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SEP 25 2023

Local Assessment Review Board Hearing

Roll: 1829250010

Legal Description : Plan 1014136 Block 1 Lot 4

Appellant Delbert Edey

Sept 22/2023

Complainant Rebuttal

Conclusion of the Environmental Appeals Board decision.

THE S.W. dike redirects flood waters onto our lands.

As shown on the government of Alberta flood mapping the diversion of flood waters caused by the S.W. Dike inundates our home. This is not a normal flood but one caused by an engineered structure supported by the Town of High River and the County of Foothills.

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The mezzanines were built when the shop was built. The shop is heated by an infrared heater not hot water. The hot water is just for the washroom facilities.

The shop is used for the farm and little if anything for residential. There is a wicker set stored in the shop but that is all I can think of that isn't farm.

Comparables

Sale #1 This house is now protected by the S.W. Dike and should have gone up in price. However it is still in a flood zone. Much like most of the houses in High River are still in flood zones.

Sale 2 and 3 A lot of houses west of High River were deemed to be in a flood zone but never flooded during the flood of 2013. Not sure if sale 2 and 3 actually flooded during 2013 or are just deemed to be in a flood zone. If these homes never actually flooded then I would expect they would sell for market value.

Page 11 The tax assessor states that the Edey residence is in a flood zone but it is protected. Not sure where he got this information. I can assure you the Environmental Appeal Board, Town of High River and the Minister of Environment, and ourselves (the owners) are not aware of any protection. If there was protection I don't believe the Town would be ordered to get our signature that it is okay to allow flood waters on our property..