

THE TOWN OF OKOTOKS
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
AGENDA

Thursday, July 24, 2025
7:00 P.M.
COUNCIL CHAMBER

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. APPEAL

3.1 Development Appeal 2025-01 (2025-0133)

2

Appellant: Timothy Spielman on behalf of Mount Rae Heights resident group

Property Subject of Appeal: 59 Mount Rae Heights / Lot 18, Block 3, Plan 151
2886

Against the decision of the Town of Okotoks Development Officer to approve
Development Permit Application Number 2025-0133 for Short Term Lodging -
General in the Traditional Neighbourhood (TN) District.

4. FURTHER BUSINESS

5. ADJOURNMENT



Planning & Urban Design

P.O. Box 20, Station Main

5 Elizabeth Street | Okotoks, AB T1S 1K1

planning@okotoks.ca | Phone: (403) 995-2760

June 4, 2025

Our File No.: 2025-0133

Irascema Alejandro
59 Mount Rae Heights
Okotoks, AB T1S 0N7

Via Email to [REDACTED]

NOTICE OF DECISION: Development Permit Application Number 2025-0133

PROPOSAL: Short Term Lodging - General

PROPOSED SITE 59 MOUNT RAE HEIGHTS
LOT 18, BLOCK 3, PLAN 151 2886

VALIDATION DATE: JUNE 26, 2025

The Development Officer on June 4, 2025 approved Development Permit Application Number 2025-0133 for a Short Term Lodging - General subject to the following conditions:

1. Development Conditions:
 - a. The Developer shall undertake the development in accordance with:
 - i. all conditions of this approval;
 - ii. the Floor plans accepted by the Development Officer on June 4, 2025; and
 - iii. the performance standards of Land Use Bylaw Section 3.6.D.3.A through D, [Use Standards].
 - b. The following land uses are approved under this Development Permit:
 - i. Short Term Lodging – General.
 - c. The use is limited to the area identified on the approved site plan.
 - d. This approval is limited to a change of use within the site as developed and does not include the addition of any temporary or permanent buildings or any changes to existing buildings or to the site.

- e. The issuance of a development permit by the Town of Okotoks does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any regulation or act, which may affect this project.

This Notice of Decision is given pursuant to the *Municipal Government Act*, Part 17 which provides for a twenty-one (21) day appeal period. If you wish to appeal the decision or conditions you may do so by filing an application, with the applicable fee, with the Secretary of the Subdivision and Development Appeal Board at address below, within twenty-one (21) days of the date of this permit.

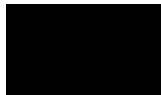
Okotoks Legislative Affairs
Town of Okotoks
PO Box 20, Station Main
5 Elizabeth St
Okotoks, AB T1S 1K1

The applicant is responsible to ensure that all conditions of approval are met and to ensure that the registered owner of the property is aware of this Notice of Decision.

The Developer is responsible to make all necessary arrangements with the utility companies. For construction in the vicinity of overhead and underground power lines, refer to the Alberta Electrical and Communication Utility Code.

If the conditions of this approval are not met within one year of the date of the decision, it is deemed void, unless an extension to the approval shall first have been granted by the Development Authority that made the decision.

Sincerely,



Kristopher Pickett,
Development Officer

cc: Town of Okotoks Safety Codes Services, Business Licensing, Assessment

WHERE TO FROM HERE:

PLEASE READ THIS AND PROVIDE THE INFORMATION REQUESTED TO PROCEED WITH THE DEVELOPMENT

The approval will be advertised on the Town of Okotoks website (www.okotoks.ca/development-notice) with a validation date of June 26, 2025. If no appeals are received, the Developer may proceed to meet the conditions of approval.

The Planning & Urban Design Team is here to assist you with the development. Please contact us with any questions.



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: RYAN NIX Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 MOUNT RAE HTS

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): TRAFFIC, NOISE, PARKING,
DISRUPTIONS - SEE ATTACHED.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant Date: 2025-06-10

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____ Fee: _____ Receipt # _____

**Subdivision and Development Appeal Board
5 Elizabeth St.
Okotoks, AB T1S 1K1**

Re: Objection to Development Permit Application for Short-Term Lodging at 59 Mount Rae Hts

Dear SDA Board,

I am writing to formally object to the proposed development permit for a short-term lodging at 59 Mount Rae Hts, permit #2025-0133 which is [REDACTED] my residence.

As a long-term homeowner and resident of this community, I have serious concerns regarding the potential negative impacts this type of development would have on the safety, character, and livability of our neighborhood. Short-term rentals typically result in a revolving door of transient guests who have no long-term investment in the community. This can lead to increased noise, traffic, parking issues, and disruptions—particularly during evenings and weekends. My concern is that this will compromise the peace and quiet we currently enjoy and place an unfair burden on surrounding residents who are committed to the long-term well-being of our family-oriented neighbourhood.

In particular, the corner of our street where the house is located is already pressed for additional parking since the pie lots and front driveways do not allow for on-street parking stalls. As seen in the attached photo, this property already often has 4 vehicles parked in the driveway and another 1-2 parked on the street. Granting the permit will only likely make this worse.

Furthermore, introducing short-term accommodations undermines the residential nature of this area. Our street is comprised of families who value the sense of community, stability, and mutual respect that long-term residency fosters. Turning residential homes into de facto commercial lodgings runs counter to the original intent and zoning of this neighborhood.

I urge the Subdivision and Development Appeal Board to carefully consider the broader implications of this permit and the precedent it may set. I respectfully request that the application for a short-term accommodation at 59 Mount Rae Hts be denied preserving the integrity, safety, and residential character of our community.

Thank you for your time and attention to this matter. I am available to discuss this further if needed.

Sincerely,

[REDACTED]

**Ryan Nix
Owner and Resident**

[REDACTED]

Okotoks, AB

[REDACTED]



Yellow: Subject property

Red: Street areas with no parking



Typical situation at this property – cars parked into the sidewalk and on the street



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Charles Ayer Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____
If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Volume of vehicles
on street and Traffic

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant: _____ Date: June 13/25

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For Office Use Only

File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Timothy Spielman Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 Mount Rae Heights

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): See attached 3 pages.

Mail or Deliyer to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

June 6, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)
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File #: _____ Fee: _____ Receipt # _____

I am appealing the approval of development permit DP 2025-0133: 59 Mount Rae Heights (Mountainview). This permit relates to "A Short Term Lodging – General in the Traditional Neighbourhood District (TN)" with a validation date of June 4, 2025 – June 26, 2025.

Short Term Lodging – General as per Land Use Bylaw 17-21 is a discretionary use, not a permitted use for TN zoning as per Table 3.1 on page 31. The use standard for Short Term Lodging – General is defined under 3.6D3 on page 61. Section 3.6D3C requires a minimization of nuisances. It does not appear this application meets the criteria of this section given the unique physical and social character found in MountainView as well as the documented nuisances identified below.

Physical Character:

Several sections of Land Use Bylaw 17-21 are related to physical character and directly affect this application. They are sections 3.6H2 and 3.6J2:

- Section 3.6H2a states that vehicular circulation should maximize pedestrian safety. A short-term lodging development approval will not maximize pedestrian safety due to additional lodging traffic especially from occupants that may be unfamiliar with or not routinely drive to and park at the short-term lodging location. In addition, the number of stalls required will be increased if only a segment of the existing dwelling is used to accommodate short term lodging stays. Section 3.6H2c stipulates the onsite carriageway width to be between 7.0 and 9.0 metres. When comparing to section 3.6J2b for loading standards, the minimum loading space (typically in addition to parking) is 3.1 metres by 9.2 metres.

I am not confident the specific lot meets these criteria due to constrained street parking given the bend in the road and the pie shaped nature of the adjacent lots as well as the lack of rear parking due to the residential design.

Social Character:

The social character of MountainView is unique. MountainView is 100% single family dwellings zoned TN with no rear laneways. This drives the infrastructure and related civic operations of the existing subdivision including lot sizing, street parking, limited traffic management infrastructure, minimal bylaw/police presence, and no destination recreational attraction like the lake in Crystal Ridge.

The infrastructure identified, related civic operations, and the residents of the community comprise a social organization (Ke et al., 2021). The impact Short Term Lodging has on that social organization is important. In fact, research indicates the intensity of Short Term Lodging in a community undermines the ability of the social organization to discourage crime (Ke et al., 2021). The impact of these research findings is increased profit for the owner operators of the Short Term Lodging with an increased expense in nuisances and related costs for the Town as identified below (Ke et al., 2021). These increased costs are then borne by residents through increased property taxes.

Further, it was found that increased crime occurred after the increase in Short Term Lodging intensity and was therefore a delayed or lagging variable (Ke et al., 2021). This correlation identifies the need to not only review each application, but to review the number of discretionary Short Term Lodging approvals for a Community like MountainView in totality. After a review of the websites for Airbnb and VRBO, I could find four existing Short Term Lodging offerings in MountainView. I could not find prior discretionary approvals of Short Term Lodging by the Town. Assuming all were approved, that would make the approval of this application the fifth discretionary Short Term Lodging approved in MountainView. With approximately 340 single family homes in MountainView, five discretionary approvals comprise approximately 1.5% of the dwellings containing a Short Term Lodging. The identified research shows a measurable increase in nuisance externalities beyond a 2% ratio with a significant increase beyond 4% (Ke et al., 2021). Since introducing Short Term Lodging – General in the community of MountainView (which is zoned TN) is discretionary and requires the minimization of nuisances, I am not confident this application is compatible with the social character of MountainView. In fact, further evaluation of the findings contained in the cited research should be undertaken prior to further discretionary approvals of Short Term Lodging in TN zoning areas.

Short Term Lodging Identified Nuisances:

The discretionary nature of Short Term Lodging – General in the Traditional Neighborhood (TN) must minimize nuisances in order to be approved. Minimizing nuisances will be especially challenging in the Mountainview community due to its small size, high owner occupancy rate, low density consisting solely of single-family dwellings, and lack of a destination recreational attraction.

Frequently noted nuisances from short-term rentals include excessive noise, parking congestion, and increased trash (Welty, 2023). These are caused by the transient nature of guests and lack of familiarity with neighbourhood norms which leads to neighbour complaints (Welty, 2023). In addition, short-term lodging generates altered traffic patterns and volumes including those related to traveling to destination recreational attractions (Zhang et al., 2025; Viti et al., 2010). These nuisances tie to Town bylaws in addition to the Land Use bylaw 17-21 and are noted where appropriate.

The four frequently noted nuisances are dealt with individually below:

- Excessive noise relates to the Community Standards Bylaw 31-23 and section 3.1 states no person shall cause or permit noise that annoys or disturbs the peace of another person. Given the difference in use of Short-Term Lodging, which is typically for travel and leisure, the likelihood of this nuisance is significant during the traditional work week and especially given the provisions of section 3.3.3 of the Community Standards Bylaw 31-23 where the approval of the short-term lodging creates a mix of commercial and residential use in the immediate area. Acknowledgement of the impact of excessive noise concerns and their solutions related to Town resourcing and responses are not apparent in the discretionary development approval.
- Parking congestion is dealt with through the Land Use Bylaw 17-21 and is specifically tied to the physical character of Mountainview which I have addressed above under Physical Character.

