

CITY OF MERRITT

AGENDA

PUBLIC HEARING

CITY HALL
2185 Voght Street
Merritt, B.C.

Tuesday, July 22, 2014
At 7:00 pm

Mission Statement: The City of Merritt is a progressive, attractive, economically viable City that is socially responsible and environmentally sustainable.

Council

Mayor Susan Roline

Councillor Dave Baker

Councillor Mike Goetz

Councillor Neil Menard

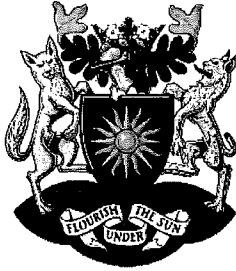
Councillor Kurt Christopherson

Councillor Harry Kroeker

Councillor Clara Norgaard

Country Music Capital of Canada

For Enquiries
Telephone - (250) 378-4224
www.merritt.ca



CITY OF MERRITT

A G E N D A

PUBLIC HEARING COUNCIL CHAMBER, CITY HALL TUESDAY, JULY 22, 2013 AT 7:00 PM

1. CALL TO ORDER

2. INTRODUCTION OF THE BYLAW

ZONING
Pages 4-5

- 2.1 City of Merritt Zoning Bylaw Amendment Bylaw No. 2177, 2014
File: 3900.1874

3. STAFF REPORT

ZONING BYLAW
AMNEDMENT -
HOME-BASED
BUSINESS
Pages 6-16

- 3.1 Zoning Bylaw Amendment - Home Based Businesses; Planning
& Development Services Manager's July 10, 2014 Memorandum
File: 3900.1984

4. PROPONENT'S SUBMISSION

5. PUBLIC SUBMISSIONS

Page 17

- 5.1 Proposed Home-Based Businesses Bylaw Amendment; Don
Nelson Letter
File: 3900.1894

Pages 18-23

- 5.2 Proposed Home-Based Businesses Bylaw Amendment; Petition
File: 3900.1894

Pages 24-26	5.3	Home-Based Business as Integral Piece of Economic Pie; Nadine Jolly Letter File: 3900.1894
Pages 27-28	5.4	In Regards to Amendment to Home-Based Business Bylaw Article in May 08, 2014 Merritt Herald; David Inglis Letter File: 3900.1894
Pages 29-30	5.5	Proposed Home-Based Business Bylaw Amendment; Rachelle Vogt Letter File: 3900.1894
Pages 31-34	5.6	Proposed Amendments to the Home-Based Business Bylaw; Sue Kerr Letter File: 3900.1894
Page 35	5.7	Home Based Business; Ginny Prowal Letter File: 3900.1894

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

7. CLOSE OF PUBLIC HEARING

**CITY OF MERRITT
BYLAW NO. 2177, 2014**

A BYLAW TO AMEND CITY OF MERRITT ZONING BYLAW NO. 1894, 2004

WHEREAS the Council of the City of Merritt has adopted the City of Merritt Zoning Bylaw 1894, 2004 and has deemed it desirable to amend;

AND WHEREAS the zoning amendment conforms to the City of Merritt Official Community Plan Bylaw No. 2116, 2011 as amended;

NOW THEREFORE the Council of the City of Merritt in open meeting assembled hereby **ENACTS AS FOLLOWS:**

1. That this bylaw shall be cited as **"CITY OF MERRITT ZONING AMENDMENT BYLAW NO. 2177, 2014."**
2. That Section 3.10 of the City of Merritt Zoning Bylaw No. 1894, 2004 is deleted and the following substituted therefore:
 - 3.10 A home-based business use shall be permitted in all zones as accessory to a residential use, except the RC1 Zone, subject to the following:
 - .1. except where it involves horticulture, shall be completely enclosed within the building used for residential use or accessory residential use.
 - .2 shall occupy less than 40% of the floor area including associated storage areas, not to exceed 45 m² of gross floor area per parcel in total. This floor area limit applies to the entire parcel.
 - .3 shall in no way indicate from the exterior that the premises are being so used except for one home occupation sign within R1, R2, and R8 zones, as permitted by the Sign bylaw.
 - .4 shall not discharge or emit:
 - a. odorous, toxic, or noxious matter or vapour;
 - b. heat, glare, or radiation;
 - c. recurrently generated ground vibration; or
 - d. noise that disturbs.

- .5 shall be operated by a permanent resident of the parcel.
- .6 shall not involve delivery of materials to or from the residence by commercial vehicles exceeding 16,000kg GVW.
- .7 shall not have more than two non-resident employees.
- .8 shall not generate the need for more than one off-street parking space in the case of the R1, R2, and R8 zones. An off-street parking space required for a home based business is additional to the residential requirement.
- .9 Home-based business uses within the R3, R4, R5, R6, R7, R9 zones, and secondary suites are also subject to the following:
 - a. use is limited to an office or home working space only.;
 - b. the use must not involve the presence of customers or clients, or employees at the residence.;
 - c. delivery of goods to the residence for the operation of the home-based business use is not permitted.;
 - d. not more than 10 m² of floor area may be used for the home-based business; and
 - e. vehicles used in the operation of the home-based business and kept on the premises are limited to one one-ton pick-up or one one-ton cube van.

READ A FIRST TIME this 8th day of July, 2014

READ A SECOND TIME this 8th day of July, 2014

PUBLIC HEARING HELD this day of , 2014

READ A THIRD TIME this day of , 2014

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE,
PURSUANT TO THE TRANSPORTATION ACT, this** day of , 2014

ADOPTED this

SUSAN ROLINE, MAYOR

ALLAN CHABOT, CAO



Report

City of Merritt
PUBLIC HEARING
July 22nd, 2014

File Number: 3900:2177
1894

To: Allan Chabot, Chief Administrative Officer
From: Sean O'Flaherty, Planning & Development Services Manager
Date: July 10th, 2014
Subject: Zoning bylaw amendment - Home-based businesses

Executive Summary:

