

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

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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 options 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

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Arq. Irascema Alejandro.

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Guests

1 adult

Check-in

Tue, May 20, 2025

Checkout

Sun, Jul 27, 2025

Booking date

Thu, May 8, 2025

Confirmation code

[REDACTED]

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

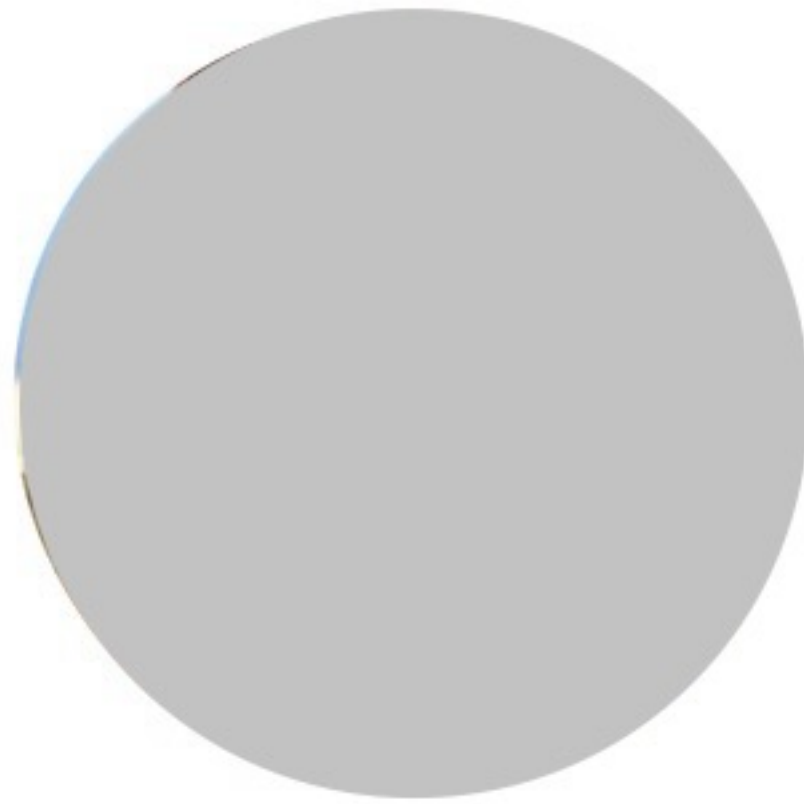


Today

Upcoming

You have 1
reservation

All day



 stays
for 10 more
days

Today

Upcoming

**You have 1
upcoming
reservation**

Jul 27–Oct 17

