

MINUTES OF THE RURAL MUNICIPALITY OF ABERDEEN NO. 373 SPECIAL MEETING OF COUNCIL HELD ON THE 22nd DAY OF JANUARY, 2025 IN THE RURAL MUNICIPAL OFFICE, 101 INDUSTRIAL DRIVE IN ABERDEEN, SASKATCHEWAN

Call to Order The meeting was called to order at 7:00 pm by Reeve Martin Bettker.
Present were: Reeve Bettker, C.A.O. Bridgette Shwytyk and the following RM members of council:

Division No. 1 – Graham White
Division No. 3 – Kevin Kirk
Division No. 5 – Paul Martens

Division No. 2 – Mark Schaffel
Division No. 4 – absent
Division No. 6 – Jim Korpan

Conflict of Interest: None Declared

Meeting was recessed from 7:00pm until 8:42pm for a public hearing.

43/25 Agenda

White: BE IT RESOLVED that the agenda for the January 22nd, 2025 Special Meeting of Council be accepted as presented.

Carried Unanimously

Members of the Saskatoon Sharbojonin Puja Porishod attended the meeting as a delegate from 8:42pm to 9:15pm to discuss their Discretionary Use application.

Shirley Huffman and Foreman Garrett Beaulieu arrived at the meeting at 9:15pm.

44/25 Discretionary Use Application

Kirk: BE IT RESOLVED that the council table the discretionary use application for a place of worship until the February meeting.

Carried Unanimously

45/25 Aberdeen Parks & Rec Board

White: BE IT RESOLVED that the following be appointed to the Aberdeen Parks & Recreation Board for 2025, in addition to the members appointed at the meeting held on January 9th, 2025: Andrew Hamoline as a Town Rep, Kelli White, and Crystal Bideaux.

Carried Unanimously

46/25 Highway 41 Safety Improvements

Schaffel: BE IT RESOLVED that the RM provide the list of council's requested changes to the Ministry of Highways and Infrastructure in response to their request for endorsement to their Passing Lane Positioning and Future Safety Improvements Proposals.

Carried Unanimously

Foreman Beaulieu left the meeting at 10:10 pm

47/25 In Camera Session

White: BE IT RESOLVED that the councils move the meeting into an in-camera session at 10:11 pm per section 120(2)(a) of the Municipalities Act and 23.1 of the Local Authority Freedom of Information and Protection of Privacy Act to discuss matters concerning the First Responders.

Carried Unanimously

Meeting moved out of camera and the regular meeting resumed at 10:24 pm.

Handwritten initials: RB MSB

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COUNCIL HELD ON THE 22nd DAY OF JANUARY, 2025 IN THE RURAL MUNICIPAL
OFFICE, 101 INDUSTRIAL DRIVE IN ABERDEEN, SASKATCHEWAN

48/25 Adjournment

Kirk: BE IT RESOLVED that the meeting now be adjourned at 10:25 p.m.

Carried Unanimously



Reeve



C.A.O.

RURAL MUNICIPALITY OF ABERDEEN NO. 373
Public Hearing
Held on January 22nd, 2025 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 7:00 pm.

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

Public Present: Kathy Tillman, Jayden Schmiess, Greg Fremont, Jeanne Boyenko, Ronald Gaucher, Richard ?, Kate Congreves, Jonathan Gorham, Leah Heidt, Devin Heidt, Rob Farkas, Kat Hamilton, David Bubnick, Tanner Danylczuk, Curtis Denis, Devan Engelberts, Brenda Johnson, Ken Johnson, Dylan Youngstrom, Nicholas Weinrauch, Scott Zelensky, Sylvia Waterer, Dennis Phelan, Don Boyenko, Laurie Gaucher, Lucien Lepage, Sean Jamison, D.J. Wheeler, Pat Engelberts, Kate Pederson, Pulak Das, Prosanta Mondal, Sabuj Sarver, Chastidy Fleishhacker, Daniel Gorin, Shib Podder.

The purpose of the public hearing was to hear concerns/objections/representations regarding the Discretionary Use Permit Application to construct a place of worship Par C, Plan 101972662 on the SE 06-37-02-W3 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: Written Submissions are hereto attached as Schedule “A”

Verbal Presentations:

Dennis Phelan - Cited concerns regarding only sending notices out within the 1 mile radius. Requested that the radius be widened.

Jayden Schmiess - stated concerns with the lack of information provided with regards to the application. Spoke regarding the RM not generating taxes on building and that it would provide no benefit to RM financially.

Nicholas Weinrauch - Spoke with regards to how him & other discretionary use permits holders in the area have made efforts not to impact surrounding area and that a use such as this would not.

Devin Heidt - Spoke against the proposal. Expressed that he shared the same concerns as residents of Cherry Hills. Feels it would be a better fit closer to city. Concerns members would venture down Martin Road as well.

Sylvia Waterer - stated concerns regarding the hand out provided by the applicant that stated that the property being close to highway would not cause traffic concerns. Expressed that she disagrees with the hand out and that she is of the belief that the proposed use would cause significant traffic safety concerns. Mrs. Waterer also stated questions/concerns about other type of development and/or residential properties could potentially be approved on this property.

for MB

The CAO read the permitted and Discretionary uses currently permitted within the Zoning bylaw for a property of the same Zoning (A-Agriculture). The CAO also explained that the list of uses is subject to change as the RM is currently in the process of updating our Zoning Bylaw and that the Bylaw could potentially be amended by future councils at their discretion. The Reeve also explained that Zoning Bylaws and amendments also require approval from the Ministry of Government Relations and that amendments to the uses may be rejected by the province.

Dylan Youngstrom - Spoke of having all the same concerns when it was proposed to be constructed at Mission Ridge. Does not believe the enough work has been done by applicant to mitigate the concerns that were originally cited with the initial application in Mission Ridge.

Martin reiterated that the RM is currently working on upgrading bylaws and that the contracted Planners will provide for public consultations as part of the upgrading process.

Devan Engelberts - cited concerns of the road being very busy. Expressed that there is no perceived benefit for RM and residents. Expressed concerns about public safety.

Sylvia Waterer - Questioned whether due diligence with regards to traffic impacts were conducted.

Jayden Schmiess - Commented that he is happy to hear the bylaw is being upgraded.

The Reeve explained that Highways follows specific criteria for determining improvements along the highways. Gave the example of how the RM is currently in discussions about improvements for highway 41. We can give suggestions but Highways has final say on all decisions regarding highway improvements. The Reeve also explained that applications for subdivisions along the highway are submitted for review by the Ministry of Highways, however, as there is no subdivision component to this application, it is not reviewed by the Ministry of Highways.

Shib Podder, one of the Applicants - spoke to addressed concerns raised with regards to their application. Explained they are in a Hindu group. They have 3 major celebrations a year where they could potentially see the full membership in attendance. Monthly gatherings are usually attended by approximately 1/2 of their membership. The building will not be open for coming and going at any time. Mr. Podder explained that the site plan was only a concept drawing and that the parking lot spaces are not finalized but would be aligned with the minimum number required by the RM's Bylaws. He explained that they can look into motion sensor lighting for parking that would only activate when someone drives onto the property to address lighting concerns. He explained that the utility usage would be minimal, so it should not have any impact to the neighboring properties.