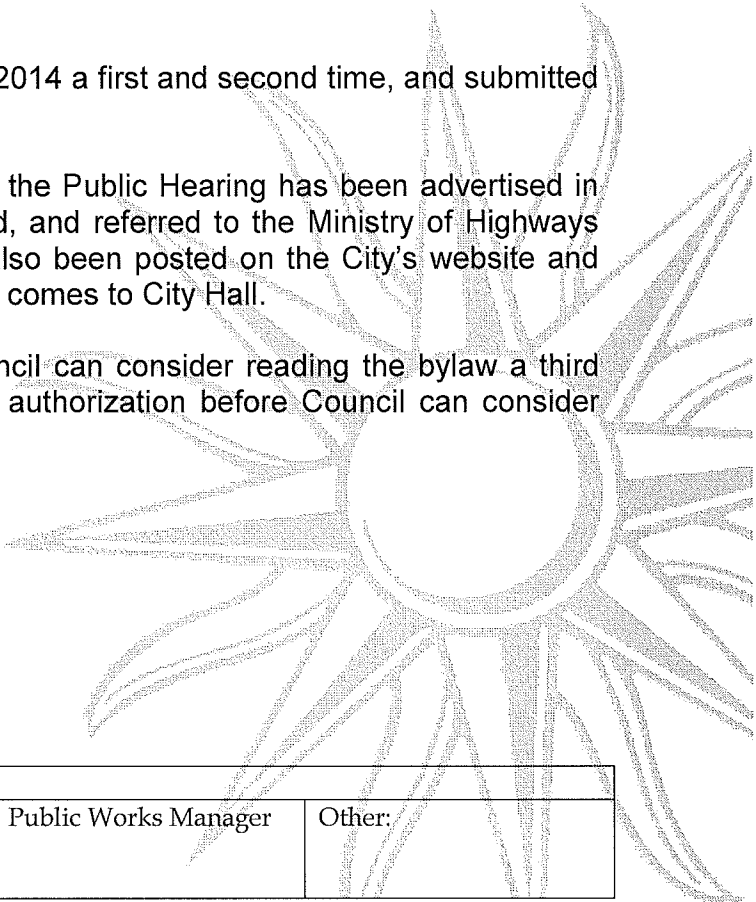
On July 8th, 2014 Council read Bylaw 2177, 2014 a first and second time, and submitted the bylaw to a Public Hearing.

As per the Local Government Act, notice of the Public Hearing has been advertised in two consecutive issues of the Merritt Herald, and referred to the Ministry of Highways and Infrastructure (MOTI). The bylaw has also been posted on the City's website and made available to any interested person that comes to City Hall.

After conclusion of the Public Hearing Council can consider reading the bylaw a third time and if passed, forwarded to MOTI for authorization before Council can consider final adoption.

Respectfully submitted,

Sean O'Flaherty
Planning & Development Services Manager



Reviewed by:			
Chief Administrative Officer <i>abl</i>	Financial Services Mgr:	Public Works Manager	Other:



**CITY OF MERRITT
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 - .3 shall in no way indicate from the exterior that the premises are being so used except for one home occupation sign within R1, R2, and R8 zones, as permitted by the Sign bylaw.
 - .4 shall not discharge or emit:
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 - c. recurrently generated ground vibration; or
 - d. noise that disturbs.

- .5 shall be operated by a permanent resident of the parcel.
- .6 shall not involve delivery of materials to or from the residence by commercial vehicles exceeding 16,000kg GVW.
- .7 shall not have more than two non-resident employees.
- .8 shall not generate the need for more than one off-street parking space in the case of the R1, R2, and R8 zones. An off-street parking space required for a home based business is additional to the residential requirement.
- .9 Home-based business uses within the R3, R4, R5, R6, R7, R9 zones, and secondary suites are also subject to the following:
 - a. use is limited to an office or home working space only.;
 - b. the use must not involve the presence of customers or clients, or employees at the residence.;
 - c. delivery of goods to the residence for the operation of the home-based business use is not permitted.;
 - d. not more than 10 m² of floor area may be used for the home-based business; and
 - e. vehicles used in the operation of the home-based business and kept on the premises are limited to one one-ton pick-up or one one-ton cube van.

READ A FIRST TIME this 8th day of July, 2014

READ A SECOND TIME this 8th day of July, 2014

PUBLIC HEARING HELD this day of , 2014

READ A THIRD TIME this day of , 2014

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE,
PURSUANT TO THE TRANSPORTATION ACT, this** day of , 2014

ADOPTED this

SUSAN ROLINE, MAYOR

ALLAN CHABOT, CAO



Report



City of Merritt
REGULAR Council Meeting
July 8th, 2014

File Number: 3900:2177

To: Allan Chabot, Chief Administrative Officer
From: Sean O'Flaherty, Planning & Development Services Manager
Date: June 17th, 2014
Subject: Zoning bylaw amendment - Home-based businesses

Executive Summary:

The City's Zoning Bylaw contains conditions of use for home-based businesses. They have been in effect for more than 50 years, have functioned well, and until now have not generated much discussion.

On October 8th 2013, a delegation expressed concerns in regards to the new proposed conditions of use for home-based businesses contained in the draft new Zoning Bylaw 2134, designed to implement directions in the updated OCP. Council instructed administration to create a Task Force to *"review matters relating to a number of meetings per month and attendees per meeting that a resident in a residential zone is allowed to have; AND THAT the review should cover what the current rules are and options to amend those rules in light of the importance of small business to the Merritt economy."*

Terms of Reference were drafted, and the Task Force was assembled which included one Councilor, 6 members of the public, and one advisory member from City staff. Formation of the Task Force was delayed almost two weeks because interest in joining the group was low and we needed a minimum number of members as per the Terms of Reference.

Reviewed by:			
Chief Administrative Officer	Financial Services Mgr:	Public Works Manager	Other:



The inaugural meeting of the Task Force was March 5th and meetings were held every Wednesday for 5 consecutive weeks concluding on April 2nd.

Each member of the Task Force was asked to bring 2 bylaws from other municipalities for discussion. We had representative bylaws from communities such as Kimberley, Nelson, Creston, Nanaimo, Sooke, Salmon Arm, Williams Lake, and Sidney.

The group methodically went through each listed condition of the home-based business regulations from the existing bylaw and compared it to regulations from the other communities. The resulting recommended changes were a combination of Merritt-grown solutions while borrowing other solutions from the bylaws of other communities. In the end, a draft set of recommended conditions of use was created by the Task Force.

In order for the draft Zoning Bylaw to move forward towards adoption, it was decided that the issue of home-based business regulations should be addressed first. So a zoning bylaw amendment (2177, 2014) that isolates conditions of use for home-based businesses was initiated.

Policy:

Zoning Bylaw 1894, 2004 contains the home-based business regulations that are currently in-effect. These are enforceable until a new bylaw comes into force.

Existing policy – Bylaw 1894 (in effect)

- .1 A home-based business shall involve no structural alterations to the dwelling and shall give no exterior indication except as permitted in Sub-Section .2 that the dwelling is being used for any purpose other than a residential use.
- .2 A fascia sign not exceeding zero point one nine (0.19) square metres in area, stating the permitted home-based business, is allowed in the R1 and R2 Zone.
- .3 The home-based business shall be carried out wholly within a dwelling unit or within an accessory building and shall involve no external storage of materials, containers, or finished products.
- .4 Home-based business within the R1 and R2 Zone areas shall be operated solely by the resident of the residential dwelling unit and no more than one additional employee shall be permitted.
- .8 Home-based business, excluding day care, are permitted up to a maximum of twenty (20) square metres entirely within the residential dwelling unit in the R1 and R2 Zone only.
- .9 A maximum of one (1) home-based business will be permitted per dwelling unit with the exception of daycare, where an additional home occupation is permitted subject to conforming to Section 3.10.14.

