

APR 0 1 2025

Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County <u>www.foothillscountyab.ca</u>

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

APPELLANT INFORMATION (e.g. Land	downer or Affected Parts)	
Name of Annellant(s)	1	
	KAREN FREEBORN	Province Postal Code
Mailing Address		Province Postal Code
Main Phone #	Alternate Phone	#
I consent to receive documents by e	mail: 🗗 Yes 🔲 No	
Email Address:		
AGENT INFORMATION & CERTIFICAT	TION (complete section if applicable)	
Name of Organization:	,	
Contact Name:		
Mailing Address		Province Postal Code
Main Phone #		
I consent to receive documents by e	mail: 🗆 Yes 🔲 No	
Emall Address:		
I (We)	hereby author	ize
to act on my (our) behalf on matters	s pertaining to this appeal.	
Signature of Appellant(s)	Date Signature of	Appellant(s) Date
SITE INFORMATION	and the second of the second o	Contains the State of the State
Municipal Address (house and street adjacent to a north	tnumber): of 274 Ale W,220 m eas	sto(-48stW
Legal Land Description: Plan Control Quarter-Section Township	312338 Block Lot	
LAM ADDEAUNG (at not cant)		
I AM APPEALING (check only one)	Cub di Jalan Authority Decision	Desirion of Enforcement Society
Development Authority Decision Approval	Subdivision Authority Decision Approval	Decision of Enforcement Services ☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order
☐ Refusal	☐ Refusal	
Development Permit # 250 013	Subdivision Application #	Enforcement Order #
Date of Decision: (Y/M/D)	Date of Decision: (Y/M/D)	Date of Decision: (Y/M/D)
REASON FOR APPEAL (attach separ	rate page(s) if required)	
All appeals should contain the reason approval that are the subject of the		the decision or the conditions imposed in the
SEE ATTACH	ED PAGES	

Section 33(c) o	opeal and to create a public record of the appeal hearing. This information is collected in accordance with f the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the collection formation accordance with 1000 652 3341
Person A	Date suthorized to Act on Behalf of Appellant(s)
A hearing must hearing will be appellant, land the decision of	be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the
A hearing must hearing will be appellant, land the decision of landowners loo **NOTE FOR E	be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the owner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to
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April 1, 2025

SDAB Development Authority
SDAB Clerk Foothills County
Box 5605, 309 Macleod Trail S.,
High River, AB T1V 1M7

Application to Appeal

File No: 25 D013

Landowners: Matthew & Elizabeth Gamble

Proposal Description: Home Based Business, Type III

Legal Description: SW27-21-1 Plan 0312338, Block 6, Lot 3

We wish to appeal the above (and attached) request.

Reasons for Appeal:

- Safety Concerns Having already experienced an explosion, and total destruction, of our neighbour's barn, which was being used as a welding shop, one of our major concerns would be possible risk to the safety of surrounding properties and occupants (some of which are located close to this property); and also major destruction within this rural residential area. Another concern would be the potential for contamination to air and ground water quality from industrial chemicals and materials being used within the operating space.
- Noise Pollution With the increased traffic to and from the property the level of noise pollution is bound to increase. This is a rural area, and we feel that operations such as these are best suited to an industrial area and should not be operated within close proximity to residential properties. This is an agricultural and rural area which we would consider is unsuitable for industrial operations.
- Unsightly property This property is unsightly. It has been littered with various equipment, trucks and machinery since the new owners moved in. Despite, we believe, numerous complaints to the MD things have not improved much at all.

According to the current development application, I quote "Outdoor storage of materials such as: pipe and welding gas canisters will be stored within the fenced area, as identified on the accepted site plan." This is not happening currently, there

are pieces of equipment scattered around said property and not much stored behind the existing wooden fencing, which has already been erected by the current owners. We are unconvinced that this will not change if this application is approved.

Property Valuation concerns – We are also concerned on the adverse effect this
application will have on the valuation of surrounding properties.

Additional Comments:

This application feels like a retrospective application. Activities like those stated on the application request submitted by the owners seem to have already been happening at the property for some time now (definitely in 2024).

If you look at the company website, it is obvious this is a larger scale business than what would be expected of a home-based business and they are looking at potential for expansion in the near future. A business of this large scale should not be considered a home business and definitely belongs on a commercial estate where appropriate safety measures and precautions are in place.

Thank you for your attention to this matter, we trust that you will consider our and others concerns regarding this matter.

Sincerely,

Karen & Peter Freeborn