- Increased trash ties to the Waste Bylaw 21-25 where section 3.10 requires waste accumulation in a building or composter. This will be a challenge giving the two-week waste collection cycle despite the moderately increased collection bin. This will likely require the owner to provide, at their own expense, additional waste receptacles to hold the additional waste as per section 10 without breaching the general prohibition of the Nuisance Bylaw 17-07 in section 3 or the odor provisions in section 18 of the Community Standards Bylaw 31-23. However, none of these provisions are apparent in the discretionary development approval.
- Short-term lodging creates vehicle traffic patterns that are fundamentally different from the neighbourhood norm (Zhang et al., 2025; Viti et al., 2010). This is especially true for workdays as residents follow traditional commuter traffic patterns and lodgers engage in non-workday and vacationer traffic patterns (Zhang et al., 2025; Viti et al., 2010). Volume differences from non-workday and vacationer traffic patterns result from a change in the nature and purpose of the driving activity which includes shopping and travel to and from destination recreational attractions (Zhang et al., 2025; Viti et al., 2010). Acknowledgement of the impact of these traffic volumes and patterns and their related cost to Town infrastructure upgrades are not apparent in the discretionary development approval.

The application for this discretionary activity appears incompatible with the physical and social nature of Mountainview. In addition, the application poses the well documented risk of increased nuisance to the neighbourhood from lodger noise, trash unsightliness/odor, parking congestion, and altered traffic patterns/volume. The application approval does not appear to contain applicant requirements related to these nuisances and acknowledge the increase in Town resources required for traffic management, bylaw/police presence, trash/odor, and noise to mitigate the nuisances identified above.

References:

- Ke L, O'Brien D, Heydari B. (2021). Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics? PLoS ONE 16(7): e0253315.
<https://doi.org/10.1371/journal.pone.0253315>
- Viti, F., Tampère, C., Frederix, R., Castaigne, M., Cornelis, E., & Walle, F. (2010, July). Analyzing weekly activity–travel behavior from behavioral survey and traffic data. In *World conference on transport research*.
- Welty, S. (2023, July 31). Short-term Rental vs. Long-term Rental: 12 Things to Know. Good Life Property Management. <https://www.goodlifemgmt.com/blog/short-term-rental-vs-long-term-rental/>
- Zhang, X., Rui, J, Xia, G., Yang, J., Cai, C., and Zhao, W. (2025). Revealing disparities and driving factors in leisure activity segregation of residents and tourists: A data-driven analysis of smart phone data. *Applied Geography*, 176.
<https://doi.org/10.1016/j.apgeog.2025.103513>



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Natalie Huoec Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS, AB T1S0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): ALREADY HAVE ISSUES WITH LACK OF PARKING. DO NOT WANT EXTRA TRAFFIC, SPEEDING AND NOISE. QUIET FAMILY ORIENTED NEIGHBORHOOD. NEEDS TO STAY THAT WAY.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

June 9, 2025

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DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Megan Mitchell Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

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Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS AB T1S 0N7

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): excess traffic, excess noise
excess parking, speeding that's not patrolled

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant: _____ Date: June 9/25

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DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Perry Andrusiak Company: _____

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

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Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): ALREADY A LACK OF PARKING, QUIET STREET AND POTENTIAL FOR EXCESS TRAFFIC AND NOISE AND SPEEDING.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of _____

Date June 9/25

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Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Chelsea Belau Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

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hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 Mount Rae Heights, Okotoks, AB T1S 0N7

Legal Description: 18 3 1572886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Maintain view is a small family orientated community. Short term lodging will increase traffic, and there is limited parking in the area. Short term lodging will increase person's in quiet community and increase noise pollution.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant _____ Date 2025-06-05

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Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Britt Anderson Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

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Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS AB T1S0N7
Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Family oriented Community
traffic and speed is already an issue that isn't being
addressed, potential increase in crime, no parking, would like
Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above) to keep it a
quiet community.

Signature of Appellant

Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: MARCIA DOMBROSKI Company: _____

(if applicable)

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS AB T1S 0N7

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Mountainview is a small family

Oriented community. Short-term lodging will increase traffic and
noise in the community. Limited parking in the area on street
Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant _____

Date June 5, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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For Office Use Only

File #: _____

Fee: _____

Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: LEONA TURCOTTE Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: _____

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS, AB. T1S 0N7

Legal Description: 18 3 1518886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): QUIET NEIGHBOR HOOD, NO EXTRA PARKING, EXTRA TRAFFIC, SPEEDERS, POTENCIAL PARTY NOISE

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

June 9/2025
Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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For Office Use Only

File #: _____ Fee: _____ Receipt #: _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Christopher Amyot Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 Mant Rae Heights

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): The neighbourhood cannot support parking and traffic volume that another short term lodging would bring.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant Date: Tues, June 10, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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For Office Use Only

File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: SPENCER & JENNIFER EASTHOPE

Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): SEE BACK SIDE OF APPEAL FORM

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

06 JUN 2025
Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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For Office Use Only

File #: _____ Fee: _____ Receipt # _____

Grounds of Appeal :

WITHOUT KNOWING OCCUPANCY LIMITS OR IF THIS PROPERTY IS TO REMAIN THE HOMEOWNERS PRIMARY RESIDENCE OR IF IT HAS BECOME A SECONDARY PROPERTY, WE DISAGREE WITH A SHORT TERM LODGING PERMIT.

IF ISSUED, THIS CONTRADICTS THE DEFINING CHARACTERISTICS THAT MOUNTAIN VIEW HOMEOWNERS ~~BAU~~ BOUGHT INTO. SPECIFICALLY WE ARE A RESIDENTIAL SINGLE FAMILY DWELLING NEIGHBOURHOOD WHERE PROPERTY IS EXCLUSIVELY FOR RESIDENTIAL USE. SHORT TERM LODGING IS NOT RESIDENTIAL USE, IT USUALLY EQUATES TO VACATION USAGE.

IN ADDITION TO THE DISCREPANCY IN RESIDENTIAL USE, THERE IS THE POTENTIAL INCREASE FOR NUISANCES SUCH AS VOLUME OF TRAFFIC, NOISE, AND LACK OF PARKING FOR EXISTING HOMEOWNERS.

WE WOULD ALSO PREFER TO LIMIT TRANSIENT ACTIVITY IN ORDER TO MAINTAIN THE PEACE, SENSE OF SAFETY, AND ENJOYMENT THE NEIGHBOURHOOD OF MOUNTAIN VIEW HAS ESTABLISHED.

DATE OF MAILING: July 9, 2025

TOWN OF OKOTOKS
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
NOTICE OF APPEAL HEARING

Development Appeal Number: 2025-01

Development Permit Application Number: 2025-0133

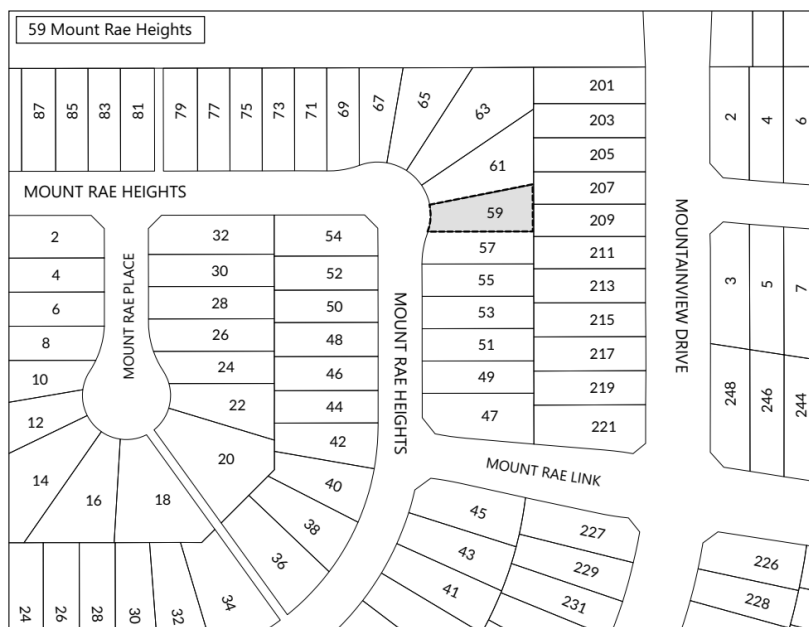
Property Subject of Appeal: 59 Mount Rae Heights, Okotoks / Lot 18, Block 3, Plan 151 2886

DATE OF HEARING: Thursday, July 24, 2025 at 7:00 P.M.

LOCATION OF HEARING: Municipal Centre, Council Chamber
5 Elizabeth Street, Okotoks

SUBJECT OF APPEAL: Against the decision of the Town of Okotoks Development Officer to approve Development Permit Application Number 2025-0133 for Short Term Lodging - General in the Traditional Neighbourhood District (TN).

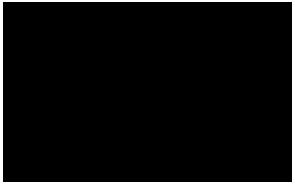
APPELLANT: Timothy Spielman on behalf of Mount Rae Heights resident group

APPLICANT/
REGISTERED OWNER: Irascema AlejandroIn accordance with the *Municipal Government Act (MGA)*, section 686(3) you are hereby notified of the Subdivision and Development Appeal Board (SDAB) Appeal Hearing.

All relevant documents and materials respecting the above noted appeal will be posted on the Town's website (<https://www.okotoks.ca/your-government/your-council/council-meetings-agendas>) five (5) days prior to the Hearing and will be available for inspection by the public at the Town of Okotoks Municipal Centre (5 Elizabeth Street), Legislative Affairs Business Centre, during regular office hours. Please feel free to call 403-995-2784 or email legislativeservices@okotoks.ca for further information.

Please refer to Schedule "A" below for information on providing written or oral submissions.

Sincerely,



Olga Kanevskyi
Subdivision and Development Appeal Board Clerk

- c: Appellant: Timothy Spielman on behalf of Mount Rae Heights resident group (via email and Canada Post)
- Applicant/Registered Owner: Irascema Alejandro (via email and Canada Post)
- Subdivision and Development Appeal Board Members (via email)
- SDAB Legal Counsel: Kennedy Agrios Oshry Law (via email)
- Town of Okotoks Chief Administrative Officer (via email)
- Town of Okotoks Community Growth & Identity Director (via email)
- Town of Okotoks Community Planning Manager (via email)
- Town of Okotoks Planning & Urban Design Team Leader (via email)
- Town of Okotoks Development Officer (via email)
- Affected Landowners in accordance with the *MGA* (via Canada Post)

SUBDIVISION AND DEVELOPMENT APPEAL HEARINGS SCHEDULE "A"

Oral and written submissions are invited and shall be addressed to the point of the Appeal.