- .10 A home-based business requiring delivery of material to or from the residence by commercial vehicles or trailers shall not be permitted.
- .11 The home-based business use shall not generate the need for more than one additional on site parking space in the R1 and R2 Zones only.
- .12 A home-based business shall not produce offensive noise, vibration, smoke, dust, odor, heat, glare radiation, or electrical interference.
- .13 A home-based business is not permitted in secondary suites if the single family dwelling has a home-based business.
- .14 The following conditions apply to home-based business in the R3, R4, R5, R6 and R7 Zones:
 - .1 Home-based business use is limited to an office or home working space, and no other use.
 - .2 The public is not permitted to do business in the home where the home-based business use is occurring.
 - .3 Delivery of goods to the residence for the operation of the home-based business use is not permitted.
 - .4 The home-based business use in the residence will not occupy more than ten (10) square metres of floor space.
 - .5 Vehicles for the operation of the home-based business use are limited in size to a maximum of a one ton pick-up or a one ton cube van.
 - .6 Non-resident employees are not permitted in Section 3.10.14 home-based businesses.

Draft policy – Bylaw 2134 (Zoning Bylaw re-write and sits at second reading)

A home-based business use shall be permitted in all zones as accessory to a residential use, except the RC1 Zone, subject to the following:

- a. except where it involves horticulture, shall be completely enclosed within the building used for residential use or accessory residential use
- b. shall occupy less than 20% of the floor area including associated storage areas, not to exceed 20 m² of gross floor area per parcel in total. This floor area limit applies to the entire parcel regardless of the number of home-based businesses.
- c. shall in no way indicate from the exterior that the premises are being so used except for one home occupation sign within R1, R2, and R8 zones, as permitted by the Sign bylaw.

- d. shall not discharge or emit:
 - i. odorous, toxic, or noxious matter or vapour;
 - ii. heat, glare, or radiation;
 - iii. recurrently generated ground vibration; or
 - iv. noise.
- e. shall be operated primarily by a permanent resident of the parcel.
- f. shall not generate excessive vehicular traffic.
- g. shall not involve delivery of materials to or from the residence by commercial vehicles or trailers;
- h. shall not generate the need for more than one additional off-street parking space according to Table 8-2, in the case of the R1, R2, and R8 zones only.
- i. shall not be conducted within a secondary suite.
- j. shall have no employees other than members of the primary operator's immediate family residing on the premises.

5.2.2 Home-based business uses within the R3, R4, R5, R6, R7, and R9 zones are also subject to the following:

- a. use is limited to an office or home working space only;
- b. the use must not involve the presence of customers or clients at the residence.
- c. delivery of goods to the residence for the operation of the home-based business use is not permitted.
- d. not more than 10 m² of floor area may be used for the home-based business.
- e. vehicles used in the operation of the home-based business and kept on the premises are limited to one one-ton pick-up or one one-ton cube van.

Task Force - summary of recommended policy changes

The highlights of the recommendations from the Task Force to regulate home-based businesses are as follows:

- The amount of space in terms of gross floor area within a home that can be used for business would more than double from 20m² to 45m² (from 215 ft² to 484 ft²). The maximum percentage of gross floor area would double from 20% to 40%.

- The reference to minimizing excessive traffic would be removed because it is unenforceable. Controlling traffic can be accomplished by restricting the types of businesses and using parking requirements.
- Secondary suites can now be used for home-based business.
- There is no limit to the number of employees
- Off-street parking spaces are limitless (but all parking has to occur on-site)
- An additional parking space is required for each home-based business.

New draft policy – Bylaw 2177

A home-based business use shall be permitted in all zones as accessory to a residential use, except the RC1 Zone, subject to the following:

- .1. except where it involves horticulture, shall be completely enclosed within the building used for residential use or accessory residential use.
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- .3. shall in no way indicate from the exterior that the premises are being so used except for one home occupation sign within R1, R2, and R8 zones, as permitted by the Sign bylaw.
- .4. shall not discharge or emit:
 - i. odorous, toxic, or noxious matter or vapour;
 - ii. heat, glare, or radiation;
 - iii. recurrently generated ground vibration; or
 - iv. noise that disturbs.
- .5. shall be operated by a permanent resident of the parcel.
- .6. shall not involve delivery of materials to or from the residence by commercial vehicles exceeding 16,000kg GVW.
- .6. shall not have more than two non-resident employees.
- .7. shall not generate the need for more than one additional off-street parking space in the case of the R1, R2, and R8 zones. An off-street parking space required for a home-based business is additional to the residential requirement.

- .8 Home-based business uses within the R3, R4, R5, R6, R7, R9 zones, and secondary suites are also subject to the following:
- a. use is limited to an office or home working space only.
 - b. the use must not involve the presence of customers or clients, or employees at the residence.
 - c. delivery of goods to the residence for the operation of the home-based business use is not permitted.
 - d. not more than 10 m² of floor area may be used for the home-based business; and
 - e. vehicles used in the operation of the home-based business and kept on the premises are limited to one one-ton pick-up or one one-ton cube van.

It is important to note that the conditions of use in the draft Zoning Bylaw 2134 brought forward on September 24th, 2013 were more relaxed than the Zoning bylaw currently in-effect. These changes were created and supported by the City's planning professionals including consultants and represented a balanced approach that would have served the interests of home-based businesses and the community at large in general. The recommendations derived from the Task Force, while admirable in intent, predominantly serve the interests of home-based businesses. The crux of the matter is parking. If parking is controlled, then any other permissive conditions are also kept in check. The risk of relaxing all the conditions together in concert as recommended by the Task Force will have negative overall repercussions in terms of issues, complaints, and ultimately result in the increased involvement of Bylaw services in addressing those complaints.

Bylaw 2177 was derived as a culmination of everything discussed thus far. It strives to protect the integrity of residential neighbourhoods while increasing the presence of home-based businesses. The new bylaw will be more relaxed compared to the current bylaw in the following ways:

- By more than doubling the useable area of a home from 20m² to 45m² (from 215 ft² to 484 ft²). The maximum percentage of gross floor area would be doubled from 20% to 40%.
- By doubling the number of non-resident employees from one to two.
- Could now be operated in a secondary suite.

The proposed bylaw 2177 will not allow unlimited parking for properties large enough to accommodate more spaces. The proposed bylaw will not allow unlimited employees.

Referrals:

The proposed changes identified from the work of the Task Force have been circulating since April. They were posted on the City's website, in the local the newspaper and on the radio. The Technical Planning Committee also participated in a policy discussion. If

the bylaw is submitted to a Public Hearing, there will be statutory advertising in advance of a public hearing. We have received much feedback on the topic. All of the feedback received has been opposed to the broad scale changes proposed by the Task Force.