Prosanta Mondal, one of the Applicants - Explained that they have a limited budget, which is why they are looking into a property outside of the city. He also explained that sounds will only be played within the building. There will be no speakers installed on the exterior of the building and no sound will be played outside. He also explained that their services are conducted inside the building.

Don Boyenko - Spoke against temple. Urged Council to view all the people opposed and to consider all the letters received, and side with them against the proposal.

Jeanne Boyenko - Explained that the property and existing coverall building have already been victimized by theft on multiple occasions. Cited concerns that the proposed use would attract more theft and crime to the area.

MB

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

The meeting was adjourned at 8:29 pm.


Reeve


C.A.O.

SCHEDULE "A"

Written Submissions for Public Hearing

7:00pm January 22nd, 2025

for MB



Discretionary Use - Notice of Public Hearing

Discretionary Uses are uses of land that require the approval of R.M. of Aberdeen No. 373 Council.

As part of the Discretionary Use application process, the R.M. of Aberdeen No. 373 requires written comments from neighbours within a one-mile radius of the proposed Discretionary Use be submitted prior to the public hearing.

Please complete this form and return it directly to the R.M. of Aberdeen at: 101 Industrial Drive in the Town of Aberdeen. Mail to: Box 40, Aberdeen, SK S0K 0A0 or email to: rm373@sasktel.net

Deadline for Comments: January 22nd, 2025 12:00 pm

Date of Public Hearing: January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen

Description of Proposed Discretionary Use:

Name: Saskatoon Sharbojonin Puja Porishod

Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3

Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Curtis and Ashley Denis

Phone Number: _____

Signature: _____

Legal Land Description: NW 32 36 R2 W3

Civic Address: _____

Have no concerns

Have concerns

Concerns are:

Road Infrastructure - Road isn't Built for current traffic

Sewage/Water Infrastructure -

Light Pollution - Pressure Emergency Response Teams.

Development doesn't provide any benefit to the community.

Increased Traffic - safety concerns with corner, small

intersection onto major highway.

- Increased congestion during farming seasons -

- Increased congestion for 1 families living on that road -

safety concern if an emergency - Only one access road.

for MB

Daniel and Sonja Gorin
102 Louise Cres

January 20, 2025

RM of Aberdeen No. 373
Aberdeen, SK S0K 0A0

Re: Discretionary Use Response for Saskatoon Sharbojonin Puja Porishod Temple

Thank you for the opportunity to respond regarding the development on Parcel C, Plan 101972662, SE 06-37-02-W3.

We have several concerns with the proposed development.

Safety related concerns are:

- The Highway 5 flare (left turn lane) onto Cherry Hills Road is not able to handle concentrated traffic loads. With limited sight distance for eastbound traffic, any concentrated traffic turning left onto Cherry Hills Road will have to queue on Highway 5. This will create a hazard on the highway with increased potential for collisions. Despite the recent improvement to this intersection with the addition of the left turn lane, the current length of the lane is not intended for concentrated traffic. Also, as this section of Highway 5 is hilly, the turn to Cherry Hills Road does not provide much advanced warning to make the left turn, which creates a hazard with concentrated left turns onto Cherry Hills Road.
- Increased traffic on Cherry Hills Road will accelerate poor road conditions, especially with concentrated traffic to the proposed development. Washboard conditions develop surprisingly quickly on Cherry Hills Road, even with the current traffic. When the road is wet, the gravel is pushed into the surface, and the road becomes muddy and sometimes slippery. This happens at the current traffic level. The number of vehicles could easily double with the proposed development, which would deteriorate the road much more quickly. The road currently has ice covered sections causing safety concerns when meeting oncoming traffic.

Other concerns:

- It is not clear from the proposal the estimated number of people that would be regularly accessing the development, and the number of people on special occasions. The proposal indicates 25 families, but it is not clear how many people this includes. There are other indications that the number of people accessing the development would be much higher, and that the proposal is substantially conservative on numbers of people. The CRA website describing this organization reads, "We celebrate major Hindu annual festivals... . We welcome **hundreds of people** from different communities in general, to share the showcase our spiritual and cultural activities." In addition, the site plan includes a parking

 MB

lot with 108 stalls, with further land available for future parking stalls. These factors tend to indicate there could be many more accessing the site than implied on the proposal.

What is the projected growth for this facility? How many people are projected to use the facility in 5, 10, and 15 years?

Presumably festivals and weddings will host many more people than the 25 families indicated. The facility could even be rented out to larger groups. What large gatherings are expected? If the parking lot is full, will there be overflow of parked vehicles onto Cherry Hills Road? This could restrict emergency vehicle access to the subdivision, as well as local traffic. The gravel road has a narrow top, and any reduction in driving lane width is a risk for accidents.

- There may be other impacts to residents in the Cherry Hills subdivision. One of the attractions of this subdivision is that it is not accessed by a grid road, thereby limiting traffic to local residents. Currently the subdivision is a quiet acreage community, and many residents of Cherry Hills have purchased property, and made their homes, on that premise. As the proposed development would likely be visible from the highway, increased traffic by non-residents through the subdivision could occur. In addition, patrons accessing the proposed development could potentially travel through the subdivision, particularly when the summer road to the north is constructed. Cherry Hills Road is quite dusty with the current traffic. Increased traffic would add to the dust pollution. The increase in through traffic would also reduce privacy and could have a negative impact on property values (busier roads are less attractive to home buyers, especially for those seeking an acreage-style community).

In summary, we do have concerns regarding the proposed development and invite the RM's response to these concerns.

Best regards,

Daniel Gorin
Sonja Gorin



Discretionary Use - Notice of Public Hearing

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As part of the Discretionary Use application process, the R.M. of Aberdeen No. 373 requires written comments from neighbours within a one-mile radius of the proposed Discretionary Use be submitted prior to the public hearing.

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Deadline for Comments: January 22nd, 2025 12:00 pm

Date of Public Hearing: January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen

Description of Proposed Discretionary Use:

Name: Saskatoon Sharboionin Puja Porishod
Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3
Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: David and Terine Blonick
Phone Number: _____
Signature: _____
Legal Land Description: _____
Civic Address: 112 Louise Cree

Have no concerns
Have concerns

Concerns are: Cherry Hills Estates is a quiet acreage development community located 20 minutes away from Saskatoon and want to keep it without developments increasing daily/weekly traffic that will have direct impact to our community. The development will have impact on home values.

Handwritten initials: RM MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Dennis Sansom

Phone Number: _____

Signature: _____

Legal Land Description: _____

Civic Address: 117 Louise Cres

Have no concerns
Have concerns

Concerns are:

Increased traffic on Cherry Hills Road. If the Temple's congregation grows, this will get worse. Right now, we are a quiet, off-the-beaten-path community. I do not want that to change.

for MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: DAVID & LEAH HEIDT

Phone Number: _____

Signature: _____

Legal Land Description: SE 5-37-2 W3rd

Civic Address: 74 MARTIN RD.

