



Notice of Appeal

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

109 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) Kerry and Christine Hagel			
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: 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) <u>Kerry and Christine Hagel</u> hereby authorize <u>Susan Lake</u> to act on my (our) behalf on matters pertaining to this appeal.			
<u>[Signature]</u>	<u>3-28-2025</u>	<u>[Signature]</u>	<u>3-28-2025</u>
Signature of Appellant(s)	Date	Signature of Appellant(s)	Date
SITE INFORMATION			
Municipal Address (house and street number): Plan 0312338, Block 6, Lot 3			
Legal Land Description: Quarter-Section	Plan Township	Block Range	Lot Meridian
SW	27	21	W5M
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 # Date of Decision: (Y/M/D) <u>2025-03-12</u>	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.			
<u>SEE ATTACHED LETTER</u>			

TURN OVER AND COMPLETE REVERSE SIDE

Kerry & Christine Hagel



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.