



CITY OF MERRITT

MINUTES

PUBLIC HEARING
COUNCIL CHAMBER, CITY HALL
TUESDAY, MAY 12, 2009
AT 7:00 PM

1. **PRESENT:**

Mayor Susan Roline
Councillor D. Baker
Councillor M. Goetz
Councillor N. Hunter
Councillor H. Kroeker
Councillor A. Murdoch
Councillor S. Sanders

IN ATTENDANCE

Mr. M. Bohmer, Public Works Superintendent
Mr. S. Boven, Public Works Manager
Mr. S. O'Flaherty, Development Services Officer
Ms. R. Tolerton, Corporate Services Manager
Ms. M. Worrin, Financial Services Manager

MEDIA

Merritt News
Shaw Cable

26 Members of the Public

2. **CALL TO ORDER**

Mayor Roline called the meeting to order at 7:00 p.m.

3. **STAFF REPORT**

**ZONING - LINDLEY
CREEK ROAD**

- 3.1 300 Lindley Creek Road Zoning Bylaw Amendment;
Administration's May 05, 2009 Memorandum
File: 3360 RZ2009-1

4. PROPONENT'S SUBMISSION

PRICE RE-ZONING

- 4.1 Price Re-Zoning; Doug Beech May 05, 2009 Letter
File: 3360 RZ2009-1

5. PUBLIC SUBMISSIONS

Lindley Creek Road Re-Zoning; Gray and Carmin Anscomb
March 24, 2009 Letter
File: 3360 RZ2009-1

Price Property Subdivision; Elaine Grant-Gill, Nicola Valley
Rodeo Association April 06, 2009 Letter
File: 3360 RZ2009-1

SPEAKERS

Ginnie Prowal, 2070 Aspen Street (submitted letter)

- supports current application at .5 acre lots
- must have covenant in place to retain .5 acre minimum
- need school zone signs in area
- need a sidewalk on north side of Lindley Creek Road - children have to walk on road

Elaine Gill, 2225 Castillou Crescent

- speak on behalf of Rodeo Assoc
- opposed to rezoning to .5 acre size
- would like to see minimum 1 acre parcels
- higher population around agricultural facilities is the beginning of the end for our western heritage
- Merritt used have 4 ranches, a chicken farm and horses in backyards all within city boundaries - now all but two ranches gone
- provided a timeframe on this ongoing rezoning process and issue still returning to Council
- asked Council not to be short sighted, and to recognize that there are already sufficient ordinary lots available

Mike Kempf, 2137 Parker Drive

- works with 4H, Rodeo and Children's Wish
- when developments arise near agricultural facilities, people inevitably complain about the agricultural facility
- ½ acre is not a rural property
- Merritt has a shortage of small acreages, rural lots
- feels should be 1 - 2 acre lots; very successful in communities like Cranbrook with trails for horses, etc
- many other communities promote their agricultural history
- provided statistics on economic generators through horse industry, with Thompson Okanagan leading all sectors
- golden opportunity to promote western heritage
- Council has to make sure there's room for horse people in this community

Caitlin Johnson, 3581 Petit Creek Road

- Asst District Commissioner for pony club and member of drill team
- stress need not to have traffic near rodeo ground - pony club and other horse riders frequently exercise/warm up along shoulder and traffic creates safety issue
- more housing beyond rodeo grounds will create more traffic
- development will ruin a beautiful area for horsemen

David Grayson, 2077 Aspen Street

- bought in Collettsville for country feel
- this is 3rd time speaking against this rezoning
- liked 1 acre lot size
- opposed largely due to increased traffic and safety issues
- presented petition with 52 signatures
- spoke of lack of sidewalks
- need speed bumps by school
- questioned whether lots would have to be developed within a time frame or be allowed to sit empty
- not against progress but wants a well considered decision

Jack Price, 300 Lindley Creek Road

- bought the property and took it out of the ALR several years ago but still no zoning
- taxes are now \$5,000
- land is unused except by motorcycles
- for every horse, there are 100 motorcycles; more motorcycles than horses in Merritt
- as long as rodeo is financially self sustaining, there will be a rodeo grounds in Merritt
- only time there is traffic on Lindley Creek Road is when there's an event at the rodeo grounds
- 17 additional houses will have very little impact on traffic volume
- has only ever seen children walking on road twice
- presented petition with 55 signatures in favour
- 1 acre lots are not feasible to develop, nor feasible for keeping horse, nor feasible for maintaining/irrigating with City water
- already has a list of 12 people interested in the lots, so lots won't stay empty
- feels Council should accept application to rezone with covenant limiting size at .5 acres so keeping at maximum of 19 lots, versus a future developer who will insist on 60 lots

Don Gosso, 2226 McGoran Place

- realtor with Century 21
- property is currently zoned A1
- need new zoning to allow development
- OCP says area has large tracts for future development so rezoning is in line with OCP
- Proposal maintains rural feel; Aspen and Birch have 24 lots, 5 over .5 acres, others less than .5
- can also put a covenant or other instrument to protect rodeo grounds
- there's a fear factor that Collet Ranch (Peachey) will be removed from ALR but ALC has been firm that this will not be allowed
- Century 21 does not have plans for the area and did not approach the owner. This is not a money grab
- traffic safety issues re speeding in area are an enforcement issue, not a development issue

Dennis Rogalsky, 2079 Aspen

- taxes were low and increased when Collettsville brought into City
- all residents got was sewer and water
- help Collettsville residents before you help any one else

Elaine Gill, speaking a second time

- will lots remain at 1/2 acre when sidewalk and setbacks factored in (yes)

Bob Wilson, 1420 Collet Street

- moved into area 6 years ago, and look across Collet Ranch
- not against development but 1/2 acre is too small
- bought a double lot and realtor immediately asked if wanted to subdivide
- want to keep Collettsville the way it is

Jack Price, speaking a second time

- development plan will have sidewalks, and possibly even a requirement for geothermal
- 1 acres lots to big for within City
- for large lots should go to Lower Nicola

Don Gosso, speaking a second time

- Peachey proposal has been before ALC three times and turned down

Mike Kempf, speaking a second time

- other cities do have acreages and zoning for animals
- zoning in Lower Nicola has been changed and what animals are there are grandfathered
- no one is irrigating parcels less than 10 acres

6. CONSIDERATION OF RETURNING BYLAW TO REGULAR COUNCIL MEETING FOR FURTHER READINGS

6.1 Moved, seconded and **CARRIED**

0139/09

THAT City of Merritt Zoning Bylaw Amendment Bylaw No. 2082, 2009 be forwarded to the Regular Council Meeting for further consideration

7. TERMINATION OF MEETING

The Mayor declared the meeting closed at 8:00 p.m.

**Certified correct in accordance with Section 124(2) (c) of the
Community Charter.**

**Original signed by
Corporate Services Manager**

Confirmed on the 26th Day of May, 2009

**Original signed by
Mayor**