Those wishing to provide a written submission prior to the Hearing must submit comments through the following means:

- email Legislative Affairs (legislativeservices@okotoks.ca); or
- drop off at the Municipal Centre reception or drop box;

no later than 12:00 noon on the day of the Hearing. If received in time, submissions may be included in the agenda package. Written submissions not included in the agenda package will be read into the record by Administration at the Hearing and provided to the Appeal Board.

Those wishing to provide an oral presentation may do so by attending the Hearing in person, or by submitting a request to appear via remote access during the Hearing to Legislative Affairs (legislativeservices@okotoks.ca) prior to 12:00 noon on the day of the Hearing. Access and instructions will be given to those persons to join the meeting remotely. Please note that all public information provided, including letters, emails, or in-person appearances, become part of the public record.

The Chair may stop repetitive presentations; therefore, it is recommended a representative speak on behalf of a group, rather than each member of the group speaking and repeating the same information or reasons for the appeal.

Abusive and intemperate language will not be permitted.

Evidence and submissions must be relevant to the appeal.



MATHEW PITT/Western Wheel

FAMILY EXPO — The Foothills Family Expo drew a large crowd to the Foothills-Okotoks Regional Field House on July 5. The fourth annual event featured a free Stampede breakfast along with a petting zoo, pony rides, live music, artisan market and even a visit from Calgary Stampede mascot Harry the Horse.



Notice of Appeal

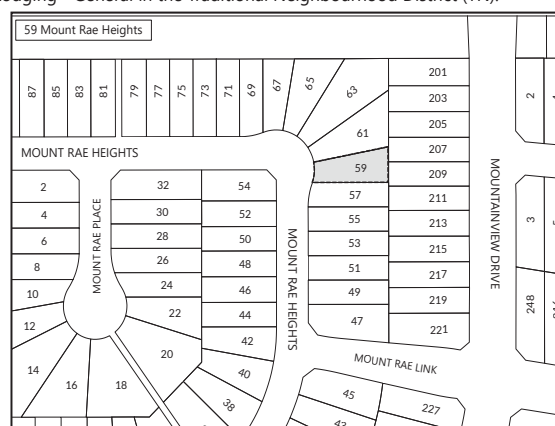
Notice is given pursuant to the *Municipal Government Act*, R.S.A. 2000, Chapter M-26

The Subdivision and Development Appeal Board: NOTICE OF APPEAL HEARING within the municipal boundaries of Okotoks

Take notice that an appeal has been filed against the decision of the Town of Okotoks Development Officer as follows:

59 MOUNT RAE HEIGHTS / LOT 18, BLOCK 3, PLAN 151 2886

Against the approval of Development Permit Application Number 2025-0133 for Short Term Lodging - General in the Traditional Neighbourhood District (TN).



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Hearing Date: Thursday, July 24, 2025
Time: 7 p.m. or shortly thereafter
Place: Council Chamber – 5 Elizabeth Street

The personal information on submissions made regarding the above applications is collected under the authority of section 4(c) of the Protection of Privacy Act and subsequent versions of the Act. The submissions may be included in the public meeting agendas of the Subdivision and Development Appeal Board and the Okotoks Town Council and, as such, the personal information included in the submissions will be publicly available, in accordance with section 13(1) of the Protection of Privacy Act. If you have questions regarding the collection or use of this information, please contact the Town's FOIP Specialist at foip@okotoks.ca.

Copies of any of the above are available for inspection by the public at the Town of Okotoks Legislative Affairs during regular office hours. Please feel free to call 403-995-2784 or email legislativeservices@okotoks.ca for further information.

Town of Okotoks, Legislative Affairs, PO Box 20 (5 Elizabeth Street), Okotoks, AB, T1S 1K1
Publication Dates: July 9 and 16, 2025



Upgrade Your Home or Outbuildings with Quality Exterior Renovations!

We specialize in **siding, soffit, fascia, and 5", 6", 7", and 8" eavestroughs**, along with a wide range of **exterior renovation services** to enhance and protect your property. Whether you're updating your curb appeal or tackling repairs, we bring quality, experience, and attention to detail to every project.

Thinking about your next renovation?

Give us a call today to discuss your ideas—we're here to help bring your vision to life!

☎ 403.461.1975

Reliable • Professional • Trusted

Former CTR superintendent named interim president of Calgary's St. Mary's University

By Western Wheel Staff

Former Christ the Redeemer Catholic Schools superintendent Dr. Scott Morrison has been named interim president of St. Mary's University in Calgary.

St. Mary's has accepted the resignation of Dr. Sinda K. Vanderpool, president and vice-chancellor since 2022, to support her appointment as the next president of the University of St. Thomas – Houston.

While the university's board undertakes a search for a new president, Morrison, one of Alberta's leading education executives, has agreed to serve as interim president and vice-chancellor from Aug. 5 until that search is complete.

Through his extensive career in education, Morrison has held a variety of influential leadership roles in Alberta, including as executive director of the Catholic School Superintendents of



PHOTO SUBMITTED

Dr. Scott Morrison has been named interim president of St. Mary's University in Calgary.

Alberta, which granted him a leave from his current position to support St. Mary's University during its transition.

Morrison left Christ the Redeemer Catholic Schools in 2023 after acting as a servant leader within the division

for many decades. During his time as a teacher, principal and superintendent, Morrison consistently embodied the principles of Catholicity, setting a commendable example and role model for others within the organization.

For the past 17 years, Morrison has been a sessional instructor at St. Mary's, teaching an undergraduate course in the Faculty of Education and leadership certification courses. He also helped shape the university's Bachelor of Education program for secondary students and its soon-to-be launched Master of Education program.

"To serve St. Mary's as its interim president will be a labour of love," he said. "I have long been an advocate for St. Mary's and the transformative power of the Catholic intellectual tradition it blends through their degrees in education, arts and science."

Situated on a 35-acre campus adjacent to Fish Creek Provincial Park, St. Mary's University offers undergraduate degrees in education, arts and science, along with diploma programs in business that emphasize entrepreneurship, innovation and social responsibility.



Volunteer Drivers NEEDED

Make a difference! We need volunteer drivers to help residents get to and from essential medical appointments outside of Okotoks.

We'll work with your schedule!

This opportunity allows you the flexibility to decide what rides you can accept. Your mileage is also compensated at established rates.

Apply Now!

403-995-2626

okotoks.ca/volunteer-driver



Okotoks.ca

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Sign up for our Daily Headlines email newsletter. Go to WesternWheel.ca

Notice of Appeal

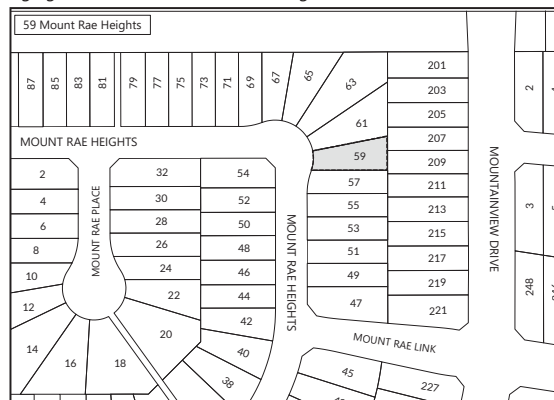
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59 MOUNT RAE HEIGHTS / LOT 18, BLOCK 3, PLAN 151 2886

Against the approval of Development Permit Application Number 2025-0133 for Short Term Lodging - General in the Traditional Neighbourhood District (TN).



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Time: 7 p.m. or shortly thereafter
Place: Council Chamber – 5 Elizabeth Street

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Town of Okotoks, Legislative Affairs, PO Box 20 (5 Elizabeth Street), Okotoks, AB, T1S 1K1
Publication Dates: July 9 and 16, 2025



Okotoks Subdivision and Development Appeal Board

July 24, 2025

DEVELOPMENT OFFICER REPORT

Development Permit Application No. :	DP2025-0133
Applicant/Owner:	Irascema Alejandro
Location/Legal:	59 Mount Rae Heights, Okotoks, AB T1S 0N7 Lot 18, Block 3, Plan 151 2886
Land Use Designation:	Traditional Neighbourhood (TN)
Proposal:	Short Term Lodging - General

Summary

This is an appeal of the decision of the Development Authority for Development Permit Application 2025-0133. DP2025-0133 is an application for a Short Term Lodging – General to permit the operation of a commercial rental suite in the basement of an existing single-family dwelling at 59 Mount Rae Heights. The decision to approve the development is being appealed.

Site Map



Figure 01: Site Location

Site Context & Application Background

Site Context

The subject site is a mid-block parcel on the East side of Mount Rae Heights within the Mountainview neighbourhood in Okotoks. It is bounded to the North, South, and West by similar single-family dwellings, as well as across the street to the West. The parcel is zoned Traditional Neighbourhood (TN) per the Okotoks Land Use Bylaw.

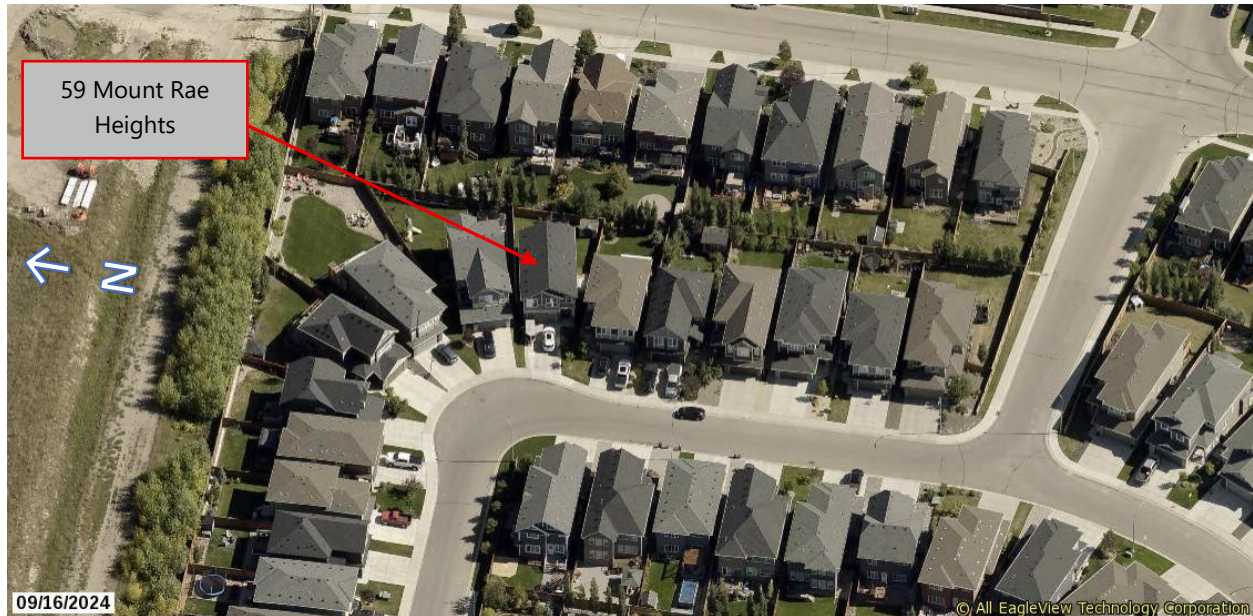


Figure 02: Site Aerial Perspective (Facing East)

Application Background

A Development Permit Application for Short Term Lodging – General was received by the Town of Okotoks Development Authority on May 15, 2025, along with supporting application information, including floor plans. The application was reviewed for completeness and a Notice of Complete Application was emailed to the Applicant on May 29. A review of the application was undertaken and completed, and the applicant was issued a Notice of Decision to approve the application on June 4. The approval was subject to conditions that the development be undertaken in accordance with the Floor Plans submitted by the applicant and accepted by the Development Officer, as well as with the performance standards of Land Use Bylaw Section 3.6.D.3.A-D, which describe the Use Standards of the TN District. The conditions stipulated that the approved use is limited to the area identified on the approved floor plans, the basement of the dwelling, and that the issuance of the permit by the Town does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements. The Notice of Decision is attached as Attachment 3.