Some of the key comments received include:

On the matter of employees:

"If a business is doing well enough to have 3 or 4 employees, it has no need to be in a residential area. Most small businesses downtown do not have more than 4 employees. If they can run their existing businesses out of their homes under your proposed new rules and not have to pay rent for a building plus get to write off a portion of their home on their income tax, all you are going to have for a downtown core are bars and restaurants. The rest will be empty."

"To have an unlimited number of employees for a home-based business is again, well lunacy in my mind, and once again, totally irresponsible of the City and its Task Force.... Of course it will change the character of a neighbourhood!"

"...once a business begins requiring a larger number of employees perhaps it is time that they are encouraged to move the business outside of the residential neighbourhood."

On the matter of increased parking:

I have complained to bylaw "on a number of occasions regarding the number of cars parked along the street from the home-based business beside me. It's gotten to the point where he doesn't come anymore"

"We bought our homes to live away from businesses, not to find ourselves in the middle of them"

Economic development comments:

It should be noted that home-based business can detract from the vibrancy of the downtown core. As well, although home-based businesses are great incubators it is acknowledged that a cluster of like and supporting services in the downtown or industrial areas assist the business to grow while preserving the quality of life in residential areas. Commercial activity in residential areas can impact safety of children and the elderly due to increased traffic including delivery truck traffic.

On June 11th, 2014 we also received a petition with a number of unverified signatures generally upset with any proposal that would allow parking or the number of employees to increase at a home-based business. The petition is attached for Council's information and review.

Recommendation:

1. THAT the City of Merritt Zoning Bylaw Amendment No. 2177, 2014 be read a first time.

2. THAT the City of Merritt Zoning Bylaw Amendment No. 2177, 2014 be read a second time.
3. THAT the City of Merritt Zoning Bylaw Amendment No. 2177, 2014 be submitted to a Public Hearing.

Respectfully submitted,

Sean O'Flaherty
Planning & Development Services Manager

Don Nelson
2064 Parker Drive
Merritt BC

<input type="checkbox"/> Agenda
<input type="checkbox"/> Binder
<input type="checkbox"/> Mailboxes
JUN 09 2014
<input type="checkbox"/> Central Filing
No. 3900.1894

cc: Sean O

Mayor & Councillors
City of Merritt
2185 Voght Street
Merritt BC

COPY

Dear Mayor & Councillors,

Re: Proposed Home-Based Businesses Bylaw Amendment


As a residential home owner, I am against the home-based businesses bylaw amendments being proposed as mentioned in the Merritt Herald, May 8th, 2014.

As someone who is directly impacted by such businesses, I consider the proposal of unlimited parking, unlimited number of employees, and no cap on the number of businesses run from a resident to be far too lenient. As for increasing truck traffic in residential areas, that increases the danger for pedestrians and their animals alike. Some residential streets such as Parker Drive where I live have no sidewalks, making it doubly dangerous on the best of days to walk along.

I have spoken with the Bylaw Officer for the City of Merritt, Mr Bob Davis, on a number of occasions regarding the number of cars parked along the street from the home-based businesses beside me. It's gotten to the point where he doesn't come anymore.

I feel I have a right, as a taxpayer and residential home owner, to be rightly concerned about issues such as too many businesses in one resident, overflow of parking, and business being conducted in the evenings as well. Speaking of more than one business in a resident, does the yoga studio now have it's own business license?

Sincerely,


Don Nelson

Mayor & Councillors
 City of Merritt
 2185 Voght Street
 Merritt BC

Dear Mayor & Councillors,

Re: Proposed Home-Based Businesses Bylaw Amendment

We, the undersigned, disagree with the proposed home-based businesses bylaw amendments being put forward (Merritt Herald, May 8th, 2014).

We feel as residential homeowners our quality of life will suffer if such things as unlimited parking, employees, and number of businesses in a resident are allowed for home-based businesses. For some homes, there is already an overflow of parking onto the street because everyone who actually lives in a resident has their own vehicle. What will residential streets look like once home-based businesses have unlimited parking? Where will the residents park? As for having an unlimited number of employees, what kind of home-based business needs more than two or three employees working from the resident? We're not talking about businesses that are run from a resident such as landscaping or electrical businesses, but home-based businesses that actually work in the resident. What kind of noise level are we expected to deal with? Residential streets usually have people of all ages walking on them, as well as people enjoying walking their dogs. Parker Drive especially can be dangerous at the best of times. With more heavy trucks being proposed to be allowed to deliver goods to home-based businesses, residential streets are going to become even more dangerous. We bought our homes to live away from businesses, not to find ourselves in the middle of them.

If a home-based business is doing so well it requires that many employees and that much parking, then said business ought to be relocating to a retail store front location. As for home-based businesses that offer several group classes per week, etc., there are places more appropriate to hold such classes than a resident. There are rooms in the Civic Centre that can be rented, some churches have large rooms they rent out, the local schools have rooms that can be rented - all quite reasonably. There really is no need for group classes to be held in a resident disrupting the parking for other residents.

We would like to see the hours of home-based businesses be kept to four days/week, no weekends, and between the hours of 9am - 3pm. Kamloops uses this model and has had good success with it. Why can't Merritt implement it?

We are concerned our homes and property will be devalued if people consider our neighbourhood to be more business oriented than residential and family-oriented.

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
2064 PARKER DR.	378-5510	DON NELSON	<i>[Signature]</i>
2013 CASTLETON DR.	378-4151	VAL. SHACKLETON	<i>[Signature]</i>
2050 MERRITT AV	378 7689	CHARLES MEADOWS	<i>[Signature]</i>
3039 HILTON DR	378 0306	INNES & HIRSH COOPER	<i>[Signature]</i>

