

RURAL MUNICIPALITY OF ABERDEEN NO. 373

**Public Hearing**

Held on September 12<sup>th</sup>, 2024 at the Municipal Office, located at  
101 Industrial Drive, in the Town of Aberdeen



The Reeve Martin Bettker called the public hearing to order at 11:00am.

Present: Reeve Martin Bettker, Councilors Graham White, Mark Schaffel, Kevin Kirk, Real Hamoline, Paul Martens, Jim Korpan and the C.A.O. Bridgette Shwytky

Ratepayers Present: Katelynn Pederson, Nicholas Weinrauch, & David Budnick

The purpose of the public hearing was to hear concerns/objections/representations regarding the Discretionary Use Permit Application to operate a business laser engraving promotional products as a home-based business at 121 Louise Crescent, under Bylaw 2007-02 also known as the Zoning Bylaw for the RM of Aberdeen No. 373.

Reeve Martin Bettker chaired the hearing, introduced council and staff and then instructed those attending of the procedure that the hearing would follow.

Reeve Martin Bettker read the Discretionary Use application and the written submissions.

Written submissions:

**Don & Jeanne Boyenko- 44 Cherry Hills Road- Have concerns-** We don't have an issue with the business on Louise Crescent! Our issue is that the amount of dust we get now plus the additional 2 way traffic will be that much worse. You did put a 60k sign but as it is not monitored- does it work? No! We personally applied dust control & informed the RM to tell the grader operator to lift his blade. IGNORED! We don't have any problem with the business + wish them well. Just please consider the extra dust we will have to endure!

**Ken & Brenda Johnson- 106 Louise Cres- Have concerns-** The original purchase agreement, no hom based businesses are allowed by the developer of Cherry Hills/Concerned about increased traffic in the area/Concerned about loss of privacy/If one land owner is allowed then we believe more will start a business.

**Chastity & Cory Fleischhacker- 122 Louise Cres- Have no concerns-** As long as traffic does not increase then we are good to go and happy 😊 Which Nick already explained it will be minimal if any so that is great. The are great people. This will be good for the community of Aberdeen.

**Sonja Gorin – 102 Louise Cres- Have no concerns**

**David & Janine Bubnick- 112 Louise Cres- Have concerns-** Cherry Hills is zoned Low Density Country Residential consisting of 20 homes, from young families to retired enjoying the quiet safe community.

I would make note to the application of Discretionary Use at 121 Louise Cres, the City of Saskatoon does not permit this use in residential, the city zones this as Light Industrial which is noted in their bylaw to keep Nuisance conditions from operation away from residences.

We oppose this Discretionary USE of a Laser Engraving and promotional product business as we are now seeing a trend in homes being sold and new home buyers coming to our Country

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MB*

Residential development to use space outside of the home and operate businesses that are designed to be in light industrial or heavy industrial areas. This business will generate smoke discharged to the outside from the Laser operation, noise from the operation of the business with associated wood working equipment, added traffic to the development and safety to the development with the invited guests.

I have pictures and video evidence that the above concerns are real with my non-compliant neighbor operating a Laser Business at 110 Louise Crescent and needs to be enforced by the municipality. I will keep this matter separate for today and will be in contact with the RM for follow up.

Commercial and industrial lands are zoned separately and are not part of a country residential subdivision which lands will have proper infrastructure and guidelines in place to accommodate this type of Use for fabricating, manufacturing, welding, storage of products, etc.

The proposed activities of this Discretionary Use are typically in light industrial or heavy industrial areas as noted and the applicant/homeowner is located in a Country Residential subdivision and are seeking to undertake this industrial style business on residential lands.

What is being contemplated requires light industrial zoning, example with the RM of Corman Park for light industrial has specific requirements for industrial/commercial uses relating to parking, outdoor storage areas, waste disposal, landscape buffering, access to the site and location in area which is why the RM home based business are prohibited in country residential zoning districts where welding, fabrication, manufacturing etc are involved.

In summary: The Proposed Use is not compatible with the property zoning and primary uses. In short the noise, smoke, smell, traffic, fire risk, garbage, and potential other materials storage on site is not consistent with Country Residential Zoning. It is appropriate for these businesses to be located in zoned commercial or industrial areas which is why these zoning exist in City's and RM's.

**Dennis & Bernadette Sansom- 117 Louise Cres- Have no concerns**

**Hannah & Donovan Wheeler- 101 Louise Cres- Have concerns-** We are not zoned for light industrial business. We do not want this in our country residential community.

My husband and I strongly oppose the proposed discretionary use for the home-based light industrial business. We are also against all current and future operations of light industrial home-based businesses that currently run or are pursuing to run this in the future inside of the Country Residential Community.

My husband and I purchased this home in Cherry Hills because it is zoned country residential. We do not want this development to begin operating as a light industrial development. We already see this happening at 110 Louise with the light industrial laser business in their garage that is loud and has smoke and odor which again, is not zoned for this type of business. This should also be dealt with as it's similar to the business above.

If one light industrial business is permitted then this could be an open door to run the light industrial in this community to run this type of business. My concern is with anything that goes along with light industrial including extra traffic and customers with will only increase as business increases. We have two young kids and chose to move into a country residential to avoid light industrial use near our home.

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We truly hope the RM will be holding the zoning of this development as we did not buy into this development to have this happen.

**Jayden Schmiess-120 Louise Cres-Have no concerns**

**Kathleen & Dave Hamilton- 109 Louise Cres- Have concerns-** my concern is the increase of traffic. Will it remain 6 per month. And if this is allowed, then what if all 22 homes decided to do the same? That would mean approx. 132 client visits per month! We moved here for the privacy and peace. It's a kind of haven for all the residents here. I'm in support of small business. I have my own, but clients are never welcome. I do all my interactions in town.

**Verbal Presentations:**

Nicholas Weinrauch made a verbal presentation and addressed some of the concerns raised in the written submissions. He explained that his equipment does not produce much noise, does contain an exhaust system that provides air to cool the lasers, not to expel smoke. He also explained that no smoke is produced by his equipment. He also explained that he currently has a business license and approval to operate from his home in Saskatoon, where he has been operating his business for a number of years without any complaints received from neighbours. He has been moving his company towards online ordering only, so he will not have any clients coming to his home. His supplies will be shipped to a location in Saskatoon.

David Bubnick made a verbal presentation to express his concerns with regards to future growth of the business and to reiterate his written concern that he does not believe this type of use should be permitted in a country residential development.

Nicholas Weinrauch made another verbal presentation to explain that his company's primary focus is engraving company logos onto pens and tumblers. Mr Weinrausch passed around samples of his products to show his work and provided a short video to demonstrate his equipment in operation.

Reeve Martin Bettker thanked those in attendance for their written submissions and verbal presentations.

The meeting was adjourned at 11:27am.

  
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Reeve

  
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Administrator