



APPELLANT INFORMATION (e.g. Landowner or Affected Party)

Notice of Appeal

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

109 जिन्दाकर्त Traff, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

•	Christine Hagel		
Mailing Address		Province	Postal Code
Main Phone	Alternate P	hone #	
I consent to receive documents by en	mail: • Yes • No		
Email Address			
AGENT INFORMATION & CERTIFICATI	ON (complete section if applicable)		FN 28-12(NEZ F.E.)
Name of Organization:			AD THE SECTION AND ADDRESS OF THE SECTION
Contact Name: Susan Lake			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by en	nail: 🛚 Yes 🔲 No		
Email Address			
I (We) Kerry and Christine Hagel	hereby au	ithorize <u>Susan Lake</u>	
to act on my (our) behalf on matters			
	3-28-2025		3-28-202
Signature of Appellant(s)	Date Signatur	e of Appellant(s)	Date
SITE INFORMATION	NEW WINDS AND WARREN	Market William Policy Co.	1892 B 101 A 104 A
Municipal Address (house and street	number):	DII O I :	0
	Pian 0312338	5, BIOCK 6, Lot	3
Legal Land Description: Plan Quarter-Section Township	Block L	ot eridian	
6/1/	27 21	W5M	
I AM APPEALING (check only one)			
Development Authority Decision	Subdivision Authority Decision	Decision of Enforce	ment Services
■ Approval □ Conditions of Approval	☐ Approval ☐ Conditions of Approval	☐ Stop Order	Order
■ Approval □ Conditions of Approval □ Refusal	☐ Conditions of Approval ☐ Refusal	☐ Stop Order☐ Compliance (Order
☐ Conditions of Approval☐ Refusal	☐ Conditions of Approval	· ·	
☐ Conditions of Approval☐ Refusal☐ Covelopment Permit #	☐ Conditions of Approval☐ Refusal Subdivision Application #	☐ Compliance (#_
☐ Conditions of Approval ☐ Refusal Development Permit # Date of Decision: (Y/M/D)	☐ Conditions of Approval ☐ Refusal Subdivision Application # Date of Decision: (Y/M/D)	Compliance (#_
Conditions of Approval Refusal Development Permit # Date of Decision: (Y/M/D) REASON FOR APPEAL (attach separate	Conditions of Approval Refusal Subdivision Application # Date of Decision: (Y/M/D) The page(s) if required)	Enforcement Order Date of Decision: (Y,	#_ /M/D)
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	03-28-2025
Signature of Appellant(s) OR	Date
C Person Authorized to Act on Behalf of Appellant(Date S)
A hearing must be held within 30 days from the receip hearing will be sent by regular mail. If the appeal is ag appellant, landowner(s) of the subject property, and to the decision of a Development Authority, notice will be landowners located within the half mile surrounding the	Date by tof your Notice of Appeal. Written notice of the date and ainst the decision of a Subdivision Authority, notice will in a landowners adjacent to the subject property. If the appears to the appellant, landowner(s) of the subject property. BOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU (1985)
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March 28, 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 256D013

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

Dear Sir/Madam of the Development Appeal Board,

Please accept this letter as our appeal to the decision made regarding development application file number 256D013, which was approved as a discretionary use on March 12, 2025.

We feel that a business of this scope goes beyond that of a home-based business. When you look at the company's website, it's scope is far from a small business. A business of this magnitude should be in an industrial park, not in the back yard of an acreage in an agricultural setting.

Several concerns that we have:

Safety. With a welding shop, there are gases used. This could create a very hazardous area. Closest fire station is at Heritage Point. We've had a shop explosion on our street a couple of years ago and would not want that to happen again.

Noise. According to guidelines, business operations are "normally" 8am-4pm daily. What guidelines are in place to regulate this? With the type of manufacturing that they show on their website, it's very unlikely that this is just an 8-4pm, Monday-Friday work environment.

Cleanliness. This is already a concern as there is metal and scraps strewn about. This has been brought to the attention of the Foothills By-law, and although some improvement has been made, it is still far from clean.

Traffic. Again, the scope of this business will not limit it to 2 non-resident employees, 4 pickups and a forklift. That is a stretch of the imagination. This will also require materials in and out. This will be heavy equipment being used for this. Their driveway and yard are inadequate for a tractor-trailer to turn into their yard and be able to turn around. This would mean that anything over a 5-ton truck, and even then, it's questionable as to whether there would be space for them to turn around in the yard, would have to back in off the road (274th Ave). This now creates traffic safety. Trucks would have to have someone flagging traffic. Also, would the municipality be monitoring the weights of these trucks when the road bans come in?

Taxes. With the nature of the business being industrial, and our homes in the area all residential, how this affect our taxes? The road will likely need more maintenance, and we don't feel that additional road work and cost of such should affect all of us.

In closure, it's clear that they are looking to locate their business out of Calgary into a country setting clearly for tax purposes. This is far from the proposed home based business criteria, but this magnitude of business would be better suited to the industrial parks of Aldersyde, Okotoks or High River rather than a quaint acreage setting.

We appreciate your consideration in this appeal request.

Kind regards, Kerry & Christine Hagel.