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
2581 st Jackson Ave	250-378-3602	Arwen Thomas	Arwen Thomas
2548 Jackson	250 378 3988	Gerald Garnett	Gerald Garnett
2920 Clapperton	250 378 1318	Terry Mattice	Terry Mattice
2772 Grandview Hts	250-851-1882	Graham Walker	Graham Walker
1813 MENZIES	250-378-6482	Guy GRANT.	Guy Grant
183 MENZIES St.	250-378-6482	RITA GRANT	Rita Grant
1398 Cowley St	250-378-7255	THOMAS L. ROSEN	Thomas L. Rosen
1398 Cowley St	250-378-7225	ALANNA HARVEY	Alanna Harvey
2548 Jackson	250 378-3988	Jacquie Byron	J. Byron
1500 Spring Is St.	250-378-8141	Rosalind Dam	R. Dam
1500 SPRING ST	250 378-8141	Ashburn Dam	A Dam
Dunvalley Court, 1749 Menzies St	250-378-6678	MARY Hale	Mary Hale
2164 Priest	250-378-4775	Ed Ware	Ed Ware
1500 SPRING	604 751 6141	GRANT COURAGE	Grant Courage
1452 COWLEY ST	250 378 1119	MICHAELA MARTIN	Michaela Martin
2878 Ransom Ave	250 315-5888	Debra Eisinger	Debra Eisinger
1443 Cowley	250-862-6706	Bill Jones	Bill Jones
1338 VOGHT ST.	250-378-9434	LORI CHIN	Lori Chin
1338 VOGHT ST.	250 378-9434	RANDY CHIN	Randy Chin
436 Barwick Ave	250 315-4460	LOUISE CARRIERE	Louise Carrierie
2164 PARKER	240 314-7677	DUNCAN ROSE	Duncan Rose
2126 Parker	250-378-6209	DAVID INGLIS	David Inglis
1925 PARKER	250-378-2399	SARA DICKINSON	Sara Dickinson
1925 Parker Dr.	250-378-2399	Penny Dickinson	Penny Dickinson
8463 CLAPPERTON	250 378 5774	HEATHER BISHOP	Heather Bishop
1813 NICOLA AVE	250 378 6462	MORIA MURRAY	Moria Murray
1764 JUNIPER	250 378-5384	ISOBEL MATHIEU	Isobel Mathieu
1801 Menzies Street	250-378-5948	Vicky Makasacff	Vicky Makasacff
1801 Menzies Street	250-378-5948	Irene Erdokimoff	Irene Erdokimoff
1801 Menzies Street	250-378-5948	Melissa Makasacff	Melissa Makasacff
2125 Chalks Ave	250-378-5727	CHIFF CROAKER	Chiff Croaker
2125 Chalks Ave	250 315-7495	BRIAN CROAKER	Brian Croaker

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
1355 Mission	378 5567	L. Fogarty	L. Fogarty
1102 Houston	378 9847	KATHLEEN CORNUM	K. Cornum
2075 Parker Drive	378-4032	Nicole Morrison	N. Morrison
2075 Parker Dr	378-4032	Sally Morrison	S. Morrison
1078 Houston	378 3716	Gerald K. Lewis	G. Lewis
2215 BLAIR ST	378 7940	SAUL AMOR	S. Amor
446 Barwick Ave	315-9462	Joe Charters	Joe Charters
2537 IRVINE Ave	250-378-6043	Derek Nelson	D. Nelson
2537 IRVINE Ave	250-378 6043	Natalie Nelson	N. Nelson
2301 Cleasby St.	250-315-0095	Brenda Thompson	B. Thompson
2526 Jackson	250-315-4660	Marjorie Bartch	M. Bartch
7A-1500 Spring	250-315-5598	JEAN ARSON	J. Arson
#10-1098 Houston St.	250-280-5607	Cherryl Arson	C. Arson
1617 Armstrong	250 378 6588	Paul Stephens	P. Stephens
#4-2502-SPRING BANK	250 378-6138	John A. McPherson	J. McPherson
2075 Gillis Cres.	250-378-5282	Richard	R. [Signature]
30-1749 Lenzie St	250-378-2304	Beck Anderson	B. Anderson
1843 Granite Ave	250-378-4057	N. Neale N. Neale	N. Neale
1487 Cowley St.	250-378-0825	Ethan N.	E. N.
1487 Cowley St.	250-378-0825	Fame Mackeney	F. Mackeney
2581 Jackson Ave	250 936 8660	Travis Bobeske	T. Bobeske
2581 Jackson Ave	250 315-6503	Crystal Wallace	C. Wallace
#7-1401 Nickole	250-378-3905	W. Moore	W. Moore
1826 GRANITE AVE	250-378-4948	DON MCKENNA	D. McKenna
1826 Granite Ave	250-378-4948	Mae McKenna	M. McKenna
2674 Priest Ave	250-936-8934	Ted Charters	T. Charters
1871 Main St	250-380-0489	Scotty	S. [Signature]
#7 3260 SUNSET ST	250-315-4684	George C. Roaker	G. Roaker
2099 Gillis	250-315-3648	Marsh	M. [Signature]
2662 Priest Ave	250-378-7598	ROBERT McDONALD	R. McDonald
2651 Caldwell Ave	250-315-3673	Adam McDonald	A. McDonald
2276 Quilchena Ave	250-315-9367	Charmaine Clarke	C. Clarke
1604 FIR Rd	250-378-4282	Julie Nichol	J. Nichol

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
D41500 SPRING	315 1071	GEORGE Johnson	<i>George Johnson</i>
2153 JACKSON	378-7274	MARY Street	<i>Mary Street</i>
2153 JACKSON	378-7274	KEN Street	<i>Ken Street</i>
702 Houston St	378-0889	Dannell Chen	<i>Dannell Chen</i>
2076 PARKER DR.	378-2447	ANN GALLAGH	<i>Ann Gallaghy</i>
1481 Couley	315 3283	BEN CROSS	<i>Ben Cross</i>
3018 Hilton Drive	378-1675	TOM ROBB	<i>Tom Robb</i>

Mayor & Councillors
 City of Merritt
 2185 Voght Street
 Merritt BC

Dear Mayor & Councillors,

Re: Proposed Home-Based Businesses Bylaw Amendment

We, the undersigned, disagree with the proposed home-based businesses bylaw amendments being put forward (Merritt Herald, May 8th, 2014).

We feel as residential homeowners our quality of life will suffer if such things as unlimited parking, employees, and number of businesses in a resident are allowed for home-based businesses. For some homes, there is already an overflow of parking onto the street because everyone who actually lives in a resident has their own vehicle. What will residential streets look like once home-based businesses have unlimited parking? Where will the residents park? As for having an unlimited number of employees, what kind of home-based business needs more than two or three employees working from the resident? We're not talking about businesses that are run from a resident such as landscaping or electrical businesses, but home-based businesses that actually work in the resident. What kind of noise level are we expected to deal with? Residential streets usually have people of all ages walking on them, as well as people enjoying walking their dogs. Parker Drive especially can be dangerous at the best of times. With more heavy trucks being proposed to be allowed to deliver goods to home-based businesses, residential streets are going to become even more dangerous. We bought our homes to live away from businesses, not to find ourselves in the middle of them.

If a home-based business is doing so well it requires that many employees and that much parking, then said business ought to be relocating to a retail store front location. As for home-based businesses that offer several group classes per week, etc., there are places more appropriate to hold such classes than a resident. There are rooms in the Civic Centre that can be rented, some churches have large rooms they rent out, the local schools have rooms that can be rented - all quite reasonably. There really is no need for group classes to be held in a resident disrupting the parking for other residents.