Applicable Legislation, Statutory Plans, Bylaws, and Regulations

Municipal Government Act

Part 17 – Planning and Development, Division 5 – Land Use

642(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority may, if the application is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.

Municipal Development Plan

6.3.1 – Create diverse, flexible business spaces

- e) Provide greater flexibility for home-based businesses (including live/work districts) to create flexible, low-cost, small-scale business opportunities and allow modest, appropriately-scaled expansion.

D.2.6.5 – Percentage of Households operating a Home-Based Business (Minor or Major)

- Baseline: 2.3%
- Target: 5% of households operating a home-based business by 2033

Land Use Bylaw 17-21

3.2 – Permitted and Discretionary Uses

- A. The Permitted and Discretionary Uses Table, Table 3.1, lists the various types of Uses and identifies whether a Use is a Permitted Use, a Discretionary Use, or a Prohibited Use for all Land Use Districts
1. Permitted Uses are identified as 'P' in Table 3.1
 2. Discretionary Uses are identified as 'D' in Table 3.1
 3. Prohibited Uses are blank in Table 3.1

Table 3.1: Permitted and Discretionary Uses (Education selected from Uses)

	NA	ALH	ROS	TN	NC	D	GC	IBP	A
Short Term Lodging - General		P		D	D	P	D		

3.6 – Traditional Neighbourhood District (TN)

A. Overview

General Description: The primary intent is to provide a variety of primarily detached or side-by-side housing options in a neighbourhood that includes commercial, business, or community activities which support day-to-day needs.

Mix of Uses: Activities are primarily residential integrated with some local commercial, business, and community activities that support day-to-day needs such as corner stores, home occupations, or community services.

Site and Building Form: All buildings shall be residential in their form regardless of the use and shall include a variety of parcel size and building types in new communities to support a mix of housing types. Residential buildings shall be detached or side-by-side. All buildings shall be oriented to the street with limited parking in the front yard. Buildings may be clustered or oriented to parks where appropriate vehicular access is provided that does not compromise the public orientation of the buildings.

5.23 – Decisions on Development Permits

- C. If a Development Permit application is for a Development Permit for a Discretionary Use that conforms with all provisions of the Bylaw, the Development Authority may:
1. Approve the application, with or without conditions; or
 2. Refuse the application.

- D. If a Development Permit application is for a Development Permit for a Discretionary Use that does not conform with all provisions of the Bylaw, the Development Authority may:
1. Grant a variance and approve the application, with or without conditions if the variance is within the Development Authority's authority pursuant to the Bylaw;
 2. Approve the application on the condition that it be amended to conform with all provisions of the Bylaw, with or without other conditions; or
 3. Refuse the application.

6 – Definitions

Discretionary Use means a Use of land or of a Building which is listed as a Discretionary Use in a Land Use District in the Bylaw. An application for a Discretionary Use may, subject to the provisions of the Bylaw, be approved with or without conditions by the Development Authority.

Short Term Lodging - General means Development used for the provision of room or suites for temporary sleeping accommodation with less than four units in one building or on one site.

Planning Merit & Suitability

In reviewing the application for the proposed Short Term Lodging – General use, the Development Authority considered the appropriateness of the proposed use in the Traditional Neighbourhood (TN) District and the impact the proposed use could have on the site and surrounding area. The Development Authority determined that although the Short Term Lodging – General use is a discretionary use in the district, the proposed development fully complies with all applicable standards outlined in District. As such, the application adheres to the regulatory framework for the area, including the general description, mix of uses, and site and building form standards outlined under the Traditional Neighbourhood District (TN).

Additionally, the Development Authority determined that the proposed development would have a negligible impact on the immediately adjacent parcels and the neighbourhood. The review found that there exists sufficient onsite and offsite parking on the site, as 4 spaces are provided within the garage and driveway, and there is sufficient off-site street parking available on Mount Rae Heights. There are no proposed external alternations to the building, and therefore no impacts on the current streetscape or the visual appearance of the site. As the proposed use is contained with a basement that could be approved by the Town as its own separate Dwelling Unit, the Development Authority considered that the additional dwelling on the site would not result in a significant increase in visitation or traffic generation, and is aligned with that of a traditional residential household or other permitted uses in the Traditional Neighbourhood District (TN). It was considered that the traffic generation from a Short-Term Lodging – General use would likely be even less than that of a traditional residential household, as overnight accommodation or tourist occupants would likely tend to not frequent a property as often as residents would, and would not necessarily visit the property every day.

Overall, the review concluded that the proposed development was appropriate and the Development Authority approved the application. The review further concluded that the approval did not warrant any additional conditions of approval or prior-to-release conditions.

Appeal Reasons & Development Authority Response

The reasons for appeal listed in the submitted appeal have been summarized into the following three generalized categories: Parking & Traffic Generation, Noise & Crime, and Disruption of Community Character. Responses from the Development Authority have been prepared and are respectfully submitted for consideration:

Parking & Traffic Generation

1. Appellant's Reasons for Appeal
 - a. The appeal states that there is a lack of additional onsite and offsite vehicle parking in the area and that the approval of this use would exacerbate the existing shortage and contribute to increased traffic and speeding on Mount Rae Heights.
2. The Development Authority's Response for Consideration

- a. The Development Authority considers that the proposed use will not generate any additional traffic in excess of other Permitted Uses in the Traditional Neighbourhood District (TN). As the proposed use is contained within a basement that could be approved by the Town as its own separate Dwelling Unit, the Development Authority considered that the additional traffic generation of an additional dwelling on the site is aligned with that of a traditional residential household and is already deemed to be reasonable. In contrast to the traffic generation of an additional dwelling, it was considered that the traffic generation from a Short-Term Lodging – General use would be even lower than that of a traditional residential household, as overnight accommodation or tourist occupants tend to not frequent a property as often as residents would, and would not necessarily visit the property every day. In addition to the expected traffic generation from the use as described, the Development Authority considered that other uses that are Permitted in the Traditional Neighbourhood District (TN), rather than discretionary, would likely generate higher traffic volumes than the Short Term Lodging – General use. There are other permitted uses, such as Home Occupation – Minor, that would be exempted from the requirement to apply for a development permit entirely. Home Occupation – Major, as a similar permitted use, allows up to 10 client visits per day to the site, where Short Term Lodging – General as proposed in the basement suite would likely accommodate only 1 booking at a time.
- b. Subject to Land Use Bylaw 17-21, there are no minimum parking requirements for Residential, Commercial, or Industrial Districts. The rationale for removing parking limits was to enable both infill and redevelopment of existing sites for intensification to support both population and employment growth in Okotoks. With this in mind, the Development Authority considered that the site can accommodate 4 parking spaces on site, 2 within the garage and 2 in the driveway, with sufficient and safe maneuvering space to access parking and reverse safely out of the site. If required, additional on-street parking is open to all residents and visitors on Mount Rae Heights.
- c. With respect to submitted concerns relating to speeding, the Development Authority notes that all residents and visitors must adhere to the Town of Okotoks Traffic Bylaw 37-24 which regulates vehicle speed limits within the Town.

Noise & Crime

1. Appellant's Reasons for Appeal
 - a. The appeal states that the addition of a Short Term Lodging – General use on the site has the potential for excess noise to be detectable beyond the boundaries of the site in a nuisance capacity. It also states that the addition of the use has the potential to generate an increase in criminal activity on and surrounding the site.
2. The Development Authority's Response for Consideration

- a. The Development Authority considers that the use is limited to the area identified on the approved floor plans, which is a basement that is 450 square feet in area. The space was deemed to be suitable for a single occupant or couple, and as a result the proposed Short Term Lodging – General use is not expected to accommodate more than 1 booking at a time, which would likely be limited to two adult visitors or a small family with young children. The location of the proposed use within the basement will limit any noise exposure to neighboring residents. Overall it is considered that the proposed use will generate noise similar to that of a traditional residential household within a secondary or basement suite, which in turn are exempt from the requirement to apply for a development permit.
- b. The Development Authority considers that approval of the Short Term Lodging – General use will not give rise to greater impacts from transient visitation to the site or neighbourhood. Other permitted uses in the Traditional Neighbourhood (TN) that are exempted from the requirement to apply for a development permit entirely are likely to generate higher volumes of transient visitation. The Home Occupation – Major use, as a similar permitted use, permits up to 10 client visits per day to the site, where Short Term Lodging – General as proposed in the basement suite would likely accommodate only 1 client at a time. All residents and visitors are to adhere to the Town of Okotoks Community Standards Bylaw 31-23, and any suspicious activity or crime should be reported to the Royal Canadian Mounted Police.

Disruption of Community Character

1. Appellant's Reasons for Appeal
 - a. The appeal states that the proposed Short Term Lodging – General use will disrupt, negatively impact, or otherwise undermine the nature and characteristic of the Mountainview neighbourhood.
2. The Development Authority's Response for Consideration
 - a. The Development Authority considers that the site in question is located within the Traditional Neighbourhood District (TN), and that Short Term Lodging – General is a listed use under the current Land Use Bylaw 17-21, which has been duly approved by Council. The use is not prohibited and is instead discretionary, and the proposed development fully complies with all applicable Standards outlined in District. Additionally, as the use is contained within the basement, there are no external site alterations proposed, no change to the physical appearance or form of the building on site, no signage proposed, and no visually perceivable impacts from the proposed use on the surrounding properties or neighbourhood. As such, the application adheres to the regulatory framework for the area, including the general description, mix of uses, and site and building form standards outlined under the Traditional Neighbourhood District (TN). It was also considered that secondary suites as an additional dwelling unit are a permitted use that is exempt from the requirement to apply for a development permit, and some residential and commercial intensification to the

neighbourhood is expected and desirable through the goals of the Municipal Development Plan and Land Use Bylaw.

