



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

Form sections: APPELLANT INFORMATION (e.g. Landowner or Affected Party), AGENT INFORMATION & CERTIFICATION (complete section if applicable), SITE INFORMATION

Form sections: I AM APPEALING (check only one), REASON FOR APPEAL (attach separate page(s) if required)

TURN OVER AND COMPLETE REVERSE SIDE

Julie Giles and Ryan Huntley



March 27, 2025

SDAB Development Authority

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S.,

High River, AB T1V 1M7

Re: Appeal of Development Application – File Number: 25 D013

Landowners: Matthew & Elizabeth Gamble

Proposal Description: Home-Based Business, Type III

Legal Description: SW 27-21-1 W5M; PTN. Plan 0312338, Block 6, Lot 3

Street Address: 42062 – 274 Ave W

Please find attached our appeal related to the decision to approve development application 25 D013 for Benco Welding as a Home-Based Business, Type III.

It is felt that the business is unsuitable for a Rural residential area due to the following concerns:

- Unsightly property: the property is cluttered and littered with industrial materials and equipment. The fencing is not concealing a vast majority of the materials and waste that are present. This has been ongoing since the building was completed and operations commenced.
This also has been brought to the attention of by law, with no action or improvements.
- Noise Pollution: Loud noise from operations is a disruptor to the peace and tranquility valued by rural residents. This is truly why we live rurally is to escape the city and commercial activities of urban living.
- Fire and Explosion Risk/increased insurance costs: There is a heightened potential for environmental contamination from industrial activity and materials. Insurance costs have been on the rise over the last years due to increased fire risk, this poses more risk of fire and contamination.

The area has already sustained an explosion from similar type of activity.

- The Scale and intensity: Benco Welding appears to be far larger than a home-based country residential business would be. Materials and traffic are all an ongoing concern.

Benco's website explicitly states that with the new location and space they can facilitate multiple, larger volume projects. Along with shipment of said projects.

This is a business scaling to meet more industrial and larger project needs. This type of business should be in a commercial park, that is intended for this type of activity. One that can supply the emergency response if needed, along with processes and monitoring of these activities by way of inspections etc.

Benco's current operations are neither suitable nor appropriate for a residentially zoned area, as evidenced by the scale of activity and the nature of the projects undertaken as well as the current unsightly state of the property.

Our request, as outlined in the appeal, is to reconsider and overturn the decision to approve the development application for Benco Welding as a Home-Based Business, Type III.

- Safety risks, including fire, explosion and environmental hazards
- Disruption caused by noise, property state and rural lifestyle interference
- Noncompliance with criteria – current stat of the property

A Home-Based Business is intended to integrate seamlessly with Rural residential properties, preserving the charm and low-impact nature of the community. Benco Welding, however, operates more like an industrial business, exceeding the scope and intensity for home-based business.

Thank you for your attention to this matter. We look forward to your review and response.

Sincerely,

Giles/Huntley Residence