We would like to see the hours of home-based businesses be kept to four days/week, no weekends, and between the hours of 9am – 5pm. Kamloops uses this model and has had good success with it. Why can't Merritt implement it?

We are concerned our homes and property will be devalued if people consider our neighbourhood to be more business oriented than residential and family-oriented.

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
2251 Jackson Ave	378-6256	Jean Arnason	<i>Jean Arnason</i>
"	"	Don Arnason	<i>Don Arnason</i>
2552 JACKSON AVE	378-9602	BETH KILBORN	<i>Beth Kilborn</i>
2552 JACKSON AVE	378-9602	BOB KILBORN	<i>B. Kilborn</i>

ADDRESS	PHONE NUMBER	NAME	SIGNATURE
2249 Granville	378-2577	JENNIE McJENNAN	Jen McJennan
2249 Granville	378-2577	Ted Wiley	Ted Wiley
Peggy Pairier	378-4986		
# BOX 39 Merritt	378-4986	Peggy Pairier	M. Pairier
2613 Quilchena	378-0309	Lynnda Tozier	Lynnda Tozier
Box 2765 Merritt	—	B. TOODUCAN	B. Tooducan
MYRNA BAKALUK	378-4619	BOX 1223 MERRITT	M Bakaluk
S. Burgess	378-8813	BOX 1533 MERRITT	S. Burgess
S. Kuysh	378-4188	BOX 2639 MERRITT	S. Kuysh
M. Lewen	378-2950	MARY LEWEN	M. Lewen
P. Riley 1626 GREIG ST	378-4407	PHYLLIS RILEY	P. Riley
2363 Coulter	250-315-5669	Jean Cox	Jean Cox
Box 511	250-378-5554	SCOTTY NEWMAN	Scotty Newman
271401 NICOLA AVE	250-315-0146	GRACE CHARBONNEAU	G Charbonneau
1952 Quilchena	250-378-2429	Leona and Bennett & Bennett	
1703 Menzies ST	250-315-4983	Arlene Miller	Arlene Miller
2556 Quilchena	250-378-9117	Brenda Fahlman	Brenda Fahlman
FS-2260 SUNSET ST	250-378-9849	DEL LAWRENCE	Del Lawrence
#5-3260 SUNSET ST.	250-378-9849	GENE DUPUIS	Gene Dupuis
1596 COLD WATER AVE	250-378-4666	EDNA MOSURE	Edna Mosure
#18-2399 GARCIA ST.	250-378-5884	FRANCES POMARENSKI	Frances Pomarenski
3011 THORPE AVE	250-280-4650	Donna Jackson	Donna Jackson
445 BAILY	250-378-4373	Clorig JENNISON	Clorig Jennison
452 Branton Ave	250-378-2376	JEANNINE HAMM	Jeanne Hamm
2390 Zee Merritt	250-378-1920	C. DANN	C. Dann

Home Based Business an Integral piece of the Economic Pie

I am part of the home based business task force. Recently an opinion by way of letter was shared with the Merritt Herald regarding the proposed by law changes for Merritt B.C.

As the letter, though spirited, was completely inaccurate, I felt I should respond why change is so important....

In 2013 Nanaimo was named as the friendliest home based business community in all of B.C. They have recognized that home based businesses vary in colour size and flavour and it is not always their intention to incubate.

Currently the home based business bylaws in Merritt are very restrictive, hence a huge percentage of home based businesses currently running, are pre-existing and in non-compliance. In order to legalize, if you will, the businesses already existing and new ones that may come into our town, we had to look at all the bylaws and all the business and the varying types.

After exhausting options regarding parking, it was finally decided that the most fare would be what you can fit on your own property. Meridian or street parking, although available to everyone is not allowed to be used for home business use. As I pay huge taxes in this city, like many others, that has never made sense to me. Someone with a home based business can have a friend over for tea and they can park where they wish, but if they came for a tea leaf reading well then they have to park in a designated parking space on that person's property.

Fair or not, this is how it is set up and we did not suggest that this change, what we did suggest is that ALL parking for the home based business be maintained on that home based business property. That means if you have space for 2 cars then that is all you are allowed.

Understand that parking by laws like all other by laws are complaint driven, that means that valid or not they are taken into consideration.

Also, they must be enforceable, there is not point creating a by law that cannot be enforced, who parks on a person's personal driveway that is not breaking a parking code, le weight restricted vehicles, should be able to park unmolested, hence containment to one's property of business. If you only have enough parking for 2 or 4 vehicles then that now dictates the size of the business you are running. And with no physical structural changes allowed, this will not impact the residential neighborhoods in any negative way. Thinking it will just shows that home work has not been done on this issue and it is easier to say what you don't like than to look for a win-win situation.

Residents continue to make the move to the Lower Nic, and various other locations just out of reach of city limits so they don't have to, in their words, be harassed. Many businesses are running without a business license for this reason, both in and out of town. Personally, I feel that is wrong. I know of houses within a block or two of myself with no parking offered teaching Zumba classes from their basement at 10.00 a head. No inspection, no business license and that is one of many. If we had rules in place that allowed people to be open for business without constantly being penalized by such restrictive laws as we currently have, than I believe in my heart more people would legitimize.

Merritt can then grow economically and home based business be allowed to continue to be an integral piece of the economic pie.

In peace and prosperity, Nadine Jolly

10. REPORTS FROM COUNCIL

Councillor Goetz attended the opening of the Pacific Forest Rally

Councillor Norgaard attended the dinner prepared by Merritt Senior Secondary First Nations students

Mayor Roline attended the Chamber of Commerce Business Gala Awards; presented Luke Pierce with a Supporter of Note recognizing his "Coach of the Year 2012-2013" award at last the Centennials hockey game; attended the TNRD for a presentation from ALC on water availability for agriculture and a Nicola Lake Plan meeting

11. INFORMATION ITEMS

HOME BASED
BUSINESSES AND
MEETINGS PER
MONTH IN A
RESIDENCE

- 11.1 Home Based Businesses and meetings per month in a residence; Planning & Development Services Managers September 30, 2013 Memorandum
File: 3900.2134

Moved, Seconded and CARRIED

206/13

THAT a task force consisting of Council and parties involved i.e. residents with home based businesses, residents desire to live in zones that does not permit home based businesses and property owners with vacant space be struck to obtain input regarding size of business, parking requirements etc.

AUGUST &
SEPTEMBER 2013
BYLAW REPORT

- 11.2 August and September 2013 Bylaw Report; Bylaw Services Officers October 01, 2013 Memorandum
File: 4000

CITY ARTS &
CULTURE POLICY
TASK FORCE

- 11.3 Minutes; City Arts & Culture Policy Task Force September 25, 2013 Meeting
File: 0387

WASTE REDUCTION
WEEK

- 11.4 Proclamation; *"Waste Reduction Week"* October 21-27, 2013
File: 0630

FOSTER FAMILY
MONTH

- 11.5 Proclamation; *"Foster Family Month"* October, 2013
File: 0630

Copied to Council
C. Sean
CITY OF MERRITT
MAY 28 2014
RECEIVED
3900.1894

To: Mayor Susan Roline, and all Merritt Councillors.

