



CITY OF MERRITT

MINUTES

PUBLIC HEARING COUNCIL CHAMBER, CITY HALL TUESDAY, JULY 22, 2014 AT 7:00 PM

1. PRESENT:

Mayor Susan Roline
Councillor D. Baker
Councillor K. Christopherson
Councillor M. Goetz
Councillor H. Kroeker
Councillor N. Menard
Councillor C. Norgaard

IN ATTENDANCE

Mr. A. Chabot, Chief Administrative Officer/Corporate Officer
Mr. D. Finnigan, Public Works Superintendent
Ms. C. Fraser, Deputy Clerk/Human Resources Manager
Mr. S. O'Flaherty, Planning & Development Services Manager
Mr. K. Ostraat, Financial Services Manager
Mr. L. Plotnikoff, Leisure Services Manager
Mr. J. Sucharyna, Business & Economic Development Manager
Mr. D. Tomkinson, Fire Chief

MEDIA

Merritt Herald
Q101.1

33 Members of the Public

2. CALL TO ORDER

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

Councillor Norgaard declared a perceived conflict of interest and left the meeting at 7:02 p.m.

**ZONING BYLAW
AMNEDMENT -
HOME-BASED
BUSINESS**

3. STAFF REPORT

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

Planning & Development Services Manager provided an overview of the home based business task force and the home based business amendment to the Zoning Bylaw

4. PROPONENT'S SUBMISSION

5. PUBLIC SUBMISSIONS

- 5.1 Proposed Home-Based Businesses Bylaw Amendment; Don Nelson Letter expressing concerns of unlimited parking, unlimited employees and no cap on the number of businesses allowed at one residence too lenient
File: 3900.1894
- 5.2 Proposed Home-Based Businesses Bylaw Amendment; Petition with one hundred and four (104) signatures expressing concerns of quality of life for residential homeowners, parking issues, regulated ours for home based business and devalued property
File: 3900.1894
- 5.3 Home-Based Business as Integral Piece of Economic Pie; Nadine Jolly Letter expressing her concerns of home based business as an integral piece of the economic pie and bylaws must be enforceable
File: 3900.1894
- 5.4 In Regards to Amendment to Home-Based Business Bylaw Article in May 08, 2014 Merritt Herald; David Inglis Letter expressing concerns of home based businesses being allowed in secondary suites and parking space
File: 3900.1894
- 5.5 Proposed Home-Based Business Bylaw Amendment; Rachelle Vogt Letter expressing concerns of unlimited parking for home based businesses, unlimited employees and safety concerns
File: 3900.1894

- 5.6 Proposed Amendments to the Home-Based Business Bylaw; Sue Kerr Letter expressing concerns of unlimited parking, number of businesses per dwelling, number of employees per business, space allowed within the home, use of basement or secondary suites and delivery by commercial vehicles
File: 3900.1894
- 5.7 Home Based Business; Ginny Prowal Letter expressing concerns in increase of floor space and number of employees
File: 3900.1894
- 5.8 Proposed changes to the Home Based Business Bylaw; Jim & Penny Dickinson July 19, 2014 Letter expressing concerns of devalued property; number of vehicles that would be allowed to park and Council conflict of interest
File: 3900.1894
- 5.9 Home Based Business; Ginny Prowal Letter expressing concerns about one home based business disrupting a neighbourhood
File: 3900.1894
- 5.10 Proposed Home-Based Businesses Bylaw Amendment; Don Nelson July 21, 2014 Letter expressing concerns of safety - parking and heavier delivery vehicles; hours of operation and privacy in own home is shattered. Mr. Nelson provided many pictures depicting the manner in which vehicles using the home based business are parking along the street
File: 3900.1894
- 5.11 Nadine Jolly, Parker Drive spoke in support of the proposed bylaw amendment with regards to making the economic pie bigger as per Section 3.1 of the Official Community Plan, growing evolving home based business economy, more definition given to home based business, and vehicle restriction for more than one commercial vehicle
- 5.12 Ed Hendricks, Ponderosa Sports expressed to Council his concern of traffic hazards and parking, one particular home based business operating outside the bylaw; pitting neighbours against each other, Council allowing the issue to fester and the cost to the taxpayers
- 5.13 Mike Jolly, Parker Drive stated the City discriminates against home based business and expressed his opinion that home based businesses should be able to park as many non-commercial vehicles as each lot can hold

- 5.14 Rachelle Vogt, Parker Drive expressed to Council she was not against home based business but had concerns with regards to traffic, vehicles double parked as many as six vehicles even in the winter, suggesting neighbour consent before application for Business License similar to RV Parking application, property values and interruption of serenity of quiet residential area with clients coming seven days a week
 - 5.15 Ginny Prowal, Aspen Street noted that home based businesses have existed and worked well within Merritt
 - 5.16 Robert McDonald, NAPA Auto Pro informed Council he had started out as a home based business years ago, home based business can occur without disrupting the neighbours, once growth achieved the business move out of residential area and Council should consider the ramifications not change bylaws to allow commercial business to take over a residential area
 - 5.17 Peter Vogt, Parker Drive questioned number of home based businesses that are non-conforming, what kind of business needs more than 20 square meters, parking regulations and stated home based business should integrate seamlessly into the neighbourhood
6. CONSIDERATION OF RETURNING BYLAW TO REGULAR COUNCIL MEETING FOR FURTHER READINGS
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132/14

6.1 Moved, seconded and **CARRIED**

THAT City of Merritt Zoning Bylaw Amendment Bylaw No. 2177, 2014 be forwarded to the Regular Council Meeting for further consideration

7. TERMINATION OF MEETING

The Mayor declared the meeting closed at 7:39 p.m.

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

**Original signed by
Deputy Clerk**

Confirmed on the 12th Day of August, 2014

**Original signed by
Mayor**