Have no concerns

Have concerns

Concerns are:

- This is a rural community, we want to keep it that way. They want live, work, or contribute here. Residents moved here for peace & quiet opposite of this. It belongs in Urban setting or along Hwy.
- We don't want additional NON-LOCAL traffic, costs Tax, payers to maintain road & we feel will cause extra traffic on Martin Road (NONLOCAL) when they miss turn or take around.
- We feel they are downplaying plans, they will have more and will apply for expansion in future.

Increase in non-local traffic will and does increase crime.

- Commercial development that is good should provide jobs & positive spillover, non profits should be there for and benefit community. This is non-inclusive and will not do either. ~~Not a good fit~~ Better fit for area.
- We can find a better fit, this does not fit in that rural setting.

for MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: DON + JEANNE BOYENKO

Phone Number: _____

Signature: _____

Legal Land Description: NE6 T37 R2 W3

Civic Address: 47 Cherry Hills Road

Have no concerns

Have concerns

Concerns are: See Attached

Don MB

To whom it may concern regarding your notice for the construction of the temple on Cherry Hills Road

Our concern regarding the request for a temple to be constructed along Cherry Hills Road would be added traffic to the traffic flow from the estates. I would like to share some history and information regarding this road. There was no road to our place when we built here in 1977. The RM had allotted some money to construct the half mile to where we have our home. With the additional time it took to build the curve off of highway 5, removal of trees and the installation of the culvert they were only able to build the road to the hill where you have a 60 km speed sign posted. This is where your monies ran out.

In order to finish the remainder of the road we paid the additional cost to proceed and complete the half mile. The road was not surveyed and was not built to standard.

I had raised my concern about this section of the road and hill when the Cherry Hills Estate project was approved

One of our concerns is the hill and short distance to the entrance of the Temple. There is a school bus, estate residents, various vehicles as water hauling by residents, and Loraas disposal and heavy machinery and semis from the land on the east side plus the additional traffic from the Temple on their days of worship and throughout the week. We have been very fortunate that we have not had any mishaps, it is not a very wide road to move over on, especially meeting farming equipment big trucks and school bus. The narrow road, big hill and extra traffic on that section is our concern. Can this be accessed from highway 5? Can they look at somewhere along the highway to build their Temple rather than basically in my front yard which presently is a rural residential area!

Another concern to us is that they are saying 25 families plus additional 10 families using the temple over the course of the week on various different days at the present time. How long until this number grows? You are plopping a temple in a residential area. They are starting with this plot of land but the surrounding acres are also for sale. What's to say that they will not grow. How is that going to affect our taxes and my property values?

Thank-you for your consideration

Don and Jeanne Boyenko

Don MB

RM of Aberdeen No 373

From: DJ Wheeler
Sent: Tuesday, January 21, 2025 12:46 AM
To: rm373@sasktel.net
Cc: DJ Wheeler
Subject: Opposing Discretionary Use in Cherry Hills Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Information:

Name: Donovan Wheeler & Hannah Wheeler

Signature:

Legal Land Description: Lot 1 Blk 1 PI 101861333

Civic Address: 101 Louise Crescent

To Whom It May Concern,

I am writing to express our strong opposition to the discretionary use application to construct a temple at Parcel C, Plan 101972662, on SE 06-37-02-W3. This proposal raises several significant concerns that will negatively impact the quality of life and infrastructure in our neighbourhood if approved.

Key Concerns:

- 1. Noise Pollution:**
Large gatherings, celebrations, or events hosted at the temple will generate significant noise, disrupting the quiet atmosphere of Cherry Hills Estates.
- 2. Light Pollution:**
One of the reasons we chose to live in Cherry Hills Estates was to enjoy the serenity of rural night skies. However, a large parking lot with extensive lighting would disrupt this and diminish the area's natural appeal.
- 3. Highway Access and Traffic Safety:**
The current highway approach is not designed to accommodate the volume of vehicles anticipated to enter and exit the property, particularly during events. This raises safety concerns for drivers and could lead to increased accidents.
- 4. Potential Tax Increases for Highway Improvements:**
If upgrades to the highway are deemed necessary to support this increased traffic, will the cost fall on the municipality and, consequently, on local taxpayers?
- 5. Grid Road Infrastructure:**
The grid road leading to the proposed site was not constructed to handle high traffic volumes. Increased use will accelerate road deterioration, raising maintenance and repair costs. Again, this prompts the question: who bears these costs?
- 6. Attendance and Traffic Growth:**
The application mentions 25 families. However, it does not specify the total number of individuals or anticipated growth over the next 5–10 years. Increased attendance and traffic will further strain local infrastructure.
- 7. Safety and Security:**
This community is quietly nestled away from the highway, offering privacy and a sense of security. The proposed

DM *MB*

temple, which will host events with 'hundreds' of attendees, could draw unwanted attention and traffic to the area, impacting the safety and peaceful character of our neighbourhood.

8. **Festival Safety:**

One notable festival involves a bonfire. The natural fescue and strong winds in the region raise concerns about a potential brush fire. In the event a fire did break out, there is only one way out for all of the residents in Cherry Hills.

9. **Emergency Services Access:**

Increased traffic could complicate access to emergency services, especially if road congestion occurs during large events. This poses a safety risk for both the temple visitors and existing residents.

10. **Parking Overflow:**

If the temple hosts large events and its parking lot cannot accommodate all attendees, overflow parking could spill onto nearby roads, creating hazards and obstructing access to our residences.

11. **Resale Value:**

A major draw for Cherry Hills Estates is its secluded location and quiet atmosphere. The introduction of a public gathering space of this scale alters the character of our community, potentially diminishing property values.

12. **Precedent for Future Development:**

Approval of this application might set a precedent for additional commercial or institutional developments in the area, further altering the character of the neighbourhood.

We bought our home with the knowledge that this was a quiet secluded community and there were no threats to that changing. The proposed location for the construction of a temple does not align with the residential and rural character that defines Cherry Hills Estates.

We respectfully urge the RM Council to consider these concerns when evaluating the application. We hope you prioritize the interests of the existing residents and maintain the integrity of our community.

Thank you.

Sincerely,

Donovan & Hannah Wheeler



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Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: C.C. F. Dairchnecker
Phone Number: _____
Signature: _____
Legal Land Description: _____
Civic Address: 122 Louise Cir.

- Have no concerns
- Have concerns

Concerns are:

please see attached letter,
Thank you!

Handwritten initials: BM MB

In regards to the Discretionary Use application of the Saskatoon Sharbojonin Puja Porishod to Construct a temple on Legal Land Description Parcel C, Plan 101972662 on the SE 06-37-02 W3, we the residents of 122 Louise Crescent in Cherry Hills Estates have many concerns and are not in-favour of the construction of any large structure or commercial type structure like the above-mentioned proposal.