In Regards to Amendments to Home Based Business bylaw article in May 8, 2014
Merritt Herald.

I am opposed to home based businesses being allowed in secondary suites. While home based businesses are originally set up with family members, what happens when the original home owner sells? Although home based businesses are currently not allowed to be set up in a basement or secondary suite, there is one next to me. The new home owners live in the main home, the daughter of the original owner and her home based business continue in the secondary suite. Between the owners and family members there are between 4 to 6 vehicles already on the property at any one time, not including any vehicles associated with the secondary suite and business. That means there is not enough parking for residents without even considering customer parking, so all customers already park on the street.

It states that under the current bylaw a parking space is allotted for on-site parking at a home based business. If you are going to allow up to 4 employees plus the business owner, where is everyone supposed to park? Home based businesses should turn their front yards into parking lots if they wish to have many customers at once.

Many of the home based businesses in our neighbourhood have ample parking in their driveways for their customers. The hairdressers have double driveways which accommodate their customers. The drywaller has only his own personal truck. The massage therapy business was able to accommodate their clients with on-site parking. It was only when the yoga classes began with large numbers of clients that parking has become an issue. I don't see why they can't rent one of the rooms at the Civic Center for a few hours in the evening, once or twice a week. I am sure the City will give them a good rate. After all, is it not one of the things the Center was built for. Businesses with large numbers of customers belong downtown, not in a residential area.

There are 5 home based businesses on Parker Drive already that I know of. You now want to add 8 ton delivery trucks to an already congested busy street. It will only be a matter of time before some child is run over. Due to the curvature of the street it is hard enough to see anyone coming down the street without vehicles parked on it. With vehicles angle-parked and double parked in front of some home based businesses you

cannot see if someone is coming until you are out in the middle of the street. A child on a bike covers a lot of ground quickly.

If a business is doing well enough to have 3 or 4 employees, it has no need to be in a residential area. Most small businesses downtown do not have more than 4 employees. If this amendment goes through, there is no incentive for most of the established small businesses downtown to stay open. If they can run their existing businesses out of their homes under your proposed new rules and not have to pay rent for a building plus get to write off a portion of their home on their income tax, all you are going to have for a downtown core are bars and restaurants. The rest will be empty buildings.

When I purchased my home this area was designated single family homes, no businesses allowed. When you allow home-based businesses to open, you devalue the homes around it which doesn't show in the BC assessment notices which our taxes are based on. Personally, I would not have purchased my home if I had known that a rental suite and a home based business would be allowed to go in next to me. If you want to amend the bylaws what should be changed is that the existing homeowners should have a say whether or not a home based business should be allowed in their neighbourhood.

There are still a lot of people that have to work shift work. They do not want to have a business next to them with vehicles coming and going all day, plus the noise of the business itself. Home based business hours should be regulated from 9:00 am to 7:00 pm maximum to allow residents a few hours of peace and quiet, especially in the summer when the non air-conditioned homes have their windows open.

In my opinion, living beside a home based business, the rules need to be tightened, not loosened.

David Inglis

2126 Parker Drive, Merritt

378-6209

From: [Mayor Roline](#)
To: [Rachelle Vogt](#)
Cc: [Dave Baker](#); [Kurt Christopherson](#); [Mike Goetz](#); [Harry Kroeker](#); [Neil Menard](#); [Clara Norgaard](#); [Sean O'Flaherty](#); [Jerry Sucharyna](#); [Allan Chabot](#)
Subject: RE: Proposed Home-Based Business Bylaw Amendment
Date: May-27-14 11:59:25 AM

Hello Rachelle,

Thank you for your e-mail and for taking the time to express your concerns over some of the proposed changes recommended by the Home Based Business Task Force. This is all good insight for Council to review for when the bylaw comes back to us for consideration. At this point in time, we do not know when that will occur, but your letter will be included with other feedback on the proposed changes and not just disappear.

Regards,
Mayor Susan Roline
Phone:250-378-8625

From: Rachelle Vogt [<mailto:poodlesrule@shaw.ca>]
Sent: Monday, May 26, 2014 8:22 PM
To: Mayor Roline
Subject: Re: Proposed Home-Based Business Bylaw Amendment

Mayor Roline,

May 26th, 2014

Mayor & Councillors

City of Merritt

2185 Voght Street

Merritt BC

Dear Mayor & Councillors,

Re: Proposed Home-Based Businesses Bylaw Amendment

I think the proposed home-based businesses bylaw amendment goes way too far in the other direction; from being somewhat restrictive to no restrictions whatsoever. What about the rights of the residential homeowner? People buy in residential neighbourhoods to avoid business, not to have businesses in every second house.

To have unlimited parking for home-based businesses is lunacy and totally

irresponsible of the City of Merritt and the task force that is proposing it. There isn't even unlimited parking downtown! Is every neighbourhood now going to be subjected to two hour parking as well?

To have an unlimited number of employees for a home-based business is again, well, lunacy in my mind, and once again, totally irresponsible of the City and its task force.

O'Flaherty says..."noting that having no restriction on parking or employees might generate concerns as those suggestions could change the character of a neighbourhood." Of course it will change the character of a neighbourhood!

What is to stop an already established downtown business from closing their storefront operation and opening up at home? With the extreme latitude being allowed in the proposed amendment, why would someone want to pay an exorbitant amount of rent and utilities downtown when the City will make it much easier for someone to work out of their home? So much for trying to resuscitate Downtown Merritt! Bye-bye downtown Merritt, and, bye-bye residential neighbourhoods.

I'm not 100% sure of my facts here, but I was told Councillor Mike Goetz is the liaison for the City on the task force. I was also told he has a home-based business himself. If I'm wrong, I apologize. If I'm correct, isn't that considered a conflict of interest that he's on this task force?

I'm all for new business including home based businesses, but not at the expense of residential neighbourhoods. Home-based businesses were meant to be one or two person operations, not have an unlimited amount of employees and parking. They were meant to facilitate new businesses to grow. They should be businesses that usually have one customer per hour, maybe two at the most, not groups of people at a time.

I know this current task force was formed because of a problem with a business that is currently on Parker Drive. It started originally as a massage therapy business (and still is) that morphed into group yoga classes on various days and evenings which caused parking problems for residents. The City made the mistake of allowing the yoga business because there was already a massage therapy business licensed. Is there now two business licences for this address, or still only one?

I am strongly opposed to the proposed amendments. I think it will only serve to cause more dissension and problems for the City and residents. Instead of trying to carve out unlimited businesses in residential neighbourhoods, I suggest the City of Merritt work with the landlords downtown to reduce the rental rates so businesses can locate there.

