



Spayum Holdings Limited Partnership
P.O. Box 188
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Merritt, B.C. V1K 1B8

June 3, 2021

City of Merritt
PO Box 189
Merritt, BC
V1K 1B8

Attn: Mayor Brown and Council Members

RE: Official Community Plan Amendment Bylaw No. 2310 and Zoning Amendment Bylaw No. 2311 (2320 Hamilton Hill Rd)

On behalf of Spayum Holdings LP, please accept this letter in support of Ladner Ventures Inc. Palomino Pointe Estates proposal. A proposal which we understand will be a mixed-use community comprised of low-to-medium density residential, commercial and office uses.

Official Community Plan Amendment

Bylaw 2310 is seeking to amend the City's OCP designation for the subject lands from 'Future Development' to 'Comprehensive Residential Commercial'. This proposed development lies within Gateway 286 Sector, which is recognized as a significant and major entry into the City of Merritt. The proposal is consistent with policies found within the OCP that speak to City's intention to increase the profile of the area as a major gateway into the community.

Zoning Bylaw Amendment

Bylaw 2311 is seeking to amend Zoning Bylaw No. 2284, 2020 so that the subject lands are rezoned from 'Large Parcel Residential (R1A)' and 'Agricultural (AR1)' to 'Comprehensive Development (CD2)'. The rezoning would allow the development to proceed as proposed by providing site specific zoning regulations that will guide future development.

Spayum Holdings LP, has been working alongside Ladner Ventures Inc. over the past year on a number of initiatives within the Gateway 286 development area, with the common goal being to bring much needed housing, employment and tax revenue to the City of Merritt. Approval of the OCP and Zoning amendments for Palomino Pointe Estates will be yet another step toward developing the Gateway 286 sector as envisioned by the Official Community Plan.

Thank you for your time,

A handwritten signature in cursive script, appearing to read "Roline".

Susan Roline, Chair Spayum Holdings LP

cc: Ladner Ventures Inc. (via email)