To start, we specifically chose Cherry Hills Estates because of its distance from the city, the peace and quiet in nature and some but very small amount of neighbours. Being this far from the city in the middle of nature is not for the faint of heart. It comes with many trials and tribulations in all sorts of weather. There has been fires, invasions of deer and the occasional moose eating all of our landscaped vegetation (which we personal love, but some do not), wild wind storms and winter storms that make our roads and approaches to our yards in passable and undriveable. With that being said, we as a small community 100% take it all on as we love to be out here in our hidden gem, almost out in the middle of no where, tucked away from the hustle and bustle of the traffic and chaos that comes with being close to or with in the city.

- My children, along with the neighbours kids go on bike rides, walks and adventures with each other, all over Cherry Hills limits including walking our dog up and down Cherry Hills Road. They have expressed their concerns that they feel having a busy hub at the proposed location will take away their feeling of safety. Their walks and little adventures will no longer feel peaceful and safe with the amount of traffic that will come with such a large structure. It will take away from their future of growing up in the peace and quiet country living lifestyle. They have also expressed their concern of the feeling of safety for staying home alone the odd time with the possibility of unknown vehicles frequently passing. Again, this takes away the reality of being out in the country, living in a quiet peaceful place, growing up with nature having very little traffic.

- With having kids in my house, that brings up the concerns of this road being a bus route. Our bus is on a strict time limit for pick up and drop off and the driver needs to stick to the times as directed by the bus garage picking up on time, school drop off on time, then again for the ride home as per their rules and regulations. The worst part of this is that there could be times that the bus will need to turn onto Cherry Hills road from the very busy Hwy 5 and there could be a wait if there are multiple vehicles trying to turn onto the same road. This puts every vehicle, especially a bus full of children at risk of a multi-vehicle collision and we ALL know how busy hwy 5 is ALL day, every day.

- The much needed improvements were made to highway 5 with the turning lane to come into Cherry Hills, however that was based on a small population of minimal acreages turning onto the road, not potentially hundreds more, based on the site plan that shows 108 parking stalls, but is also a "proposed site plan that may be subject to changes". Will those changes include 108 more?

- We are tucked away off of the highway far enough that hwy traffic can not see us, which gives us all a feeling of seclusion and safety. If there was to be a large structure built on Cherry Hills Road, this may attract outside attention from off the highway, bringing unwanted visitors driving around the neighbourhood.

- Because we live in the country, our gravel road sees many days of washboard with the traffic from just our residents. With the extra traffic that would come from 25 extra families, quite possibly many more than just that, the roads could suffer in many ways from worse washboard, even more greasier in the rainy seasons, lost gravel, icy, DUST DUST and DUST. The road was simply not built for that amount of traffic. If road construction for improvements are needed, will we see the implications on our taxes? We looked into dust control through the RM and one of the options given to us was going to cost us \$5,000/household added onto our taxes.

- If the parking lot fills up, will people be parking on the side of the road? If so, I haul horses in and out to ride in Aberdeen to support our local arena and we take part in 4H. If there are vehicles parked on the side of the road it will be very tricky or worst case scenario, in-passable. We have friends that farm land on Cherry Hills Road, they need to access that road with large equipment. Will they struggle to get into cherry hills off hwy 5? Will they be able to get to their land when they need to. You can not just turn around a sprayer or seeder or combine or any of their equipment at all. This is agricultural territory.

- Busy buildings like this come with all sorts of extra effects on the environment. POLLUTION being one of them. This is the country, a place we respect the light of the moon and stars and our little house lights. We absolutely love the views with the dark of night for stargazing and the northern lights. A 108, possibly more parking lot will probably have lights to light it up at night. The light pollution that would come from that would be substantial and very unwanted by my household and I can guarantee every other person in this community. Exhaust fumes from running all those extra vehicles, especially in the winter. GARBAGE, with that many parking lots I feel there may be more than 25 families that will be attending. There may also be more that join in the future. Gatherings in these numbers always bring waste. Waste that is not always put where it is supposed to be like in a garbage can. It floats and flies away into the area. There could be the possibility of litter which will ruin the appeal and beauty of the countryside. Not to mention the scavengers.

- On the topic of scavengers, the naturalist and environmentalist in me is greatly concerned for the animals this will effect. We love and greatly respect the wildlife we encounter and share this community with. This whole area, including the proposed location is a seasonal path the moose come to and at some point continue on. They quite literally come into our yards and stay to eat and bed down. If there is a large structure with lots of action coming and going, noise, lights, large parking lot, that risks them being pushed out. This is not something that is favourable for them, of us community members that love to see them. There is also a small herd of Mule deer that come in and out of the exact area and a little south of the proposed area. Mule deer steer clear of humans and human structures, this will indeed push them out of their habitat. We do not see many mule deer out here as we do white tail, so to loose them would be a sad loss.

- This structure, with a rather large parking lot, will also impact resale value. If someone is wanting to move to a quiet country rural lifestyle, as they drive upon this structure, there is a good chance they will no longer be interested as they are usually intending on escaping the busy city style life.

- The application only states 25 families. This group has many followers on facebook and I feel growth is inevitable. This will mean an even busier location. While we support their want to have a place for gatherings, maybe a location closer to where they live, not in such a rural area, close to a small community is in their best interest where traffic and the hustle and bustle is not an issue.



Discretionary Use - Notice of Public Hearing

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Please complete this form and return it directly to the R.M. of Aberdeen at: 101 Industrial Drive in the Town of Aberdeen. Mail to: Box 40, Aberdeen, SK S0K 0A0 or email to: rm373@sasktel.net

Deadline for Comments: **January 22nd, 2025 12:00 pm**

Date of Public Hearing: **January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen**

Description of Proposed Discretionary Use:

Name: Saskatoon Sharbojonin Puja Porishod

Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3

Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Greg Fremont

Phone Number: _____

Signature: _____

Legal Land Description: LOT 2 BLK 2 SW 8-37-02-W3

Civic Address: 104 LOUISE CR. RM OF ABERDEEN

Have no concerns

Have concerns

Concerns are: LISTED IN EMAIL.