Attachments

1. DP2025-0133 – Application Form
2. DP2025-0133 – Applicant-Submitted Floor Plans - Accepted by DO
3. DP2025-0133 – Notice of Decision
4. Submitted Appeal Application

Prepared by:
Kris Pickett
Planning Technician
July 24, 2025

Attachment 1: DP2025-0133 – Application Form

Attachment 2: DP2025-0133 – Applicant-Submitted Floor Plans – Accepted by DO

Attachment 3: DP2025-0133 – Notice of Decision

Attachment 4: Submitted Appeal Application



RECEIVED-DIGITALLY

DEVELOPMENT PERMIT APPLICATION FORM

Planning & Urban Design ■ Town of Okotoks

TOWN OF OKOTOKS

<1 ■ planning@okotoks.ca ■ Phone: 403-995-2760

I/We hereby make application for a Development Permit under the provisions of Land Use Bylaw 17-21 and amendments thereto, in accordance with the plans and supporting information submitted herewith which form a part of this application. I/We understand that a twenty-one (21) day appeal period which follows notice of approval must elapse before a Building Permit may be issued and before development may begin. It is understood that incomplete applications will not be accepted by the Development Officer.

Registered Owner Name: Irascema Alejandro Company: _____
(If applicable)

Registered Owner 59 Mount rae hts. T1S0N7
Mailing Address: (Including Postal Code)

Phone #: E-mail:

Applicant Name: Irascema Alejandro Company: _____
(if different from above) (If applicable)

Applicant Mailing Address: 59 Mount rae hts. T1S0N7
(Including Postal Code)

Phone #: E-mail:

If a response has not been received within five (5) business days, please check your Junk (Spam) folder

Development Permit Required for:

Civic Address: 59 Mount rae hts.

Legal Description: 13 03 1512886 _____
Lot(s) Block(s) Plan(s) Quarter Section

Land Use District: _____ Permitted Use ☐ Discretionary Use ☐

Development Permit ☐ Amendment to Development Permit ☐ Preliminary Application ☐

Description of Development: Short term rental (airbnb). Brand new basement (no legal), separate entrance, one bedroom, 1 full bathroom, living area,

Kitchenette (no stove).

Obligation of Registered Owner to Pay Additional Fees

The registered owner of the land authorizes this application and consents to paying any additional fees that may be incurred by the Town of Okotoks as a result of the review of this application, including but not limited to, consultant fees, legal fees or other disbursements. Payment must be received within thirty (30) days from the Town of Okotoks providing a copy of any relevant invoice to the registered owner of the property. Should payment not be received within thirty (30) days, the registered owner agrees that the Town of Okotoks may apply the balance owing to the tax account for the property.

Right of Entry Authorization by Registered Owner

The registered owner of the land authorizes the Town of Okotoks and their Agents to enter the subject land for the purpose of conducting a site inspection in connection with this application for a development permit.



Signature of Registered Owner

May 15th, 2025

Date



Signature of Applicant

May 15th 2025

Date

The personal information on this application is collected under the authority of the Alberta Municipal Government Act, the *Freedom of Information and Protection of Privacy Act* (FOIP), and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938.8944.

For Office Use Only

File #:

Fee:

Receipt #:

DEVELOPMENT PERMIT REQUIREMENT CHECKLIST

The following information is necessary to facilitate a thorough evaluation and timely decision on your application. Please ensure all materials submitted are clear, legible, and precise. Please include this information when submitting your application.


If applying for a new commercial, industrial, or multi-unit residential development, please refer to the Major Development Permit Application Package on the Town's website (www.okotoks.ca) or contact Planning & Urban Design at (403) 995-2760.

REQUIRED FOR ALL DEVELOPMENT PERMIT APPLICATIONS		
Completed by Applicant	Office Use Only	Required Items
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fee prescribed in fee schedule.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The signatures of the Applicant and the Registered Owner of the property on the Application Form - or - signature of the Applicant and a Letter of Authorization from the registered owner of the property, including the statements from the Application form under Obligation of Registered Owner to Pay Additional Fees and Right of Entry Authorization by Registered Owner .
<input type="checkbox"/>	<input type="checkbox"/>	Photographs of all sides of the site and building – please provide electronic files (.jpg or .pdf).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A copy of the title(s) registered in the South Alberta Land Titles Office, obtained from a Registries Agent, Land Titles Office, or online at https://alta.registries.gov.ab.ca/SpinII/logon.aspx , not more than thirty (30) days prior to the application date.
<input type="checkbox"/>	<input type="checkbox"/>	Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or Caveats on the title(s).
<input type="checkbox"/>	<input type="checkbox"/>	A detailed description of the proposed development (use a separate sheet if all details cannot be included on the Development Permit Application).

Please Note:

- This form must be submitted in conjunction with a Development Permit Application.
- All dimensions must be provided in metric and all required drawings must be to the scale identified on the drawing (1:200 is preferred).
- Please submit as electronic files in .pdf format.
- All plans must adhere to the plan standards listed on pages 4 and 5.
- Additional information may be required from the applicant after Planning & Urban Design has reviewed the submission.
- An application is considered complete when all required materials are received, and the fee is processed.

In addition to the information requested above, if the application is for one of the developments listed below, please provide the supplementary information.

REQUIRED FOR ACCESSORY BUILDING, ACCESSORY DWELLING UNIT, SECONDARY SUITE, DECK, ADDITION, RETAINING WALL, AND CHANGE OF USE APPLICATIONS		
Completed by Applicant	Office Use Only	Required Items
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan drawn to scale (a Real Property Report may be used), indicating the proposed location of the development.
<input type="checkbox"/>	<input type="checkbox"/>	Building Floor Plans and Elevation Plans (if changes proposed) of the proposed development drawn to scale.
REQUIRED FOR SHORT TERM LODGING - GENERAL APPLICATIONS		
Completed by Applicant	Office Use Only	Required Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan drawn to scale (a Real Property Report may be used)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building Floor Plan drawn to scale indicating the location of the area to be used for the Short Term Lodging - General.
REQUIRED FOR HOME OCCUPATION (MAJOR) APPLICATIONS		
Completed by Applicant	Office Use Only	Required Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan drawn to scale (a Real Property Report may be used)
<input type="checkbox"/>	<input type="checkbox"/>	Building Floor Plan drawn to scale indicating the location of the area to be used for the Home Occupation (Major).
Home Occupation Use Standards – Section 3.6.D.4. – Town of Okotoks Land Use Bylaw 17-21		
Will there be any non-resident employees at the residence? If yes, how many and at what time?		no
Is there any signage proposed? If yes, please provide a sketch and location of the sign.		no
Are there any impacts by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance detectable beyond the boundary of the Site?		no
How many clients per day? How many clients per hour?		1 per day
Does this business include Outdoor Storage, or vehicle and equipment repairs or servicing?		no
I have read and understand Section 3.6.D.4. of the Town of Okotoks Land Use Bylaw 17-21.		
 Signature of Applicant		May 15th, 2025 Date

REQUIRED FOR RETAIL CANNABIS STORE

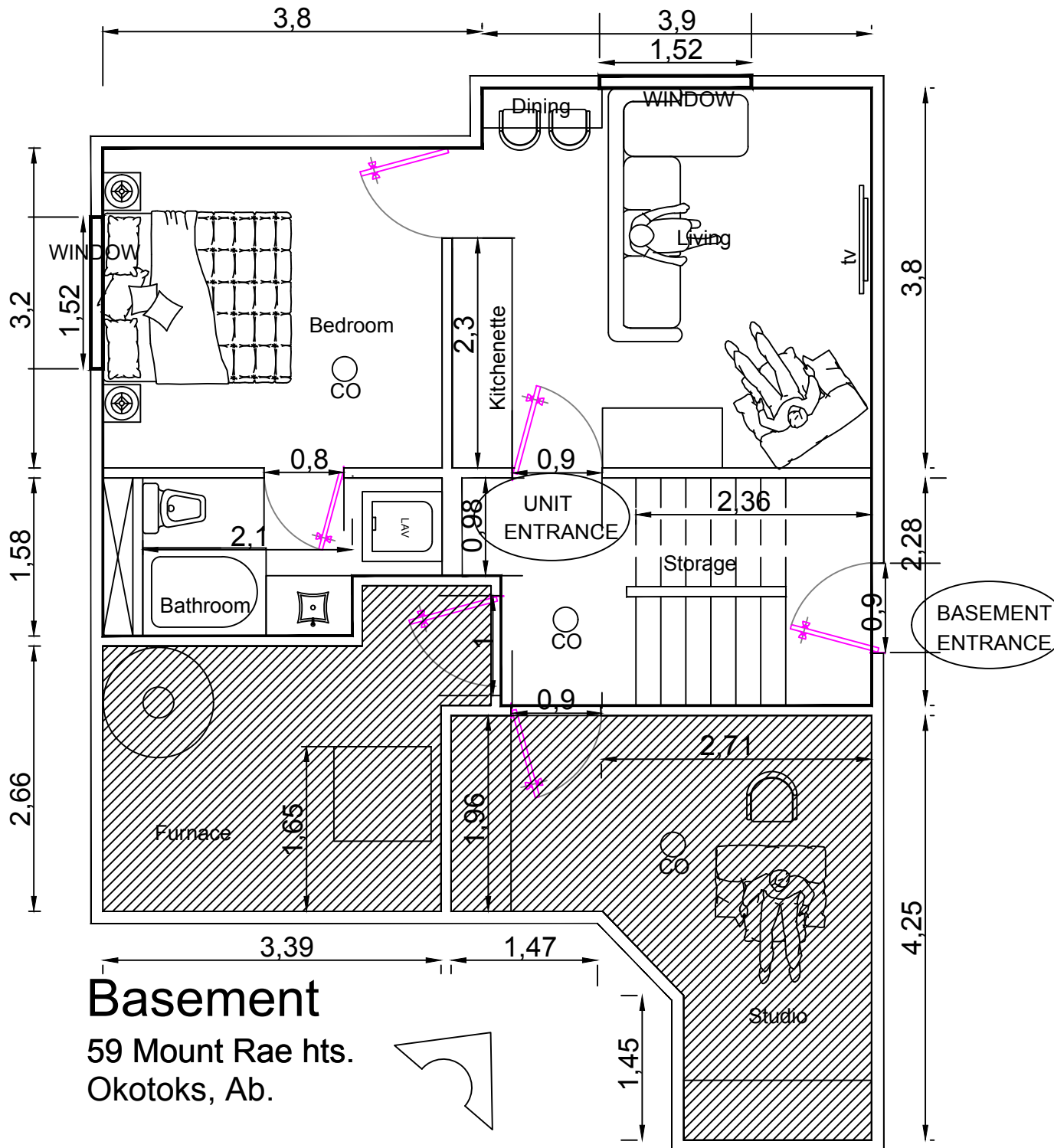
Completed by Applicant	Office Use Only	Required Items
<input type="checkbox"/>	<input type="checkbox"/>	Proof of eligibility from the Alberta Gaming and Liquor Commission (AGLC) for a retail cannabis store license.
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan drawn to scale (a Real Property Report may be used), indicating the proposed location of the development.
<input type="checkbox"/>	<input type="checkbox"/>	Building Floor Plans and Elevation Plans of the proposed development drawn to scale.

