gateway Village proposal submitted by Dick Koestier and Gateway Developments. The proposal is consistent with the purpose of the Bragg Creek Revitalization Plan providing a connected community with pathways, green spaces integrated in our natural setting and bringing the focal point of the Bragg Creek Community to the banks of Elbow River. The Bragg Creek Revitalization Plan highlighted the need to develop overnight accommodations and a mixed use development of the Hamlet core to increase the economic sustainability of Bragg Creek, by attracting visitors and residents to the core. The Gateway Village development would achieve these objectives and the concept meets the guidelines in the Bragg Creek Revitalization Plan and the Bragg Creek Area Structure Plan.

In our view the Gateway Development is consistent with the objectives for the Hamlet core as outlined in the Bragg Creek Revitalization Plan. The objectives in the Revitalization Plan included the following (as quoted from the document):

- “Improve housing diversity, increase density and cater to a variety of specific housing needs, through the development of live/work units, row housing, mixed-use developments, independent seniors living units and overnight accommodation.”
- “Increase the amount and quality of “places for staying” – inviting space that people want to use – and strengthen the sense of community as well as economic, social and environmental value within the hamlet.”
- “Focus on improving the image and quality of the public realm, enhancing local and tourist perceptions and attracting private sector investments.”

Bragg Creek needs this type of responsible development. We support the Gateway Village proposal.

Richard & Pauline Brown
Bragg Creek, AB

Michelle Mitton

From: Rick Godderis [REDACTED]
Sent: April 19, 2021 6:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Developement - Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I visited the G.V. open house and was walked through the materials by Dick Koeitser. It's an exciting Vision for the future

I support it!

Rick Godderis Saddle Rd, West Bragg Creek
[REDACTED]

Michelle Mitton

From: Rick Judson [REDACTED]
Sent: April 20, 2021 2:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To whom it may concern,

I am writing this email to let you know that I am in support of the Gateway Village project. I believe the town of Bragg Creek is ready for the infrastructure improvements and the increased tax base. With the two golf courses, the provincial park, Elbow Falls close by Bragg Creek should be a destination centre. This plan can only help our community in the long run, and I'm all for it.

Regards,

Rick Judson

Sent from my iPad

Michelle Mitton

From: Ronryan Arnaldo [REDACTED]
Sent: April 20, 2021 1:54 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

To Whom It May Concern:

It is my pleasure to strongly support Gateway Village, I am confident that Gateway would be a great fit for our community. Not only will it bring the kind of refinement and encounters we are looking for in a nation, but it will also quickly become an asset and help Bragg Creek grow in any way it can.

The time has come to level up the playing field, I support this project and all the solutions it could bring to us.

Thank you for your consideration.

Sincerely,
Ron Ryan Arnaldo
Resident
Bragg Creek, AB, Canada

Michelle Mitton

From: Rose Dallyn <info@powderhornsaloon.ca>
Sent: April 20, 2021 12:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - PL20200171 (03913001/3043/3044/3045/3075/3076)

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Application #PL20200171- By-Law C-8126-2021

I have owned and managed The Powderhorn Saloon business for 12 years in the hamlet and been a resident of West Bragg Creek for 15 years.

So, as a resident and business owner of Bragg creek I support the application stated below.

PL20200171 (03913001/3043/3044/3045/3075/3076)

Richard Koetsier has been involved with the community for years and spent endless time getting to know the wants and needs of the town and community.

He has also gone to great lengths as far as community consultation is concerned. He have proven time and time again that he really cares about Bragg Creeks future.

Bragg Creek is in desperate need of overnight accommodation and also affordable housing. This will in turn create a larger tax base to support services and give more employment opportunities.

Richard Koetsier is very aware of the history and historical value of Bragg Creek and wants to move forward to improve Bragg Creek and keep its heritage and values for residents and tourists alike.

This Is The Time!

Respectfully,
Rose & Geoff Dallyn

Rose Dallyn
Owner/Manager
The Powderhorn Saloon
Bragg Creek, Alberta
403 949-3946

#123 Wild Rose Close
Bragg Creek
403 472-2210

Michelle Mitton

From: R Turner [REDACTED]
Sent: April 20, 2021 11:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Hello

I am a supporter of the proposed Gateway Village in Bragg Creek due to both the potential hugely positive economic impact as well as the substantial need for both rental and owner occupied housing in the area.

Bragg Creek has become a transitory destination with few of the day use population stopping for any meaningful length of time to support the local businesses.

A stable base of residents would provide both economic stimulus to the area as well as an ongoing tax base for the MD.

I was very excited when I first heard about the Gateway Village proposal and fully intend on investing in the area if the project receives approval to go ahead.

Please consider the positives of the proposal and approve the plans.

Thank you for your time and attention.