Handwritten initials: MB

RM of Aberdeen No 373

From: Greg Fremont
Sent: Wednesday, January 22, 2025 8:06 AM
To: RM of Aberdeen No 373
Subject: Regarding the Discretionary Use Hearing for Saskatoon Sharbojonin Puja Porishod
Attachments: Discretionary Use Form - Fremont.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I'm writing to share the concerns that my wife and I have with this development. I will also be attending the hearing. I've attached the form and listed our concerns below:

- We moved out to Cherry Hills to get away from large groups of people and busy roads. A development that accommodates large gatherings will take away from the country living feel. As this sentiment is shared by many of our neighbors it is safe to assume that it will make our properties less desirable and in turn negatively impact our property values.
- In its current state we don't believe Cherry Hills Road can safely accommodate this development. The first half mile of Cherry Hills road was initially developed for a single farm and has never been engineered or upgraded to accommodate large traffic volumes. The proposed site plan currently shows 108 parking spaces and from what we can see there would be nothing stopping further expansion. Should this development go ahead, we believe there are numerous upgrades needed, including:
 - Road widening.
 - Subgrade restructuring to address washboard that will result from increased traffic volumes.
 - Dust suppression.
 - Tree clearing at the curves and regrading the hill to address poor sightlines.
 - Deeper ditches, wider ditch bottoms, and 4:1 side slopes to facilitate meeting traffic in the winter. Currently the ditches are shallow with steep shoulders. This section of the road is where we often have issues with snow drifts as the ditches typically fill during the first major snowfall. After a fresh snow it's difficult to see the edge of the road and the steep shoulders have sucked many of us into the ditch.
- In addition to the grid road safety concerns, we don't believe the highway is safe for large groups of eastbound traffic turning onto cherry hills road. This is due to the hill limiting visibility of turning vehicles. While Highways did add a passing lane it can only accommodate 5-10 turning vehicles. Many people in this development have narrowly avoided serious accidents with vehicles trying to pass while we wait to turn onto Cherry Hills road.
- Cherry Hills Road is a quiet and private road that rarely sees outside traffic. A large building and parking lot is going to draw attention to the area and attract unwanted outside traffic onto the crescent. Everyone in this development enjoys walking and riding bikes around the block. Additional

traffic changes that. As one of several families with young children, that extra traffic is even more concerning. Added attention could also lead to rural crime.

- The Description of Proposed Use seems misleading. It indicates gatherings of 25 families rather than a capacity estimate. A "family" might include multiple generations, which can mean dozens of individuals, so 25 families could represent several hundred people. The proposed site plan showing 108 parking spaces suggests that is likely the case.
- The organization is a registered and incorporated charitable organization. Publicly available records about the organization list numerous activities such as "major festivals", "cooking and distributing food", and "welcoming hundreds of people from different communities". While these sound like positive community initiatives, some of these activities could eventually lead to much larger gatherings at the proposed site.
- The information shared is very brief. The organization doesn't seem to have done any due diligence to address access to water, sewage treatment, or stormwater drainage of a large building and parking lot.
- The Cherry Hills development had several building bylaws that resulted in a very desirable community. One of our favorites is the down facing exterior lights that result in limited light pollution. A large development nearby could negatively affect this.

We don't think a small quiet country residential road is the right place for this type of use. The safety related concerns mentioned above would impact both the residents of Cherry Hills Estates and anyone using the temple. A development that facilitates large gatherings of people should have direct access to a highway, highway service road, or primary grid.

Greg Fremont

104 Louise Crescent
RM of Aberdeen



Discretionary Use - Notice of Public Hearing

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Date of Public Hearing: **January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen**

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Name: Saskatoon Sharbojonin Puja Porishod

Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3

Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Brea and Jander Schmiess

Phone Number: _____

Signature: _____

Legal Land Description: Lot 8, Blk 2, Parcel 101995117

SW-08-37-02-W3

Civic Address: 170 Louise Cres

Have no concerns

Have concerns

Concerns are: See attached sheets.

Handwritten initials: BM MB

Discretionary Use – Notice of Public Hearing

The residents at 120 Louise Crescent in Cherry Hills Estates are fully opposed to the proposed construction as outlined in the provided Discretionary Use – Notice of Public Hearing letter.

We moved to this community four years ago fulfilling a lifelong dream to escape the traffic, the noise, the lights, the crowds, and the general hustle that comes with city life. We chose Cherry Hills for its beauty, the surrounding natural environment, its close-knit community, its seclusion, and most importantly for the peace and quiet that living in a rural setting should afford. Allowing the construction of a large gathering place for people from outside of our community, within our community, would be a major disruption to our daily lives and overshadow many of the great attributes that brought us here in the first place. Had such a gathering place existing that near to the development prior to us purchasing our home we would have looked elsewhere. We feel that any land use promoting large gatherings of people, be it a place of worship, a community centre, a recreational complex, a school or any other such similar land use does not belong in or adjacent to a quiet and relatively unknown country residential development.

In addition to the above, our specific concerns are as follows:

1. Access – Cherry Hills Road is the primary and only access into our small community of 20 homes. The first half mile of our road was originally constructed as an access road to the existing farmyard located just north of the proposed site. This section of roadway is not constructed to typical grid road standards with little to no ditch in many spots and is subject to drifting, icy conditions, poor sight lines, dust and a narrow running surface. The current intersection configuration nearer to the highway contains two sharp curves that are often difficult to navigate. If a vehicle is stuck, broke down, or there is an emergency along this segment of roadway we have no way in and out of our development. The proposed site is located along, and would have direct access to, this section of roadway further limiting access. Spill over from the parking lot onto the shoulders of this road could be a real possibility if the proposed parking is not sufficient creating additional roadway hazards.
2. Traffic – The proposed development contains a current parking provision for 108 vehicles and still only utilizes about one half of the site. Gatherings of 25 families per month seems to be grossly understated given these numbers and is expected that traffic projections will only rise as the site expands. That increase in traffic needs to be defined and considered as it will not only break down the substandard roadway faster but will create the potential for more accidents, congestion, and longer travel times for us as residents. Typical developments like this would require the completion of a Traffic Impact Study examining the level of service of the existing roadway(s) and intersection(s) to ensure that they are able to handle the increased demand that such a development would place on them. Furthermore, land uses of this nature will almost always have heavy peak periods of traffic coinciding with the beginning and end of any events taking place there. Large volumes of traffic will be added to the existing roadway network in spikes as opposed to being evenly distributed throughout the day. Access to and from Cherry Hills Road is already challenging at times with the high volumes of traffic on Highway 5 and our intersections proximity to the hill to the west. Adding more traffic to our roadway will only compound these issues.

for MB

3. Noise and Light Pollution – With increased traffic comes increased pollution in terms of excess noise and light. An increase in traffic will not only increase the amount of light from drivers headlights on Cherry Hills Road at night and in the early hours but also from the potential for the large, proposed parking lot to be lit as well as exterior lighting on the building itself. Generally lighting of this nature always stays on when the sun is down. Gatherings of large numbers of people will also undoubtedly bring with it noise from celebrations that may carry into the outdoor spaces surrounding the proposed building. In the vast open spaces we have, noise tends to travel far distances, especially during the cooler months. We are already subject to gravel crushing operations and the cracks of the nearby gun range. We are not interested in any other potential noise sources.

4. Increased Exposure – Cherry Hills Estates is largely unnoticed, and most are not aware it even exists. When scouring the areas surrounding Saskatoon, we were not even aware it was there having concentrated our search closer to the city. We are located a mile off the highway and with the rolling terrain and many tree bluffs are not visible from it. The location of the proposed site is near the top of a hill and will be highly visible from the highway. That visibility will bring curious on-lookers up Cherry Hills Road and when they pass by the proposed site, they will inherently continue up the roadway and around our residential loop to get turned back around as there is currently no other way back to the highway. If, and when the extension of Cherry Hills Road is completed, it will also provide an alternate route for patrons leaving the proposed site to take a longer route back to the highway that will lead them right through and past our quiet subdivision. With increased exposure also comes an increased potential for crime, something we don't currently worry about but will have to in the future if this development is allowed to proceed.