REQUIRED FOR SIGNAGE APPLICATIONS

Completed by Applicant	Office Use Only	Required Items
<input type="checkbox"/>	<input type="checkbox"/>	All dimensions of the sign structure, including the height, area, and projection if the sign(s) attached to the building.
<input type="checkbox"/>	<input type="checkbox"/>	An elevation drawing or picture of the building showing the approximate location of the sign(s).
<input type="checkbox"/>	<input type="checkbox"/>	The area of the sign and copy face(s).
<input type="checkbox"/>	<input type="checkbox"/>	The design of the face of the sign(s).
<input type="checkbox"/>	<input type="checkbox"/>	Details on the manner of all sign illumination.
<input type="checkbox"/>	<input type="checkbox"/>	The method of supporting or attaching the sign(s).
<input type="checkbox"/>	<input type="checkbox"/>	The type of construction and finish to be utilized.
<input type="checkbox"/>	<input type="checkbox"/>	In the case of a ground sign or temporary sign, a site plan showing the sign location in relation to property lines, rights-of-way, parking and buildings.
<input type="checkbox"/>	<input type="checkbox"/>	In the case of a ground sign, an elevation plan showing the height of the sign in relationship to the height of the principal building.

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TOWN OF OKOTOKS



Attachment 3: DP2025-0133 – Notice of Decision



Planning & Urban Design

P.O. Box 20, Station Main

5 Elizabeth Street | Okotoks, AB T1S 1K1

planning@okotoks.ca | Phone: (403) 995-2760

June 4, 2025

Our File No.: 2025-0133

Irascema Alejandro
59 Mount Rae Heights
Okotoks, AB T1S 0N7

Via Email to [REDACTED]

NOTICE OF DECISION: Development Permit Application Number 2025-0133

PROPOSAL: Short Term Lodging - General

PROPOSED SITE 59 MOUNT RAE HEIGHTS
LOT 18, BLOCK 3, PLAN 151 2886

VALIDATION DATE: JUNE 26, 2025

The Development Officer on June 4, 2025 approved Development Permit Application Number 2025-0133 for a Short Term Lodging - General subject to the following conditions:

1. Development Conditions:
 - a. The Developer shall undertake the development in accordance with:
 - i. all conditions of this approval;
 - ii. the Floor plans accepted by the Development Officer on June 4, 2025; and
 - iii. the performance standards of Land Use Bylaw Section 3.6.D.3.A through D, [Use Standards].
 - b. The following land uses are approved under this Development Permit:
 - i. Short Term Lodging – General.
 - c. The use is limited to the area identified on the approved site plan.
 - d. This approval is limited to a change of use within the site as developed and does not include the addition of any temporary or permanent buildings or any changes to existing buildings or to the site.

- e. The issuance of a development permit by the Town of Okotoks does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any regulation or act, which may affect this project.

This Notice of Decision is given pursuant to the *Municipal Government Act*, Part 17 which provides for a twenty-one (21) day appeal period. If you wish to appeal the decision or conditions you may do so by filing an application, with the applicable fee, with the Secretary of the Subdivision and Development Appeal Board at address below, within twenty-one (21) days of the date of this permit.

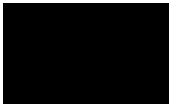
Okotoks Legislative Affairs
Town of Okotoks
PO Box 20, Station Main
5 Elizabeth St
Okotoks, AB T1S 1K1

The applicant is responsible to ensure that all conditions of approval are met and to ensure that the registered owner of the property is aware of this Notice of Decision.

The Developer is responsible to make all necessary arrangements with the utility companies. For construction in the vicinity of overhead and underground power lines, refer to the Alberta Electrical and Communication Utility Code.

If the conditions of this approval are not met within one year of the date of the decision, it is deemed void, unless an extension to the approval shall first have been granted by the Development Authority that made the decision.

Sincerely,



Kristopher Pickett,
Development Officer

cc: Town of Okotoks Safety Codes Services, Business Licensing, Assessment

WHERE TO FROM HERE:

PLEASE READ THIS AND PROVIDE THE INFORMATION REQUESTED TO PROCEED WITH THE DEVELOPMENT

The approval will be advertised on the Town of Okotoks website (www.okotoks.ca/development-notices) with a validation date of June 26, 2025. If no appeals are received, the Developer may proceed to meet the conditions of approval.

The Planning & Urban Design Team is here to assist you with the development. Please contact us with any questions.



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: RYAN NIX

Company: _____

(if applicable)

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 MOUNT RAE HTS

Legal Description: 18 3 1512886

Lot(s)

Block

Plan

Quarter Section

Grounds of Appeal (use separate sheet if necessary): TRAFFIC, NOISE, PARKING, DISRUPTIONS - SEE ATTACHED.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____

Fee: _____

Receipt # _____

**Subdivision and Development Appeal Board
5 Elizabeth St.
Okotoks, AB T1S 1K1**

Re: Objection to Development Permit Application for Short-Term Lodging at 59 Mount Rae Hts

Dear SDA Board,

I am writing to formally object to the proposed development permit for a short-term lodging at 59 Mount Rae Hts, permit #2025-0133 which is [REDACTED] my residence.

As a long-term homeowner and resident of this community, I have serious concerns regarding the potential negative impacts this type of development would have on the safety, character, and livability of our neighborhood. Short-term rentals typically result in a revolving door of transient guests who have no long-term investment in the community. This can lead to increased noise, traffic, parking issues, and disruptions—particularly during evenings and weekends. My concern is that this will compromise the peace and quiet we currently enjoy and place an unfair burden on surrounding residents who are committed to the long-term well-being of our family-oriented neighbourhood.

In particular, the corner of our street where the house is located is already pressed for additional parking since the pie lots and front driveways do not allow for on-street parking stalls. As seen in the attached photo, this property already often has 4 vehicles parked in the driveway and another 1-2 parked on the street. Granting the permit will only likely make this worse.

Furthermore, introducing short-term accommodations undermines the residential nature of this area. Our street is comprised of families who value the sense of community, stability, and mutual respect that long-term residency fosters. Turning residential homes into de facto commercial lodgings runs counter to the original intent and zoning of this neighborhood.

I urge the Subdivision and Development Appeal Board to carefully consider the broader implications of this permit and the precedent it may set. I respectfully request that the application for a short-term accommodation at 59 Mount Rae Hts be denied preserving the integrity, safety, and residential character of our community.

Thank you for your time and attention to this matter. I am available to discuss this further if needed.

Sincerely,

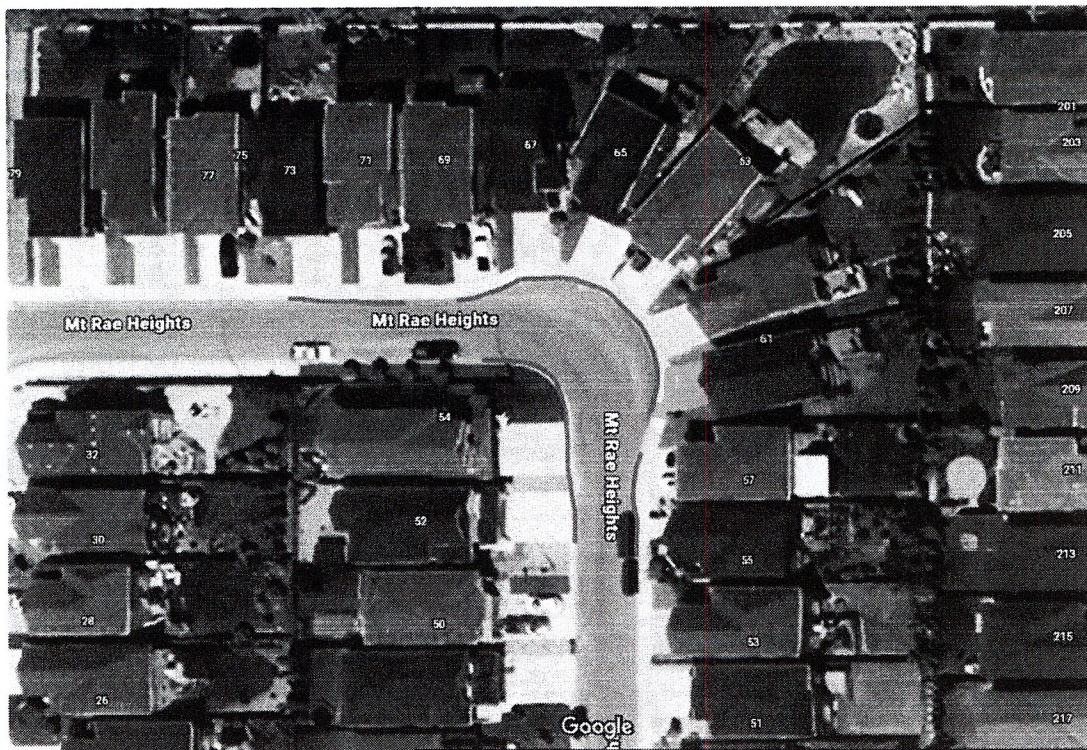
[REDACTED]

**Ryan Nix
Owner and Resident**

[REDACTED]

Okotoks, AB

[REDACTED]



Yellow: Subject property Red: Street areas with no parking



Typical situation at this property – cars parked into the sidewalk and on the street



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Charles Ayer Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Volume of Vehicles
on street and Traffic

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant: _____ Date: June 13/25

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Timothy Spielman

Company: _____

(if applicable)

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 Mount Rae Heights

Legal Description: 18 3 1512886

Lot(s)

Block

Plan

Quarter Section

Grounds of Appeal (use separate sheet if necessary): See attached 3 pages.

Mail or Deliyer to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

June 6, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____

Fee: _____

Receipt # _____

I am appealing the approval of development permit DP 2025-0133: 59 Mount Rae Heights (Mountainview). This permit relates to "A Short Term Lodging – General in the Traditional Neighbourhood District (TN)" with a validation date of June 4, 2025 – June 26, 2025.

Short Term Lodging – General as per Land Use Bylaw 17-21 is a discretionary use, not a permitted use for TN zoning as per Table 3.1 on page 31. The use standard for Short Term Lodging – General is defined under 3.6D3 on page 61. Section 3.6D3C requires a minimization of nuisances. It does not appear this application meets the criteria of this section given the unique physical and social character found in MountainView as well as the documented nuisances identified below.

Physical Character:

Several sections of Land Use Bylaw 17-21 are related to physical character and directly affect this application. They are sections 3.6H2 and 3.6J2:

- Section 3.6H2a states that vehicular circulation should maximize pedestrian safety. A short-term lodging development approval will not maximize pedestrian safety due to additional lodging traffic especially from occupants that may be unfamiliar with or not routinely drive to and park at the short-term lodging location. In addition, the number of stalls required will be increased if only a segment of the existing dwelling is used to accommodate short term lodging stays. Section 3.6H2c stipulates the onsite carriageway width to be between 7.0 and 9.0 metres. When comparing to section 3.6J2b for loading standards, the minimum loading space (typically in addition to parking) is 3.1 metres by 9.2 metres.