Kind Regards
Ross Turner
[REDACTED]

Michelle Mitton

From: Roxanna Bird <roxanna@veritasdevelopment.ca>
Sent: April 20, 2021 9:31 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village - Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Good morning,

Please accept this email as a show of support for the proposed Gateway Village project in Bragg Creek. This development is a well thought out, community appropriate design that will breathe much needed life into our small hamlet. Bragg Creek is increasingly becoming a destination location for people escaping the city for a breath of fresh air. By improving the services and infrastructure, it will provide much needed employment opportunities and create a vibrant, healthy core that warrants the attention it receives and ultimately boosts our economy. We are very excited to see these improvements to our small community!

Sincerely,

Roxanna Bird



D 587 393 5658

E roxanna@veritasdevelopment.ca

Unit 4, 141 Commercial Drive
Calgary, AB T3Z 2A7
veritasdevelopment.ca

Michelle Mitton

From: Sally Martin [REDACTED]
Sent: April 21, 2021 3:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Future Development, Bragg Creek

Do not open links or attachments unless sender and content are known.

Dear Legislative Services - Rockyview,

Please be advised that I wish to fully support the future Gateway development that has recently been proposed to Rockyview by Dick Kootsier and his dedicated support team.

As a resident of Bragg Creek, I feel it will bring added amenities as well as revitalization to our community and will be a welcome addition providing much needed employment, business opportunities, residential housing, and affordable rental accommodation, to support local residents, employed workers, retirees, and the constant throngs of visiting tourists. Property values have increased significantly of late as well and it's difficult for seniors and young people to find affordable accommodation - two groups that are an important part of the demographic of what makes our town such a special community.

I have no doubt that Dick Kootsier has Bragg Creek's best interests at heart and will champion this project with the impressive vision it's deserving of. He is always open, honest and transparent so it will be a mutually successful endeavour for Rockyview too.

Thank you for your consideration and approval to this important venture for Bragg Creek.

Sincerely,

S Tchir
[REDACTED]

Sent from my iPhone

Michelle Mitton

From: [REDACTED]
Sent: April 19, 2021 2:25 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

I am sending this letter to express my support for the proposed Gateway development in the hamlet of Bragg Creek.

Having lived in west Bragg Creek for 23 years, I can see that in that time very little has changed in the hamlet. Businesses have started up and ended up leaving, often for lack of support. Especially since the flood of 2013 the hamlet has remained largely stagnant. In my view, Gateway will give a much-needed economic boost to the area by encouraging visitors and providing local jobs. Also, the residential aspect of it will provide an opportunity for residents to stay in the area and support the local economy as they downsize.

Very importantly, I believe that the design of the proposal itself strikes a perfect balance between development and preserving the natural feeling of the area.

Yours truly,

Sandra King

Michelle Mitton

From: Shannon Lindsay [REDACTED]
Sent: April 19, 2021 1:56 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Development in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Please consider this my letter of support for the Gateway Development in Bragg Creek. As a land owner and investor in our community, I plan to raise my family here and would love to have my parents move to a condo-style facility in Bragg Creek. This development meets the needs and desires for the community.
Thank you for considering,

Shannon Lindsay
36 Yoho Tinda Rd
Bragg Creek, AB

Michelle Mitton

From: Shawntel Dickinson [REDACTED]
Sent: April 20, 2021 8:38 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village - Support!

Follow Up Flag: Follow up
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To whom it may concern,
Hello and we hope you are doing well.

This email is to serve as a letter of support for the Gateway Village development in Bragg Creek, Alberta. As residents in the Hamlet of Bragg Creek (my husband for over 20 years and myself over 12 years), we are very exciting about the proposed plans for Gateway Village.

We live at #4 Burney Road and feel this development will bring more families and people to our community; a community that desperately needs growth. These new residents will also support businesses year-round and our beloved Community Centre which continues to struggle.

In addition, it will bring tourists that will also give back to the local economy. We look forward to housing that will may allow us to stay in Bragg Creek as we age or may allow other family members or friends to move here. We look forward to the multitude of recreation and cultural events that a hotel, spa, leisure pond and amphitheatre will bring. We feel this development is well planned out with the history and heart of Bragg Creek in mind. We also feel it will be an asset to Rockyview County as a whole.

This development is so exciting for us, that the only downfall is not knowing if or when it will happen! If we had our way, Gateway would already be breaking ground!

Thanks for your time.

Sincerely,

Shawntel & John Dickinson

[REDACTED] Bragg Creek, AB | [REDACTED] | [REDACTED]

Michelle Mitton

From: Sherri Olsen [REDACTED]
Sent: April 14, 2021 8:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

Follow Up Flag: Follow up
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From: Sherri Olsen
155 White Ave
Bragg Creek, AB

To: RVC
Via email

RE: RJK Developments application for Bylaw C-8126-2021

To whom it may concern:

Please note that this email from Sherri Olsen is in support of this proposed bylaw. Bragg Creek needs development and it is in accordance of the Area Structure Plan planning appropriate growth to the area.

