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**April 20, 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 letter of 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:

- **Unightly 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.***

***See below the pictures of state of the property ongoing:***



- 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.

***In 2020 – we suffered an explosion of an entire building carrying out similar business operations (without permit or approvals)***

***This explosion damaged Crops in a neighboring field, the contamination left this unsuitable for grazing or use.***

- 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.

Examples from their own social media of the projects undertaken in the building on the property to date:





bencoweldingltd • Follow



bencoweldingltd Stainless spooling for days...

#weldeverydamnday #pipefitter #weldlife  
#stainless #inox #watertreatment #pipefitting  
#pipetrades #gtaw #tig #tigwelding #migwelding  
#rmd #stt #weldporn #bluecollar #skilledtrades  
#biogas #wastewater

52w



povdigital.marketing Exceptional job!

51w Reply



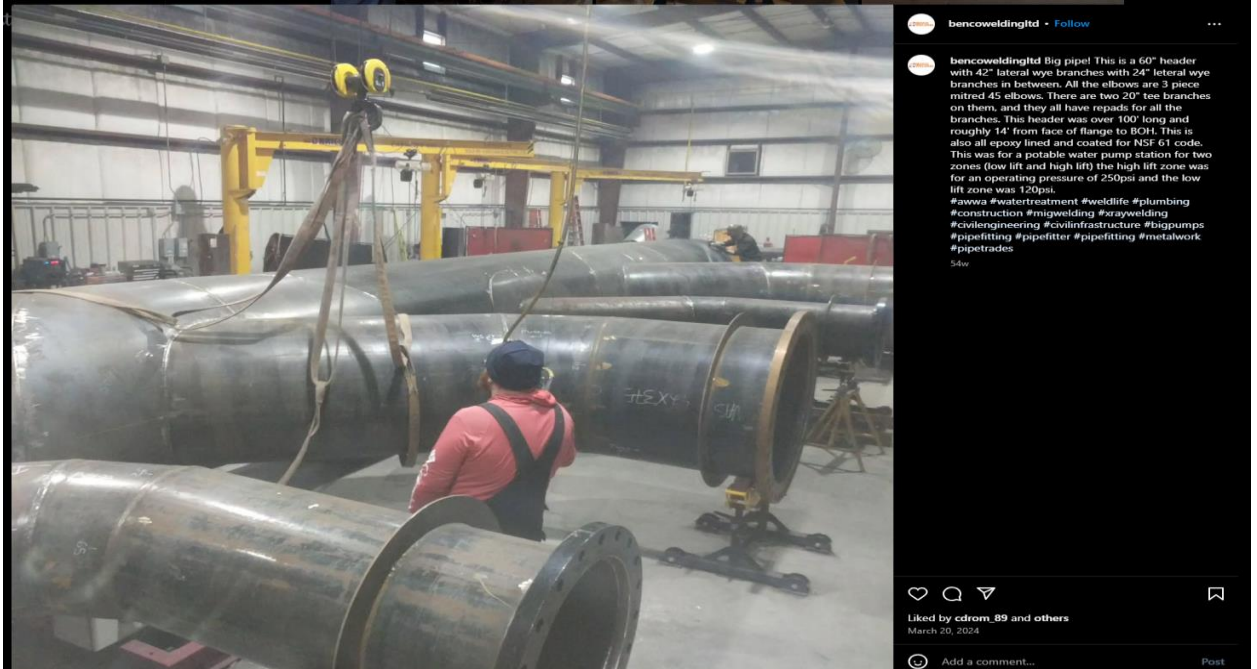
Liked by cdrom\_89 and others

April 2, 2024



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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