In closing, we live in a safe and private community where we respect our neighbors, we look out for one-another, we drive slowly and cautiously when passing others and their properties along our roadways, and we currently see very little outside traffic around our loop albeit for the odd delivery or service vehicle. Many of us walk along our quiet roadways, often down the grid road to the highway, our children ride their bikes from home to home or around the loop, and we play in our front yards with little to no fear of outsiders passing by and looking in. People are generally inquisitive by nature and those using the proposed space will inherently venture through our small development out of curiosity threatening our sense of safety and privacy.

While we fully support places such as the proposed development for large groups to gather, these should be, and generally are, located in areas nearer to those who utilize them. Schools have districts, sporting organizations have zones, community centers primarily serve the communities for which they are located; this site will be located far away from those for which it is intended to serve and its patrons will have to travel great distances just to get to it. The proposed use will be built by others, for others, and will provide no benefit to our community and its members. We thank you for your time and understanding and urge you not to approve this discretionary use.

Thank you,

Brea & Jayden Schmiess

Brea *M B*



Discretionary Use - Notice of Public Hearing

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As part of the Discretionary Use application process, the R.M. of Aberdeen No. 373 requires written comments from neighbours within a one-mile radius of the proposed Discretionary Use be submitted prior to the public hearing.

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Deadline for Comments: January 22nd, 2025 12:00 pm

Date of Public Hearing: January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen

Description of Proposed Discretionary Use:

Name: Saskatoon Sharboionin Puja Porishod

Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3

Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Jonathan Gorham & Katelyn Comgreves

Phone Number: [Redacted]

Signature: [Redacted]

Legal Land Description: 21 10186 333 CA

Civic Address: 103 Louise Cres.

Have no concerns

Have concerns

Concerns are:

- 1) This is a residential area. Our rural community is small, 20 of households. The proposed use would more than double the density, exceeding capacities to maintain a quiet, peaceful, remote, rural lifestyle in our chosen residential area.
- 2) Traffic. This is a "dead-end" road, there is only one way in and out. Residents walk their dogs, children, families on this quiet road. Increasing traffic will negatively impact road conditions and prohibit our community from enjoying safe walks.
- 3) Noise. 4) Inadequate details provided to people who live here, indicating poor plans for community engagement or cooperation.
- 5) Property value, especially because the proposed temple will be at the entrance of our community's residences; failure to provide maintenance, upkeep plan that is necessary when living out on acreage.

BM MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Kathleen Hamilton

Phone Number: _____

Signature: _____

Legal Land Description: SW 8-37-2 W 3rd

Civic Address: 109 Louise Cres, Cherry Hills

Have no concerns

Have concerns

Concerns are:

- I'm very concerned about the volume of traffic on Cherry Hills Rd, including the increased number of cars turning left off the highway.
 - I'm concerned about the number of people in our area long drive. Congregations grow!
- And there is no information on the type, style and size of the proposed temple.
- I am very much against this proposal.

BM MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Ken Johnson & Brenda Johnson

Phone Number: _____

Signature: _____

Legal Land Description: Lot 3 Block 2 P1101861333

Civic Address: 106 Louise cres

Have no concerns

Have concerns

Concerns are: please see attached

Ken JOHNSON

RM

MB

I understand that I cannot speak for everyone in the Cherry Hill Development, but it would be my opinion that most everyone has searched for and paid for a better quality and quieter lifestyle away from the City of Saskatoon for themselves and Families.

Now while building a Temple (or church) just off Highway 5 on Cherry Hill Road for approximately 25+ Families(100+ people) may seem like a reasonable request, we(I) do have a number of concerns including,

-A Facility built of this nature absolutely will attract Highway Traffic and to this point in the eight years we have been living in the Cherry Hills Development most of the Highway Traffic does not even know this development exists! So, my concerns in regards to this build would be,

1. Most people out here like to walk their dogs or just walk with the Family, additional traffic would be a problem as everyone that does live in the Cherry Hill Development knows to drive slow and watch for neighbors, new traffic would not be so careful.

2. Transient Traffic, yes this would be a large problem if this Development did start to experience new traffic with who knows what each vehicles occupants motives are? To date I have not heard of any Theft or Vandalism, but just a year or two back we had thieves cutting open mail boxes on Highway 5 and stealing mail, now do we want this undesirable element brought into the Cherry Hills Development? No!

3. There is a certain ambiance of the Cherry Hills Development & it radiates good people, good neighbors, etc..., this would certainly change.

4. Optics, it is nice to turn off Highway 5 and enjoy the Deer & Partridge just off the road and just relax before you get home. Now we would have to look at the Light Pollution from this Large Facility & Parking Lot. (Oh and do you think this light would attract Highway Traffic, you bet it would)

5. Property Values, this would be a large concern..., what if this Build is an eyesore or the building and parking lot are just not kept up?

6. How about the Carbon Foot Print of having 25+ families driving from the City to this new Temple instead of building closer to the City. This is a global issue right now.

7. If the build is approved in spite of opposition of most of the existing property owners and we do experience any of these concerns or some that I have not listed are the Directors of the RM of Aberdeen prepared to deal with these problems in a timely manner?

AM

MB

RM of Aberdeen No 373

From: Kerrie Adamson
Sent: Wednesday, January 22, 2025 11:21 AM
To: rm373@sasktel.net
Subject: Discretionary Use - January 22, 2025 7pm Meeting

Kerrie Adamson
113 Louise Crescent, Cherry Hills Estates

I have concerns that this will bring a lot more unwanted traffic into our development. Such traffic may not be mindful of the young families present and will disrupt our quiet area.

I, like most if not all of my neighbors, am against the proposed use of this property.

--
Kerrie Adamson

Paul

MB

RM of Aberdeen No 373

From:
Sent: Wednesday, January 15, 2025 11:31 AM
To: rm373@sasktel.net
Cc:
Subject: Discretionary use SE 06-37-02-W3

Re temple construction Par C, Plan 101972662 on the SE 06-37-02-W3

Laurence Noon
NE 36-36-3 W3rd

Regarding the construction of the Temple, I have concerns, these facilities are rarely small gatherings, there will be a increase of traffic to and from and they always play calls to prayer over outside speakers all hours of the day, the area is relatively a quiet, peaceful location and we would like to maintain this, there should be absolutely no noise or outside speakers allowed.

For these reasons I oppose this proposal for discretional use of land.

Is this sufficient or do you require a more formal letter.