Thank you,
Sherri Olsen
[REDACTED]

Michelle Mitton

From: Shirley Haist [REDACTED]
Sent: April 20, 2021 7:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fwd: Letter of support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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Resending my email (letter of support) as I just found out that you require my address as well as name

In Favour of Gateway Village

Shirley Haist
32 Mountain Lion Place, Wintergreen
[REDACTED]
Bragg Creek Alberta
T0L 0K0
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Shirley Haist [REDACTED]
Date: April 19, 2021 at 7:32:15 PM MDT
To: legislativeservices@rockyview.ca
Subject: Letter of support for Gateway Village

Good Evening,
I am a long time resident of Bragg Creek and am sending you this email as my letter of my support for the development of Gateway Village in the hamlet of Bragg Creek.

Thank you!
Shirley Haist

Sent from my iPhone

Michelle Mitton

From: Steve A [REDACTED]
Sent: April 21, 2021 11:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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To Rocky View county,

This is a letter of support for the Gateway Village in Bragg Creek. I am a long time resident in the hamlet.

Thank You

Steve Archer

24 White Crescent

Bragg Creek

Alberta T0L0K0

Michelle Mitton

From: Tenessa Hofer [REDACTED]
Sent: April 21, 2021 8:06 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway

Follow Up Flag: Follow up
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To whom it may concern,

Our family lives in West Bragg and we fully support the Gateway Village Development proposal. We feel it would bring in new opportunities and businesses and also support local businesses already established. This village would bring great value to our community!

Sincerely,

Tenessa and Jason Hofer

Sent from my iPhone

Michelle Mitton

From: Terri-Lynn Duque [REDACTED]
Sent: April 19, 2021 8:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway Village in Bragg Creek

Follow Up Flag: Follow up
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Do not open links or attachments unless sender and content are known.

Good evening,

I would like to voice my support for the Gateway Village development in Bragg Creek. I believe this would add tremendous value to the community.

Sincerely,

-Terri-Lynn Duque
Bragg Creek resident

Michelle Mitton

From: Tim Grant [REDACTED]
Sent: April 21, 2021 10:15 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Do not open links or attachments unless sender and content are known.

Greetings,

I am supportive of the development plan for the Gateway Village in Bragg Creek. I feel the community needs the economic injection and added vibrancy that comes with the project.

I would however ask that the developer modify the plan to ensure building height is in line with current structures.

Thank you,

Tim Grant

Michelle Mitton

From: W. J. (Bill) Pringle <bp@bpinc.ca>
Sent: April 21, 2021 11:46 AM
To: Logan Cox; smclean@rockyview.ca; Legislative Services Shared
Cc: Dick Koetsier; Allan Mar; Birol Fisekci
Subject: [EXTERNAL] - Gateway Village Project, Bragg Creek, Letter of Support
Attachments: Gateway Project_Support Letter (V3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Logan and Sean. Please see attached, thank you for considering my comments and support. Best regards, Bill.

W. J. (Bill) Pringle | Real Estate Advisor

c:403-819-6632

e:bp@bpinc.ca

PO Box 356, Bragg Creek, AB T0L 0K0

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W. J. (Bill) Pringle
403-819-6632
bp@bpinc.ca

April 21, 2021

Planning and Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Logan Cox, Planner
Sean McLean, Planning Supervisor
Cc: R. J. (Dick) Koetsier, Gateway Village Project
Allan Mar, Gateway Village Project
Re: Land Use Application, Gateway Village Project, Bragg Creek
BYLAW C-8126-2021

Dear Mr. Cox and Mr. Mclean,

I am a Rockyview landowner, living just south of Bragg Creek, and the founder of Bordeaux Developments and the Harmony project. I have considered the plans developed for the Gateway Village project and want to express my enthusiastic support. It maintains the mountain town feel my wife and I love about Bragg Creek, but will bring the reasonable scale required to make it vibrant and sustainable for its merchants and residents. The owners have also worked hard to address the technical challenges and the integration of the project with their commercial and residential neighbours.

I hope residents and visitors appreciate that Mr. Koetsier is prepared to make this bold commitment to the Bragg Creek area. I plan to work to find ways I can support the project in more tangible ways.

Sincerely,



Michelle Mitton

From: Wendy Hagel [REDACTED]
Sent: April 20, 2021 8:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
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I firmly believe that Gateway project will provide a huge economic boom to Bragg Creek!

The 2013 flood hit Bragg Creek very hard some businesses were washed away and others had massive renovations or were sold.

Gateway offers accommodation to those wishing to spend the night or weekend . The previous accommodation the Steak Pit Chalets were ruined and subsequently destroyed.

Bragg Creek has a lot of outdoor recreation to offer but little else.

The Gateway project is essential and has my full support.

Please give the project the necessary approval.

Thank you

Wendy Hagel

Sent from my iPhone