I am not confident the specific lot meets these criteria due to constrained street parking given the bend in the road and the pie shaped nature of the adjacent lots as well as the lack of rear parking due to the residential design.

Social Character:

The social character of MountainView is unique. MountainView is 100% single family dwellings zoned TN with no rear laneways. This drives the infrastructure and related civic operations of the existing subdivision including lot sizing, street parking, limited traffic management infrastructure, minimal bylaw/police presence, and no destination recreational attraction like the lake in Crystal Ridge.

The infrastructure identified, related civic operations, and the residents of the community comprise a social organization (Ke et al., 2021). The impact Short Term Lodging has on that social organization is important. In fact, research indicates the intensity of Short Term Lodging in a community undermines the ability of the social organization to discourage crime (Ke et al., 2021). The impact of these research findings is increased profit for the owner operators of the Short Term Lodging with an increased expense in nuisances and related costs for the Town as identified below (Ke et al., 2021). These increased costs are then borne by residents through increased property taxes.

Further, it was found that increased crime occurred after the increase in Short Term Lodging intensity and was therefore a delayed or lagging variable (Ke et al., 2021). This correlation identifies the need to not only review each application, but to review the number of discretionary Short Term Lodging approvals for a Community like MountainView in totality. After a review of the websites for Airbnb and VRBO, I could find four existing Short Term Lodging offerings in MountainView. I could not find prior discretionary approvals of Short Term Lodging by the Town. Assuming all were approved, that would make the approval of this application the fifth discretionary Short Term Lodging approved in MountainView. With approximately 340 single family homes in MountainView, five discretionary approvals comprise approximately 1.5% of the dwellings containing a Short Term Lodging. The identified research shows a measurable increase in nuisance externalities beyond a 2% ratio with a significant increase beyond 4% (Ke et al., 2021). Since introducing Short Term Lodging – General in the community of MountainView (which is zoned TN) is discretionary and requires the minimization of nuisances, I am not confident this application is compatible with the social character of MountainView. In fact, further evaluation of the findings contained in the cited research should be undertaken prior to further discretionary approvals of Short Term Lodging in TN zoning areas.

Short Term Lodging Identified Nuisances:

The discretionary nature of Short Term Lodging – General in the Traditional Neighborhood (TN) must minimize nuisances in order to be approved. Minimizing nuisances will be especially challenging in the Mountainview community due to its small size, high owner occupancy rate, low density consisting solely of single-family dwellings, and lack of a destination recreational attraction.

Frequently noted nuisances from short-term rentals include excessive noise, parking congestion, and increased trash (Welty, 2023). These are caused by the transient nature of guests and lack of familiarity with neighbourhood norms which leads to neighbour complaints (Welty, 2023). In addition, short-term lodging generates altered traffic patterns and volumes including those related to traveling to destination recreational attractions (Zhang et al., 2025; Viti et al., 2010). These nuisances tie to Town bylaws in addition to the Land Use bylaw 17-21 and are noted where appropriate.

The four frequently noted nuisances are dealt with individually below:

- Excessive noise relates to the Community Standards Bylaw 31-23 and section 3.1 states no person shall cause or permit noise that annoys or disturbs the peace of another person. Given the difference in use of Short-Term Lodging, which is typically for travel and leisure, the likelihood of this nuisance is significant during the traditional work week and especially given the provisions of section 3.3.3 of the Community Standards Bylaw 31-23 where the approval of the short-term lodging creates a mix of commercial and residential use in the immediate area. Acknowledgement of the impact of excessive noise concerns and their solutions related to Town resourcing and responses are not apparent in the discretionary development approval.
- Parking congestion is dealt with through the Land Use Bylaw 17-21 and is specifically tied to the physical character of Mountainview which I have addressed above under Physical Character.

- Increased trash ties to the Waste Bylaw 21-25 where section 3.10 requires waste accumulation in a building or composter. This will be a challenge giving the two-week waste collection cycle despite the moderately increased collection bin. This will likely require the owner to provide, at their own expense, additional waste receptacles to hold the additional waste as per section 10 without breaching the general prohibition of the Nuisance Bylaw 17-07 in section 3 or the odor provisions in section 18 of the Community Standards Bylaw 31-23. However, none of these provisions are apparent in the discretionary development approval.
- Short-term lodging creates vehicle traffic patterns that are fundamentally different from the neighbourhood norm (Zhang et al., 2025; Viti et al., 2010). This is especially true for workdays as residents follow traditional commuter traffic patterns and lodgers engage in non-workday and vacationer traffic patterns (Zhang et al., 2025; Viti et al., 2010). Volume differences from non-workday and vacationer traffic patterns result from a change in the nature and purpose of the driving activity which includes shopping and travel to and from destination recreational attractions (Zhang et al., 2025; Viti et al., 2010). Acknowledgement of the impact of these traffic volumes and patterns and their related cost to Town infrastructure upgrades are not apparent in the discretionary development approval.

The application for this discretionary activity appears incompatible with the physical and social nature of Mountainview. In addition, the application poses the well documented risk of increased nuisance to the neighbourhood from lodger noise, trash unsightliness/odor, parking congestion, and altered traffic patterns/volume. The application approval does not appear to contain applicant requirements related to these nuisances and acknowledge the increase in Town resources required for traffic management, bylaw/police presence, trash/odor, and noise to mitigate the nuisances identified above.

References:

- Ke L, O'Brien D, Heydari B. (2021). Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics? PLoS ONE 16(7): e0253315. <https://doi.org/10.1371/journal.pone.0253315>
- Viti, F., Tampère, C., Frederix, R., Castaigne, M., Cornelis, E., & Walle, F. (2010, July). Analyzing weekly activity–travel behavior from behavioral survey and traffic data. In *World conference on transport research*.
- Welty, S. (2023, July 31). Short-term Rental vs. Long-term Rental: 12 Things to Know. Good Life Property Management. <https://www.goodlifemgmt.com/blog/short-term-rental-vs-long-term-rental/>
- Zhang, X., Rui, J, Xia, G., Yang, J., Cai, C., and Zhao, W. (2025). Revealing disparities and driving factors in leisure activity segregation of residents and tourists: A data-driven analysis of smart phone data. *Applied Geography*, 176. <https://doi.org/10.1016/j.apgeog.2025.103513>



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Natalie Huoec Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS AB T1S0P7

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): ALREADY HAVE ISSUES WITH

LACK OF PARKING. DO NOT WANT EXTRA TRAFFIC, SPEEDING,
AND NOISE. QUIET FAMILY ORIENTED NEIGHBORHOOD. NEEDS TO
Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above) STAY THE WAY

Signature of Appellant

Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

The Subdivision and Development Appeal Board Handbook is available on the Town of Okotoks Website. Please review the Handbook. The Appellant (the person who files the appeal) is expected to give a verbal presentation to the Board.

The personal information on this application is collected under the authority of the *Alberta Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act (FOIP)*, and the Okotoks Land Use Bylaw 17-21. It will be used to communicate with the applicant during the application review and site inspection processes. As part of the review process, it will be circulated as needed to relevant Town Business Services, Provincial and Federal Agencies, Utility Companies and adjacent landowners. It may also be submitted to the Subdivision and Development Appeal Board (SDAB). Correspondence received may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with the *FOIP Act*. Should you have any questions or concerns regarding the collection of this information, please contact the FOIP Coordinator at foip@okotoks.ca or 403.938-8944.

For Office Use Only

File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name:

Megan Mitchell

Company:

(if applicable)

Appellant Mailing Address:

(including Postal Code)

Phone #:

Email:

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #:

2025-0133

Civic Address:

59 MOUNT RAE HEIGHTS OKOTOKS AB T1S 0N7

Legal Description:

18

3

1512886

Lot(s)

Block

Plan

Quarter Section

Grounds of Appeal (use separate sheet if necessary):

excess traffic, excess noise
excess parking, speeding that's not patrolled

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

June 9/25

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DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Perry Andrusiak Company: _____

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS AB T1S 0N7

Legal Description: 18 3 1512886

Lot(s)

Block

Plan

Quarter Section

Grounds of Appeal (use separate sheet if necessary): ALREADY A LACK OF PARKING, QUIET STREET AND POTENTIAL FOR EXCESS TRAFFIC AND NOISE AND SPEEDING.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of _____

Date June 9/25

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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For Office Use Only

File #: _____

Fee: _____

Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Chelsea Belau Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 Mount Rae Heights, Okotoks, AB T1S 0N7

Legal Description: 18 3 1572886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Maintain view is a small family orientated community. Short term lodging will increase traffic, and there is limited parking in the area. Short term lodging will increase person's in quiet community and increase noise pollution.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

2025-06-05
Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Britt Anderson Company: _____

(if applicable)

Appellant Mailing Address: _____

(including Postal Code)

Phone #: _____

Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS AB T1S0N7

Legal Description: 18 3 1512886

Lot(s)

Block

Plan

Quarter Section

Grounds of Appeal (use separate sheet if necessary):

Family oriented Community
traffic and speed is already an issue that isn't being
addressed, potential increase in crime, no parking, would like
Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above) to keep it a
quiet community

Signature of Appellant _____

Date June 9, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: MARCIA DOMBROSKI Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): Mountainview is a small family oriented community. Short-term lodging will increase traffic and noise in the community. Limited parking in the area on street
Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant

Date

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: LEONA TURCOTTE Company: _____
(if applicable)

Appellant Mailing Address _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: _____

Civic Address: 59 MOUNT RAE HEIGHTS OKOTOKS, AB. T1S 0N7

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): QUIET NEIGHBOR HOOD, NO EXTRA PARKING, EXTRA TRAFFIC, SPEEDERS, POTENCIAL PARTY NOISE

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant _____

June 9/2025
Date

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DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: Christopher Amyot Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: DP 2025-0133

Civic Address: 59 Mant Rae Heights

Legal Description: 18 3 1512886
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): The neighbourhood cannot support parking and traffic volume that another short term lodging would bring.

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant _____ Date Tues. June 10, 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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File #: _____ Fee: _____ Receipt # _____



DEVELOPMENT OR SUBDIVISION APPEAL FORM

Planning & Urban Design ■ Town of Okotoks, Box 20 (5 Elizabeth St.), Okotoks AB, T1S 1K1 ■ planning@okotoks.ca ■ Phone: 403.995.2760

I/We

Appellant Name: SPENCER & JENNIFER EASTHOPE Company: _____
(if applicable)

Appellant Mailing Address: _____
(including Postal Code)

Phone #: _____ Email: _____

☒ If a response has not been received within five business days, please check your Junk folder

hereby give Notice of Appeal with respect to the following decision of the Development Officer / Municipal Planning Commission:

Development Permit / Subdivision File #: 2025-0133

Civic Address: 59 MOUNT RAE HEIGHTS, OKOTOKS, AB T1S 0N7

Legal Description: 18 3 1512886 _____
Lot(s) Block Plan Quarter Section

Grounds of Appeal (use separate sheet if necessary): SEE BACK SIDE OF APPEAL FORM

Mail or Deliver to: Subdivision and Development Appeal Board Clerk (address on form above)

Signature of Appellant Date 06 JUN 2025

The **Municipal Government Act** states "The subdivision and development appeal board **must** hold an appeal hearing within thirty (30) days after receipt of a notice of appeal." 686(1)(2)

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File #: _____ Fee: _____ Receipt # _____

Grounds of Appeal :

WITHOUT KNOWING OCCUPANCY LIMITS OR IF THIS PROPERTY IS TO REMAIN THE HOMEOWNERS PRIMARY RESIDENCE OR IF IT HAS BECOME A SECONDARY PROPERTY, WE DISAGREE WITH A SHORT TERM LODGING PERMIT.

