



## Notice of Appeal

Subdivision and Development Appeal Board (SDAB)  
Foothills County [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

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

<b>APPELLANT INFORMATION</b> (e.g. Landowner or Affected Party)			
Name of Appellant(s) Julie Giles and Ryan Huntley			
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:			
<b>AGENT INFORMATION &amp; CERTIFICATION</b> (complete section if applicable)			
Name of Organization:			
Contact Name: Susan Lake			
Mailing Address		Province	Postal Code
Main Phone			
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) Julie Giles and Ryan Huntley hereby authorize Susan Lake to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)		Date	Date
March 27, 2025		March 27, 2025	
<b>SITE INFORMATION</b>			
Municipal Address (house and street number): Plan 0312338, Block 6, Lot 3			
Legal Land Description: Quarter-Section	Plan Township	Block Range	Lot Meridian

<b>I AM APPEALING</b> (check only one)		
<b>Development Authority Decision</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Development Permit # File Number: 25 D013 Date of Decision: (Y/M/D) 2025/3/12	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal Subdivision Application # Date of Decision: (Y/M/D)	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order Enforcement Order # Date of Decision: (Y/M/D)
<b>REASON FOR APPEAL</b> (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.		
Please find attached letter.		

**TURN OVER AND COMPLETE REVERSE SIDE**


This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.

[Redacted Signature]

Signature of Appellant(s) OR  
Person Authorized to Act on Behalf of Appellant(s)

March 27, 2025

Date

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

**\*\*NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY. \*\***

#### PAYMENT OF APPEAL FEE

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.  
If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - [Submitting an Appeal](#)

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#### CREDIT CARD INFORMATION

[Redacted Credit Card Information]

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