Best regards

Laurence and Paula

Laurence Noon,

This electronic mail message -- and any attachments -- may contain privileged confidential information, intended only for the use of the addressee. If you are not the addressee, you may not use, copy or disclose to a third party the content of this message or its attachments. If you have received this message by mistake, please notify us immediately by e-mail and destroy this message, along with all attachments





Discretionary Use - Notice of Public Hearing

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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Marina & Douglas Kennedy

Phone Number: _____

Signature: _____

Legal Land Description: * NW 1/4 31-36-2 W07 304

Civic Address: _____

Have no concerns

Have concerns

Concerns are:

- See attached email

- light pollution from constant parking lot lights

- increase in the volume of traffic coming going from Cherry Hills

- Intersection is low with limited visibility

- NO acceleration Lanes & Turning lanes

- Increase of 100 cars on a regular basis at this intersection

RM
MB

RM of Aberdeen No 373

From:
Sent: Tuesday, January 21, 2025 5:33 AM
To: rm373@sasktel.net
Subject: Public hearing notice response - Par C 101972662 SE 06-37-02-W3
Attachments: RM of Abredeeen - response letter.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I am writing with regards to Public hearing notice response - Par C 101972662 SE 06-37-02-W3. I am expressing concerns regarding the building of a temple on this piece of property. I have looked at the site plan and the constant glow of parking lots will create a lot of light pollution, taking away the beauty of country living. The temple plan indicates that they will be using the space on a monthly basis and then again lightly on a weekly basis. Establishment, like religious groups facilities, will maximize and utilize this space to order to pay for mortgages, utilities, taxes. etc. The limited amount of time listed that the building will be used, raises concerns. Religious gathering places are always busy with events, teachings and gathering.

Another concern will be the excess traffic at the Cherry Hills road intersection. The site plan shows a 100 stall parking lot, this shows that the temple is planning on growing past it's membership to date and hosting events that can accommodate very large crowds. The Cherry hills access is not designed to handle this additional 100 cars on a repeated basis. There are no turning lanes, acceleration and deceleration lanes. This intersection also is at a low point in the highway, and has a limited view of the intersection as you are traveling west to the city. There have been several accidents less then 50 yard west of this intersection during the construction phase of the highway. Several trucks have been hit while they are entering the road from this area.

Please consider these items during this public hearing.

Thank you

Mary Kennedy



Discretionary Use - Notice of Public Hearing

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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Michael Conlan and Bonnie Cherewyk

Phone Number: _____

Signature: _____

Legal Land Description: Surface Parcel #104547041 Lot 10 Blk/Par 1 Plan No 101995117

Civic Address: 119 Louise Cres,

Ext 0

Have no concerns

Have concerns

Concerns are:

Increased traffic. We currently walk/run with our daughter and dog down the Cherry Hills Road. Cherry Hills Estates is a quiet residential average neighbourhood, constructing a high traffic facility will change this. There are alot of wildlife in the area, which may be negatively impacted by this development.

RM of Aberdeen No 373

From: Nick W
Sent: Tuesday, January 21, 2025 1:56 PM
To: rm373@sasktel.net
Subject: Comments on Proposed Discretionary Use

Follow Up Flag: Follow up
Flag Status: Flagged

Nicholas Weinrauch & Katelynn Pederson

Lot 11-Blk/Par 1-Plan 101995117 Ext 0
121 Louise Crescent

Have Concerns.

Dear Council,

We are writing today to express our concerns regarding the discretionary use permit proposed.

Upon review there are several areas of concern with the proposed development, particularly the traffic that this development would definitely bring through the community of Cherry Hills.

While the application mentions 25 families monthly, the site plan shows over 100 parking spaces. It is the mandate of every religious or special occasion venue to grow, exponentially and quickly. The goal will certainly be to fill those parking spaces and if approved, there would be no recourse should the traffic and attendance surpass a monthly event. It could, very quickly, become a weekly event with 100+ cars or more.

Neither the intersection with HWY 5 and its passing lane, nor Cherry Hills Rd were designed to handle such a rapid influx of vehicular traffic. The bottle neck of over 100 cars all arriving and leaving at the same time would undoubtedly create a serious safety risk at the highway intersection. The potential for completely stopped traffic on the highway that extends beyond the passing lane would be an incredibly dangerous situation.

With a soon to be completed summer through road, many patrons of this facility would undoubtedly decide to take the North exit directly through the community, creating an incredible increase in traffic directly through homes in Cherry Hills. This would rapidly degrade both Cherry Hills Road and the new summer road as well as create a second safety hazard for the homes directly on Cherry Hills Rd.

We have only been here a short time, but we've met almost all of our neighbors and it's very clear that everyone here in this community moved here to escape the traffic, noise, crowds, and light pollution of the city. This development would essentially be bringing the city to our front doors and its visibility would further encourage more non-local traffic. This development is much better suited for a commercially zoned property that is designed to handle large traffic volumes safely and efficiently.

Thank you for your time,



MB

Nicholas Weinrauch and Katelynn Pederson
121 Louise Cres

Am

mB



Discretionary Use - Notice of Public Hearing

Discretionary Uses are uses of land that require the approval of R.M. of Aberdeen No. 373 Council.

As part of the Discretionary Use application process, the R.M. of Aberdeen No. 373 requires written comments from neighbours within a one-mile radius of the proposed Discretionary Use be submitted prior to the public hearing.

Please complete this form and return it directly to the R.M. of Aberdeen at: 101 Industrial Drive in the Town of Aberdeen. Mail to: Box 40, Aberdeen, SK S0K 0A0 or email to: rm373@sasktel.net

Deadline for Comments: January 22nd, 2025 12:00 pm

Date of Public Hearing: January 22nd, 2025 7:00 pm at the RM Office 101 Industrial Drive, Aberdeen

Description of Proposed Discretionary Use:

Name: Saskatoon Sharbojonin Puja Porishod

Legal Land Description of Property Par C, Plan 101972662 on the SE 06-37-02-W3

Description of Proposed Use: Construct a temple. The temple will be used for monthly religious gatherings with about 25 families. Occasionally, we will have a weekly religious/educational gathering with about 10 families.

Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Pat Engelbert
Phone Number: _____
Signature: _____
Legal Land Description: NE 33 36 2 W 3rd
Civic Address: _____

Have no concerns

Have concerns

Concerns are:

we know how these work - apply for smaller lower impact then apply for expansion then expand next there is large institution in a setting where it is not a good fit - will they be held to what they are applying for?

DM

MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: RM of Blucher No 343

Phone Number: _____

Signature: _____

Legal Land Description: Bradwell

Civic Address: 34 Shivan St.

Have no concerns

Have concerns

Concerns are:

Appropriate traffic control measures are in place.

Am
MB

RM of Aberdeen No 373

From: Ronald Gaucher
Sent: Thursday, January 16, 2025 4:27 PM
To: RM of Aberdeen No 373
Subject: Re: Discretionary Use Mailout

Follow Up Flag: Follow up
Flag Status: Flagged

Further to your email, please find the following information regarding the Discretionary Use - Notice of Public Hearing. Please let me know if you require anything further.