IF ISSUED, THIS CONTRADICTS THE DEFINING CHARACTERISTICS THAT MOUNTAIN VIEW HOMEOWNERS ~~BAH~~ BOUGHT INTO. SPECIFICALLY WE ARE A RESIDENTIAL SINGLE FAMILY DWELLING NEIGHBOURHOOD WHERE PROPERTY IS EXCLUSIVELY FOR RESIDENTIAL USE. SHORT TERM LODGING IS NOT RESIDENTIAL USE, IT USUALLY EQUATES TO VACATION USAGE.

IN ADDITION TO THE DISCREPANCY IN RESIDENTIAL USE, THERE IS THE POTENTIAL INCREASE FOR NUISANCES SUCH AS VOLUME OF TRAFFIC, NOISE, AND LACK OF PARKING FOR EXISTING HOMEOWNERS.

WE WOULD ALSO PREFER TO LIMIT TRANSIENT ACTIVITY IN ORDER TO MAINTAIN THE PEACE, SENSE OF SAFETY, AND ENJOYMENT THE NEIGHBOURHOOD OF MOUNTAIN VIEW HAS ESTABLISHED.

From: [REDACTED]
To: [LegislativeServices](#)
Subject: Development appeal number 2025-01, application 2025-0133
Sent: 2025-07-14 4:51:50 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This external email contains suspicious content. Do not click links, open attachments or reply, unless you trust the sender.

To Whom It May Concern,

I am writing as a concerned resident of Mountainview to express my strong opposition to the expansion of short-term lodging (such as Airbnb, VRBO, etc.) within our traditional residential neighborhood.

Our community has long been characterized by close-knit relationships, a sense of safety, and the stability that comes from long-term residents who take pride in their homes and invest in the wellbeing of the area. Allowing or expanding short-term rentals risks undermining that foundation in several key ways.

1. Erosion of Community Cohesion:

Short-term rentals introduce a transient population with no long-term stake in the neighborhood. This undermines the sense of familiarity and trust between neighbors, making it more difficult to maintain neighborhood watch programs, organize community events, or even simply recognize who belongs in the area. The presence of unknown guests coming and going at all hours raises valid concerns about safety and accountability.

2. Environmental Strain and Infrastructure Pressure:

Short-term lodging often results in increased vehicle traffic, higher water usage, and more waste output — all without the long-term responsibility that typically motivates residents to minimize their environmental footprint. In areas without commercial-scale infrastructure, this can quickly overwhelm local services, strain roadways, and increase pollution.

3. Displacement and Housing Affordability:

When homes are purchased or converted solely for the purpose of short-term rental, they are removed from the long-term housing supply. This can drive up home prices and rental rates, making it more difficult for families and individuals to afford to live in the very neighborhoods they work and contribute to. This kind of displacement is especially harmful in communities trying to maintain diversity and socio-economic balance.

4. Noise, Traffic, and Disruption:

Unlike traditional hotels, short-term rentals are embedded directly into residential blocks. This creates opportunities for late-night parties, noise complaints, and increased traffic on streets not designed for constant turnover of guests. These disruptions are particularly damaging in neighborhoods with children, seniors, or people who work irregular hours and depend on a peaceful environment. This is of great significance, as within this community we have a large number of young families, we have daycares in the community, in addition to Tudor Manor which houses a large senior population.

5. Regulatory Challenges and Inequity:

Short-term rentals are often poorly regulated compared to commercial lodging. While hotels must comply with zoning, safety, accessibility, and tax obligations, many short-term rentals do not. This creates an uneven playing field and often

I am increasingly concerned that the voices of residents like myself, who have previously expressed opposition to short-term lodging in our neighborhood, in addition to other previous D'Arcy land change proposals, are not being adequately acknowledged or taken into account in the decision-making process. Despite raising clear and reasoned concerns about the social, environmental, sustainability and long-term impacts of this type of development, it appears that community feedback has been overlooked in favor of commercial interests. This lack of meaningful engagement undermines public trust and raises serious questions about whose interests are truly being prioritized.

I urge city officials to consider the long-term impacts of short-term lodging on our neighborhoods and to prioritize policies that protect the integrity, safety, and sustainability of traditional residential communities like ours. Zoning laws were created to preserve a balance between residential, commercial, and tourist activity — they should not be quietly eroded in favor of commercial gain at the expense of community wellbeing.

Thank you for considering this perspective.

Sincerely,

Natalya Morgan

A solid black rectangular box used to redact the signature of Natalya Morgan.

From: [Lucy Mundy](#)
To: [Olga Kanevskyi](#)
Subject: FW: Response to Neighbour Concerns Regarding Approved Airbnb
Attachments: [IMG_4692.PNG](#); [IMG_4695.jpg](#); [IMG_4694.jpg](#); [IMG_4696.jpg](#);
Sent: 2025-07-16 3:24:55 PM

From: Irascema Alejandro <[REDACTED]>
Sent: Wednesday, July 16, 2025 3:22 PM
To: Lucy Mundy <lmundy@okotoks.ca>
Subject: Response to Neighbour Concerns Regarding Approved Airbnb

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This external email contains suspicious content. Do not click links, open attachments or reply, unless you trust the sender.

Development appeal Number: 2025-1

Development permit application number: 2025-0133

Property subject to appeal: 59 Mount Rae Hts, Okotoks/Lot 18, Block 3, Plan 151 2886

I hope this message finds you well.

I am writing in response to the recent complaints submitted by some of our neighbours regarding the Airbnb suite operating from our basement, which has been fully approved by the Town.

We are a regular family with three daughters, one of whom now drives. We purchased this four bedroom home with an undeveloped basement because it suited our family's needs. During the time we've lived here, we have not held parties or frequently hosted guests. We developed the basement with all required permits and inspections, investing over \$60,000 CAD to do so.

We are responsible homeowners who pay our taxes, follow local regulations, and have never been involved in any issues with the community. Meanwhile, many of the homes around us have more than three vehicles, RVs, boats, and regularly host overnight guests, gatherings, or even rent out basements or rooms without permits or tax contributions.

As every homeowner has the right to host guests or family members, we too sought options⁶⁸ to help ease the financial pressures we all experience. After considering long-term and short-term rental options for our basement, we chose short-term, as it gave us better control over the type of tenant and usage. Many long-term rental inquiries came from families with children, pets, and multiple vehicles. In contrast, our current Airbnb setup allows only **one guest at a time**, with **no smoking, no pets, no visitors, and absolutely no parties allowed**.

Fortunately, our current guest is a professional engineer overseeing the ongoing construction work for the Town itself. She lives in Lethbridge and only stays in the suite **Monday to Friday**, as she commutes weekly for work. She typically works long shifts from 7:30 a.m. to 7:30 p.m. and parks a single vehicle on the street at night. This means there is no increase in daytime traffic, and absolutely no noise, disruptions, or gatherings.

Although her booking officially started on May 20th, she didn't move in until early June due to construction delays. Her reservation is set to end on October 17th. Like many others on our street, her car is parked on the road overnight, just as other neighbours often park on the street instead of using their garage or driveway.

To provide more context, my husband works full time and leaves the house every day between 6:00 a.m. and 5:30 p.m. My daughter attends school from 8:00 a.m. to 3:00 p.m. and works most evenings from 4:00 p.m. to 10:00 p.m. As you can see, our household is quiet, structured, and respectful.

Frankly, I find the level of concern around this situation exaggerated, as there has been **no disruption to parking, traffic, or noise levels**. We are simply using a legally approved, properly developed space in a respectful and responsible manner. I have attached the Airbnb booking record for your reference.

Please feel free to contact me if you have any questions or require further documentation.

Kind regards,

Irascema Alejandro

59 Mount Rae Hts

██████████

Arq. Irascema Alejandro.



Guests

1 adult

Check-in

Tue, May 20, 2025

Checkout

Sun, Jul 27, 2025

Booking date

Thu, May 8, 2025

Confirmation code



Cancellation policy

Long-Term Stay: Firm

Show calendar 

Booking details

Guests

1 adult

Check-in

Sun, Jul 27, 2025

Checkout

Fri, Oct 17, 2025

Booking date

Thu, May 8, 2025

Confirmation code

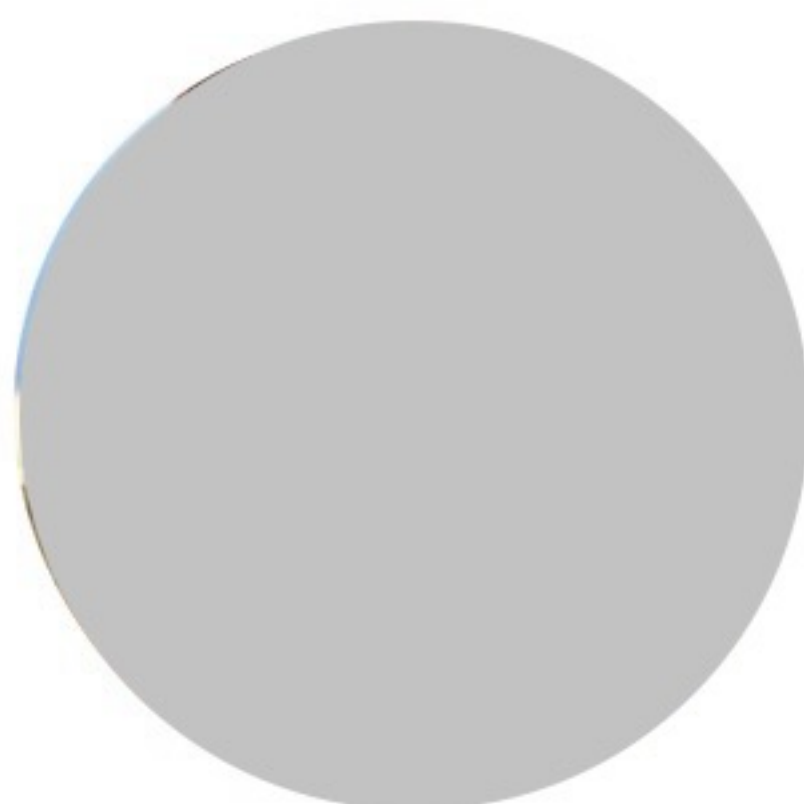


Today

Upcoming

You have 1
reservation

All day



 stays
for 10 more
days

Today

Upcoming

**You have 1
upcoming
reservation**

Jul 27–Oct 17

