

From: [Jennifer Demerchant](#)
To: [Appeals](#)
Subject: Request for Review – Development Application File No. 256D013 (Benco Welding)
Date: April 19, 2025 4:18:02 PM

Dear appeal board,

I am writing to support a review of Development Application File Number 256D013, approved on March 12, 2025, for Benco Welding as a discretionary Home-Based Business, Type III. I respectfully submit that this approval does not align with the intended objectives of residential and agricultural zoning in our area.

The fundamental purpose of residential and agricultural zoning is to preserve the quiet character of communities and to protect land for agricultural uses. Unfortunately, the introduction of Benco Welding—a business involving industrial-scale operations—appears to be in direct conflict with these goals. My primary concerns are as follows:

1. Impact on Residential Character

Welding operations of this nature often involve heavy equipment, frequent material transport, and noise-generating activities. Such industrial activity risks disturbing the peaceful, residential environment and may diminish the quality of life for nearby residents. We want to raise our kids in the country, not in an area with industrial activity.

2. Environmental and Safety Risks

Welding typically involves the use of flammable materials, high temperatures, and potentially hazardous chemicals. These pose safety and environmental risks that are not compatible with residential and agricultural areas, especially those not designed to manage such hazards.

3. Precedent for Future Applications

Granting this type of discretionary use may set a precedent for similar industrial businesses to seek approval in residential areas. Over time, this could erode the purpose and protections of zoning regulations and alter the character of the community irreversibly.

I fully support entrepreneurship and local economic development, but I believe that industrial-scale businesses should be located in appropriately zoned industrial or commercial areas. This ensures both business success and the preservation of residential community standards.

I respectfully request that this decision be reconsidered in light of these concerns. I would welcome the opportunity to discuss the matter further and provide any additional information that may assist in this review.

Thank you for your time and thoughtful consideration.

Jennifer DeMerchant

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