Sincerely,

Rachelle Vogt

2268 Parker Drive

From: Sue Kerr
To: Mayor Roline; Kurt Christopherson; Dave Baker; Clara Norgaard; kkroeker@merritt.ca; Mike Goetz; Neil Menard; Sean O'Flaherty; Jerry Sucharyna
Subject: response to proposed amendments to home-based business bylaw
Date: May-26-14 1:57:38 PM

2113 Parker Drive,

Merritt, B.C.

May 25, 2013

Attn: Mayor Roline and Merritt City Council Members,

I am writing with respect to the proposed amendments to the home-based business bylaws put forward by the home-based business task force which were outlined in the Merritt Herald of May 8th. I would like to start by stating that I am not against home-based businesses in any way. My husband has owned home-based businesses and small commercial businesses in the past. I am however, opposed to the proposed amendments because of their potential effect on residential neighbourhoods.

My husband and I live in a residential area of Merritt with a number of home-based businesses - three on our immediate block (with another neighbour contemplating one in the near future), and at least two more home-based businesses of which I am aware, in the adjacent block. Because most of these home-based business owners follow Merritt's current home-based business bylaws it has ensured that in spite of the large number of home-based businesses, the area around our home remains relatively quiet and the neighbourhood is a safe, private, and relatively peaceful place to reside. Many of the amendments being proposed have the potential to change all of that.

Individually many of the amendments do not seem to a problem, however when they are taken as a whole, the new by-law has horrifying implications for Merritt's residential neighbourhoods.

• Unlimited parking – Should not even be considered! This is one amendment that has the most potential to divide neighbourhoods. Current regulations provide for one on-site parking spot. I don't see any issues to raise this to two, possibly three. Requesting unlimited parking is unrealistic. If you have unlimited customers, the business belongs downtown.

Should the other amendments (unlimited employees, unlimited number of businesses per dwelling, unlimited truck deliveries) pass, we could have neighbourhoods that look like those in Vancouver, where residents' relatives and visitors sometimes need to park a block (or more) away when they come to visit! We are not allowed to park our recreational vehicles on the street, our guests' recreational vehicles must be in our driveways when they come to visit, vehicles we are hoping to sell cannot be left on the street, yet a home-based businesses' clients or employees might be able to park out there for long periods of time.

The amount of parking in front on someone's home also affects people's privacy. We already occasionally draw our front drapes for to have privacy for both our living and dining rooms when people waiting for a family member at a home-based business sit in their vehicle outside our front window for periods of time. It is a minor nuisance now, but only happens occasionally. I can't imagine what it would be like were home-based businesses allowed to increase their size, number and regularity of client and employee visits in our neighbourhood. I'd like to continue to enjoy my front yard and view.

• Number of businesses per dwelling: Should be left at one. Otherwise given the other amendments being proposed, you could have multiple businesses with unlimited employees, having unlimited truck deliveries, with unlimited parking. Council might want to make exceptions, *based on individual application*, for possible husband-wife combinations only if one of the businesses works off-site (wife does accounting at home, husband works off-site as an independent building

contractor or painter), or if both husband and wife run businesses that have only one or two clients at a time (accountant and hairdresser.) If any of the businesses have multiple clients, only one business should be allowed.

<!--[if !supportLists]-->● <!--[endif]-->Number of employees per business: Are employees working at the dwelling, or are they working off-site? Number of employees working at a dwelling should be capped, and parking needs to be considered. Will employee vehicles count towards the number of allowed parking spots? If working off-site, do employees leave their personal vehicles outside the employers' home? Will neighbours want home-based business employees parked outside their homes all day while clients use the on-site parking? Again, once a business begins requiring a larger number of employees perhaps it is time that they are encouraged to move the business outside of the residential neighbourhood.

<!--[if !supportLists]-->● <!--[endif]-->Space within home: should not be an issue if the current bylaws are followed. This only becomes an issue if the bylaw to allow unlimited employees, unlimited numbers of clients, and unlimited number of businesses is passed. For example a business like Creative Company could set up shop in one of the member's homes.

<!--[if !supportLists]-->● <!--[endif]-->Use of basement or secondary suites: I agree with abolishing the regulation as to where the business is set up in a home. Carpenters and craftspeople may have workshops downstairs. Everyone uses their home space to their best advantage, and should be allowed to do so.

<!--[if !supportLists]-->● <!--[endif]-->Delivery of materials by commercial vehicles: Shouldn't be any larger than by a cube van (GVW unknown, sorry!) in residential neighbourhoods. If a business needs regular shipments of industrial sized loads of materials, the business should be in an industrial or commercial area. Also, where will these larger loads be stored? Regular use of larger

trucks is hard on our roads. Also the safety of small children in neighbourhoods needs to be considered. If the bylaw remains with one home based business, there should not be much of an increase in traffic, however again – if multiple businesses are allowed, the amount of truck traffic may also greatly increase. Is this what the city wants for our neighbourhoods?

Well run home-based businesses do not change the nature of a residential neighbourhood. It is when they become too large, that the impact is felt in the neighbourhood. When a business grows to the point where it has multiple clients or customers at one time and can no longer continue to operate within the confines of the home and lot, it begins to affect the whole neighbourhood. At that point, it should be considered a small business and it then belongs in a commercial or industrial area, and taxed accordingly.

Merritt Council should be encouraging small businesses to locate downtown. Various councils have been talking about this for years. The proposed amendments to the bylaw will have an opposite effect – making it easier for ever increasingly sized businesses to operate in residential areas. I wonder how many current small, struggling downtown businesses might look at moving their operations home if the new amendments are approved? What are the tax implications of decreasing the number of small businesses in the downtown core?

I would like to suggest that the Merritt City Council keep the current home-based business bylaws, with a few minor changes such as allowing a second on-site parking spot. An individual application process for exceptions to numbers of businesses allowed in one dwelling, allows Council and city staff to maintain some control over what happens in our residential neighbourhoods. Opening up the bylaw to unlimited number of businesses in one dwelling, unlimited employees, unlimited parking, and increased heavy truck traffic on residential roads is only a recipe for disaster!

Thank you for listening to my concerns. If anyone has any questions or wishes to talk with me further about these proposed amendments, I would be happy to speak with you. I can be reached at 250-378-0216.

From: Ginny Prowal
To: Sean O'Flaherty
Subject: home based business
Date: May-12-14 8:20:45 PM

Hello. I have a problem with such an increase in floor space and employees. I talked to many downtown

business owners and there is a huge discrepancy in cost of doing business downtown compared to home base. I believe this puts them at a disadvantage. I believed the City was promoting and encouraging business downtown, this flies in the face of that vision.

Ginny Prowal