



Notice of Appeal

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

309 Macleod Trail, Box 5606, 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) SharLee Patterson
Mailing Address [Redacted] Province [Redacted] Postal Code [Redacted]
Main Phone # [Redacted] Alternate Phone # [Redacted]
I consent to receive documents by email: [] Yes [] No
Email Address: [Redacted]
AGENT INFORMATION & CERTIFICATION (complete section if applicable)
Name of Organization: McDonald Luxury Homes
Contact Name: Don McDonald
Mailing Address [Redacted] Province [Redacted] Postal Code [Redacted]
Main Phone # [Redacted]
I consent to receive documents by email: [X] Yes [] No
Email Address: [Redacted]
I (We) Please see attached form authorization form hereby authorize
to act on my (our) behalf on matters pertaining to this appeal.
Signature of Appellant(s) Date Signature of Appellant(s) Date
SITE INFORMATION
Municipal Address (house and street number) [Redacted]
Legal Land Description: Plan 9710710 Block 3 Lot
Quarter-Section Township 22 Range 3 Meridian West of the 5

I AM APPEALING (check only one)
Development Authority Decision
[] Approval
[] Conditions of Approval
[X] Refusal
Development Permit #
Date of Decision: (Y/M/D) 26/03/16
Subdivision Authority Decision
[] Approval
[] Conditions of Approval
[] Refusal
Subdivision Application #
Date of Decision: (Y/M/D)
Decision of Enforcement Services
[] Stop Order
[] 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.
Please see attached letter.

TURN OVER AND COMPLETE REVERSE SIDE



LETTER OF AUTHORIZATION

I (We), SharLee Patterson being the owner (s)
 registered on the title of Lot _____ Block 3 Plan 971 0710
 NW / (NE) SE / SW, Section 6, Township 22, Range 3, W 5 M
 give McDonald Luxury Homes / Don McDonald permission
 to act on my (our) behalf for the purposes of the Development Permit application affecting
 the above noted property as submitted to the Foothills County.

7/23/2025

 Date



 Signature

 Date

 Signature

 Date

 Signature

I SharLee Patterson wish to have my name redacted from the public file. I understand that by doing so, I will not receive any communication from the County with respect to this application for development permit.

7/23/2025

Date



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Signature

To Whom It May Concern,

We are writing to formally appeal the refusal of the Development Permit application submitted as a replacement for Development Permit 25D 25 I, concerning the subject property described as a portion of NE 06-22-03 W5M; Plan 9710710, Block 3.

We respectfully request that the Development Appeal Board reconsider the decision to refuse the application based on the following grounds:

First, the intent of the application is not to intensify use beyond reasonable residential expectations, but rather to consolidate and rationalize existing and proposed structures on the property. The proposed attached garage expansion and carport are intended to meet practical needs for vehicle storage and property maintenance, consistent with rural residential living on a parcel of this size.

Second, the variance requested is modest when considered in the context of the overall parcel size (approximately 12 acres). The property can accommodate the proposed structures without negatively impacting neighboring properties, sightlines, drainage, or environmental considerations. The scale of development remains compatible with the surrounding area and does not alter the residential character of the district (Section 5.6.1 of the Land Use Bylaw 60/2014).

Third, the cumulative overage identified in the refusal is largely attributable to the reclassification and inclusion of existing structures, as well as the previously unaccounted-for carport. We have proposed the removal of the greenhouse and associated mechanical equipment, demonstrating a good faith effort to mitigate total building area and comply as closely as possible with the Land Use Bylaw.

Fourth, there are no anticipated adverse impacts related to traffic, noise, or servicing. The structures are for personal use only and do not support any commercial or industrial activity. The proposed development will not place additional strain on municipal infrastructure or services.

Finally, we believe that applying the bylaw too strictly in this situation does not fully reflect the realities of the property or how it is being used. The variances we are requesting are reasonable and remain consistent with the overall intent of the bylaw, which is to allow for flexibility where it is appropriate.

In light of the above, we kindly request that the Development Appeal Board approve the proposed development, subject to any reasonable conditions deemed necessary.

Thank you for your time and consideration of this appeal.