Name: Ron and Laurie Gaucher

Legal Land Description: Southwest-8-37-2-W3, St. Denis, Saskatchewan, S0K 3W0
Civic Address: 107 Louise Cres

We have concerns.

Concerns are:

I appreciate the opportunity to provide comments on the Proposed Discretionary Use of the property in question. I am unaware of the zoning status of this property but am very surprised that consideration is being given to anything but a single family rural residential dwelling like all other properties in close proximity to this location. That being said, I do understand the need to hold a public hearing and appreciate the opportunity to raise my concerns. They are as follows:

- Increased traffic at junction of Highway 5 and Cherry Hill Road would become a significant safety hazard. I don't expect this junction was planned to accommodate the multiple vehicles attempting to turn both left across oncoming traffic or right into oncoming traffic that would arise during peak usage times. The increased traffic would also be an inconvenience for residents of Cherry Hills Estates during these times as there is no alternative route for us to enter or exit our subdivision.

- Increased traffic within Cherry Hills Estates would also likely be realized. A significant benefit of Cherry Hills Estates is that it is a small closely knit rural community that is a relative unknown to most people outside of it's residents. Consequently, "outside" traffic within the area is relatively light, resident motorists are very respectful of others and our exposure to non-residents is quite low. Undoubtedly, this would change with the proposed use as people not familiar with the area will potentially turn north towards our subdivision not realizing that there is no other exit. Not to mention that curiosity alone will attract these people to drive around the area. I feel that the increased residential traffic and exposure detracts from the quiet, safe, secure and private lifestyle that drew us here in the first place.

- As I mentioned at the outset, I would had never anticipated any type of non-residential use for this property, temple or otherwise. I am certain that there are other properties within the RM that with approved planning, have zoning designation for this type of use as it clearly would be an outlier should it be located where it is being proposed. I also remain skeptical about the limited use of this facility as outlined in the attachment and expect that it would be utilized much more that what has been suggested. I would be curious to learn how the RM would police and enforce how much this facility is being used and what consequences there would be if it's utilization is contrary to what is being proposed.

 

Again, I appreciate the opportunity to provide comment and remain hopeful that any request for a use of this kind be declined.

Regards,

Ron

Ron

MB



Discretionary Use - Notice of Public Hearing

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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: Sylvia Waterer + Lucien Lepage

Phone Number: _____

Signature: _____

Legal Land Description: 7 2 101995117 'CH'

Civic Address: 118 Louise Cres

Have no concerns

Have concerns

Concerns are:

Please see attached:

Handwritten signature

MB

To: R.M. of Aberdeen Council
101 Industrial Drive
Town of Aberdeen SK S0K 0A0

January 20, 2025

CONCERNS AND QUESTIONS REGARDING PROPOSED DEVELOPMENT OF TEMPLE:

As part of the Discretionary Use Application Process, please see the following comments and concerns.

Long Term Development

-the Notice of Public Meeting states the "Temple would be used for religious gatherings with about 25 families, and for religious/educational gatherings for about 10 families". It is not realistic that this level of use would warrant a Temple. In addition, the plan shows parking for in excess of 100 cars, with ample additional parking. New members would be recruited, and that the larger community would attend. It is reasonable to expect that the level of use would far exceed 10 to 25 families

-what would be the target level of use that would warrant the Temple, what would be the capacity limit for the Temple, and who would be responsible for monitoring the level of use

-what is the proposed 5 and 10 year plan for the capacity of the Temple, and are there draft plans/costs

-the proposed sight is a considerable distance outside of Saskatoon. Members and the larger community would be far better served by a Temple that is closer to Saskatoon's population base

-what zoning would the Temple require, and what are all of the other specific uses that would be allowed

-Cherry Hills Estates have very little exposure. The acreages are not visible from the highway. The Temple would draw attention to the area. Rural crime would increase with this exposure

-high levels of use associated with the Temple would have a negative impact on the resale value of acreages

-regarding environmental concerns, what would be the plan for the sewage system, waste removal, noise, lights

Access Limitations and Safety Concerns

-the RM would clearly need to be prepared for levels of use that far exceed the proposed 10 - 25 families

-what are the projected traffic counts for the Temple

-the RM confirmed that access to the Temple would be via Cherry Hills Road. The RM also confirmed that there are no plans to upgrade the Cherry Hills Road, regardless of the application for a Temple

Am MB

-Cherry Hills Road would require significant improvements to handle increased use. For example, surfacing, removal of trees and brush allowing visibility on blind curve, straightening of the blind curve, signage that would deter traffic from going north past the Temple and into Cherry Hills acreages (e.g. no exit, private property, local traffic only). With the recent upgrading of Highway 5, traffic counts on Cherry Hills Road were considered in determining the length of the east bound passing lane. The passing lane is short. Consider a scheduled event at the Temple, with traffic concentrated around specific times. A much longer passing lane would be required, and potentially lights. Given that there are no plans by the RM for upgrades of any kind, access to the Temple via Cherry Hills Road is simply not feasible for many safety reasons

Taxes

-what would be the tax implications for the residents of Cherry Hills, and who would pay for costs associated with improvements to access, water supply, fire services, police services

Respectfully,

Sylvia Waterer and Lucien Lepage
Cherry Hills Road



MB



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Comments on Proposed Discretionary Use: (To be Completed by Neighbour)

Name: SCOTT ZELENKY

Phone Number: [REDACTED]

Signature: [REDACTED]

Legal Land Description: [REDACTED]

Civic Address: 105 LOUISE CRESENT [REDACTED]

Have no concerns

Have concerns

Concerns are:

- TRAFFIC INCREASES. OVER 100 PARKING SPOTS FOR 29 FAMILIES MAKES ME QUESTION JUST HOW BUSY THIS DEVELOPMENT WILL TRULY BE. THIS ESTABLISHMENT WILL NOT ONLY CAUSE A HUGE INCREASE ON TRAFFIC FROM THE IMMEDIATE USERS, BUT IT WILL ALSO DRIVE MORE CURIOUS INDIVIDUALS INTO OUR DEVELOPMENT AS WELL. (CONTINUED ON PAGE)

Tom MB

- OPENING THE DOOR TO FURTHER DEVELOPMENT. PLACING A SINGLE ESTABLISHMENT HERE IS GOING TO OPEN THE DOOR FOR FURTHER DEVELOPMENT IN THE AREA. WE DO NOT WANT TO SEE OUR QUIET, PEACEFUL, RURAL LIVING LIFESTYLE DISAPPEAR.
- WE SIMPLY DO NOT SUPPORT A DEVELOPMENT ON THIS SCALE SO CLOSE TO OUR HOME. WE SUPPORT SMALL, HOME BASED BUSINESSES THAT DO NOT INCREASE TRAFFIC, ALZEBLE DEVELOPMENT, AND FARMING. ALL QUIET BUSINESSES THAT DO NOT AFFECT THE NEIGHBORHOOD AND DO NOT DRIVE A BUNCH OF UNWANTED TRAFFIC INTO OUR DEVELOPMENT.

BM MB