

**RECEIVED****APR 01 2025****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

APPELLANT INFORMATION (e.g. Landowner or Affected Party)			
Name of Appellant(s) PETER & KAREN FREEBORN			
Mailing Address		Province	Postal Code
Main Phone #		Alternate Phone #	
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
AGENT INFORMATION & CERTIFICATION (complete section if applicable)			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)		Date	Signature of Appellant(s)
Date		Date	
SITE INFORMATION			
Municipal Address (house and street number): adjacent to & north of 274 Ave W, 220 m east of 48 St W.			
Legal Land Description: Quarter-Section	Plan 0312338	Block 6	Lot 3
Meridian 3			
SW 27-21-01			
I AM APPEALING (check only one)			
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Development Permit # 25D 013 Date of Decision: (Y/M/D) _____	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Subdivision Application # Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order Enforcement Order # Date of Decision: (Y/M/D) _____	
REASON FOR APPEAL (attach separate page(s) if required)			
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.			
SEE ATTACHED PAGES			

TURN OVER AND COMPLETE REVERSE SIDE

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.
- **Unightly 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