

Mayor Brown and Merritt City Councillors: IS a BIGGER MERRITT a BETTER MERRITT? WHY?

I have reviewed the OCP Bylaw 2295; and the Zoning bylaw 2296 and offer these comments which I hope will assist you in making your decisions regarding this proposal, and all future development.

Once you have answered the following points; and put your consensus in writing for your citizens to review, I will be empathetic to your decisions of how Merritt can 'Flourish Under the Sun'.

--What size should Merritt be? Over what duration?

--WHY? ie are there economies of scale that we can achieve that will enhance the lifestyle of some/all of our citizens?

--What effect will this development have upon our taxes?

-Based upon the Dec 15/20 'Water meeting of Council'; we don't have enough water NOW to meet the needs of our population; so how/when/at what cost/ and at whose cost will the needed wells and storage infrastructure be provided?

--With an approximate 1100 new citizens from this proposed development, at build-out, where are the approximate 200 school students going to be schooled?

--What sewage treatment facility expansion will be required for the approximately 375 new proposed homes?

--Who is going to pay for that expansion?

--Will this expansion on the South side of the Nicola require an attendant firehall; and at what cost, paid by whom, and located where?

--Will City Planners require neighborhood commercial and recreation/park facilities to encourage walking and biking, rather than automobile orientation?

Council; you have been dealt a hell of a deck of cards; with a declining downtown resulting from previous Councils enabling freeway commercial development; 2 rivers which are uncontrolled and which flood frequently; a fragile, declining, resource-based economy; and a climate which is unpredictable from a budgetary standpoint. But, the decisions you make now, will impact us for years to come. I urge you to formulate your decisions wisely; and with full understanding of the above points.

I look forward to being able to empathetically review this matter once I fully understand your answers to the above.

Thank-you for your consideration.

Darch Osborne
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Merritt