

An aerial photograph of a wide river valley at sunset. The sun is a bright, glowing orb in the upper right sky, casting a warm, golden light over the scene. The river winds through the center of the valley, flanked by dark, silty banks. A faint grid of lines is overlaid on the landscape, suggesting a development plan. The foreground shows a residential area with dark roofs and trees.

COMPREHENSIVE DEVELOPMENT ZONE REZONING APPLICATION

MERRITT | B.C.



APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

ABOUT THE APPLICATION

On behalf of our client, Aplin & Martin is pleased to submit this application package intended for rezoning amendment of a land totaling 26.1 hectares (64.5 acres). The attached documents include the necessary information required to fulfill the City's rezoning amendment application requirements, including the proposed comprehensive development zone, support rationale, a site plan, and corresponding application figures.

Should you have any questions or require clarification on any aspect of this application, feel free to contact me at 250.300.9716 or by email at: dshillong@aplinmartin.com.

Sincerely,

APLIN & MARTIN CONSULTANTS LTD.



Davin A. Shillong, MCIP, RPP

Manager, Planning + Urban Design



Merritt
FLOURISH UNDER THE SUN



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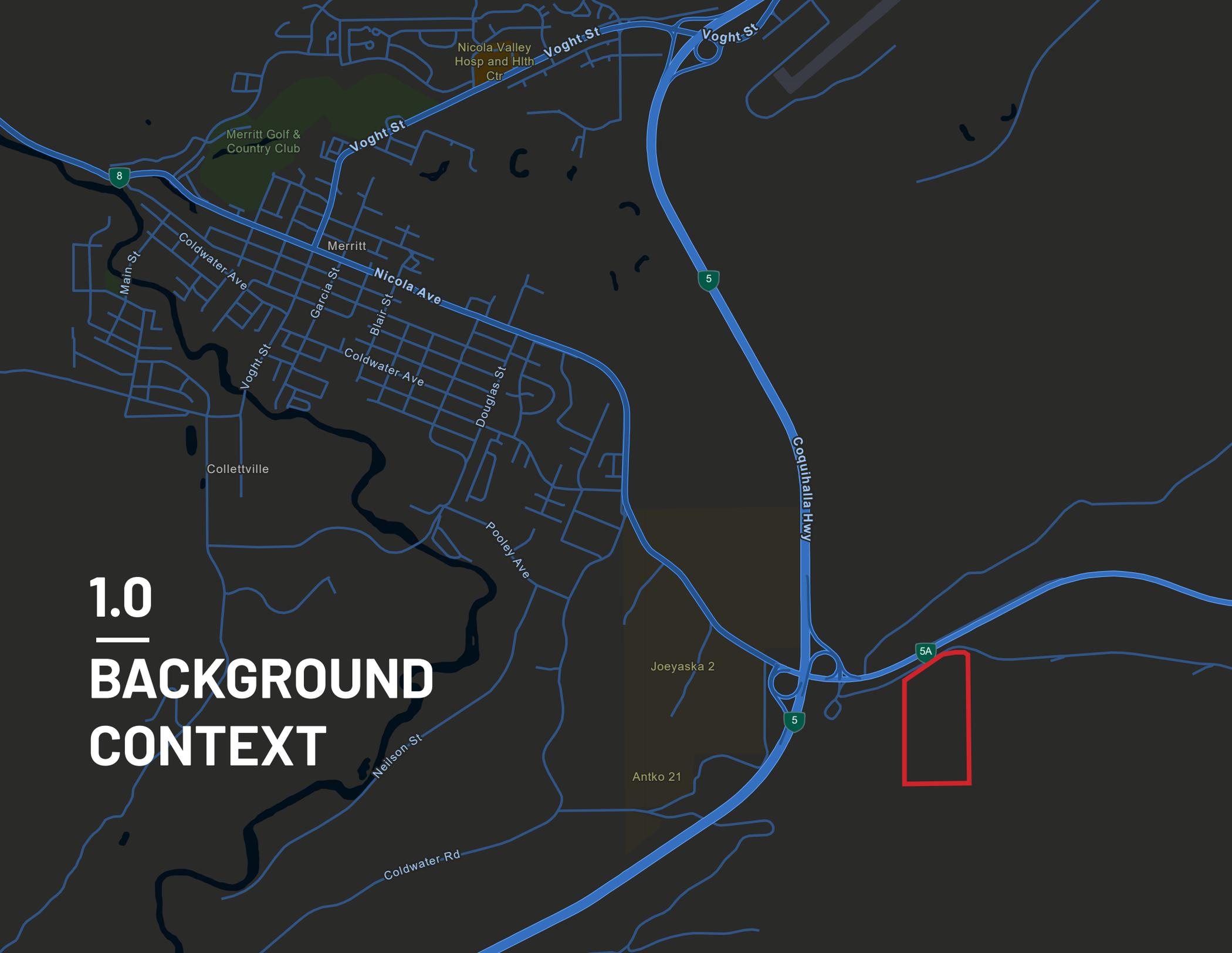
ATTACHMENTS:

- Application Form
- Proposed Comprehensive Development Zone
- Land Title
- Application Fee (Cheque of \$800)

2.0 Rezoning Proposal

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1.0 BACKGROUND CONTEXT



INTRODUCTION

On behalf of our client (Palomino Pointe Estates), Aplin & Martin Consultants Ltd. (Aplin Martin) is pleased to submit this rezoning application to the City of Merritt for the lands located at 2320 Hamilton Rd, Merritt, BC. The subject land is legally described as:

DISTRICT LOT 3638 KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PLANS 37177 AND 43275; (2) PART LYING NORTH OF PLAN 43275.

The purpose of this application is to rezone the subject parcel to enable future development of a comprehensive master-planned community. The information within this application package includes an array of information to assist in the understand and intent.



Figure 1.1 - Application Lands

LOCATION

The site is situated at the southeast corner of Merritt's city limits, approximately 4.0 km southeast of Merritt downtown. The property comprises approximately 26.1 hectares (64.5 acres) of land.

The site is currently undeveloped, and it is bounded by:

- » Hamilton Hill Road to the north
- » Godey Creek Hiking Trail Recreation Site to the west
- » Area N (Beautiful Nicola Valley – South) to the east and the south.

There is a connection point for Highway 5 (Coquihalla) and Highway 97 C (Okanagan Connector), approximately 400 meters west of the subject lands. The site can be accessed via Hamilton Hill Rd off Highway 5A.



Figure 1.2 - Site Location

1.3

POLICY CONTEXT

The City of Merritt’s Official Community Plan, 2011 (OCP) provides a policy framework for the subject lands. The OCP designates the site and the surrounding lands to the north and west as ‘Future Development’ within the Gateway 286 OCP Sector area. This area is deemed a significant entry point into the City of Merritt.

The direction for the development of Gateway 286 is to increase this area’s profile as a significant gateway into the community through enhancement, signage, and promotion of future growth. The development vision for this area is a mixed-use neighbourhood that provides a mixture of low-to-medium density residential, commercial, and office uses.



Figure 1.3 - OCP Area Map - Gateway 286



Figure 1.4 - Zoning Map, Zoning Bylaw No. 2284, 2020

1.4

EXISTING ZONING

According to the recently adopted Zoning Bylaw No. 2284, 2020, the subject lands are currently zoned as AR1- Agricultural (approximately 6 acres) and R1A – Large Lot Residential (approximately 58.5 acres). The lands to the north of the site is currently zoned as AR1, and the Godey Creek Hiking Trail Recreation Site to the west is zoned as P2 – Institutional and Public Use.

The purpose of AR1 is to preserve lands for agricultural use and production, and the purpose of the R1A zone is to provide for the development of Single Detached and Semi-Detached Dwellings on large parcels. The P2 zone provides for the establishment of public use facilities, including government buildings and places of worship, and to provide suitable locations for public utilities.

SURROUNDING PROPOSED DEVELOPMENT

The surrounding lands are currently undeveloped except for the adjacent Tourist Information Centre (non-operational) which provides tourist information. A series of hiking trails known as the Godey Creek Hiking Trails traverse the wooded slopes adjacent to the Visitor Information Centre.

A multi-phased commercial development is being proposed to the lands surrounding the Highway 5/5A interchange. The area is developed by Spayum Holdings Limited Partnership ("Spayum"). Spayum is comprised of the five Nicola Valley First Nations and includes the Coldwater Indian Band, Lower Nicola Indian Band, Nooatich Indian Band, Shackan Indian Band and Upper Nicola Indian Band. Phase 1 and 2 of the development are located on the southeast quadrant of the interchange. Phase 3 is located to the north of the subject site.

Spayum Holdings Limited Partnership

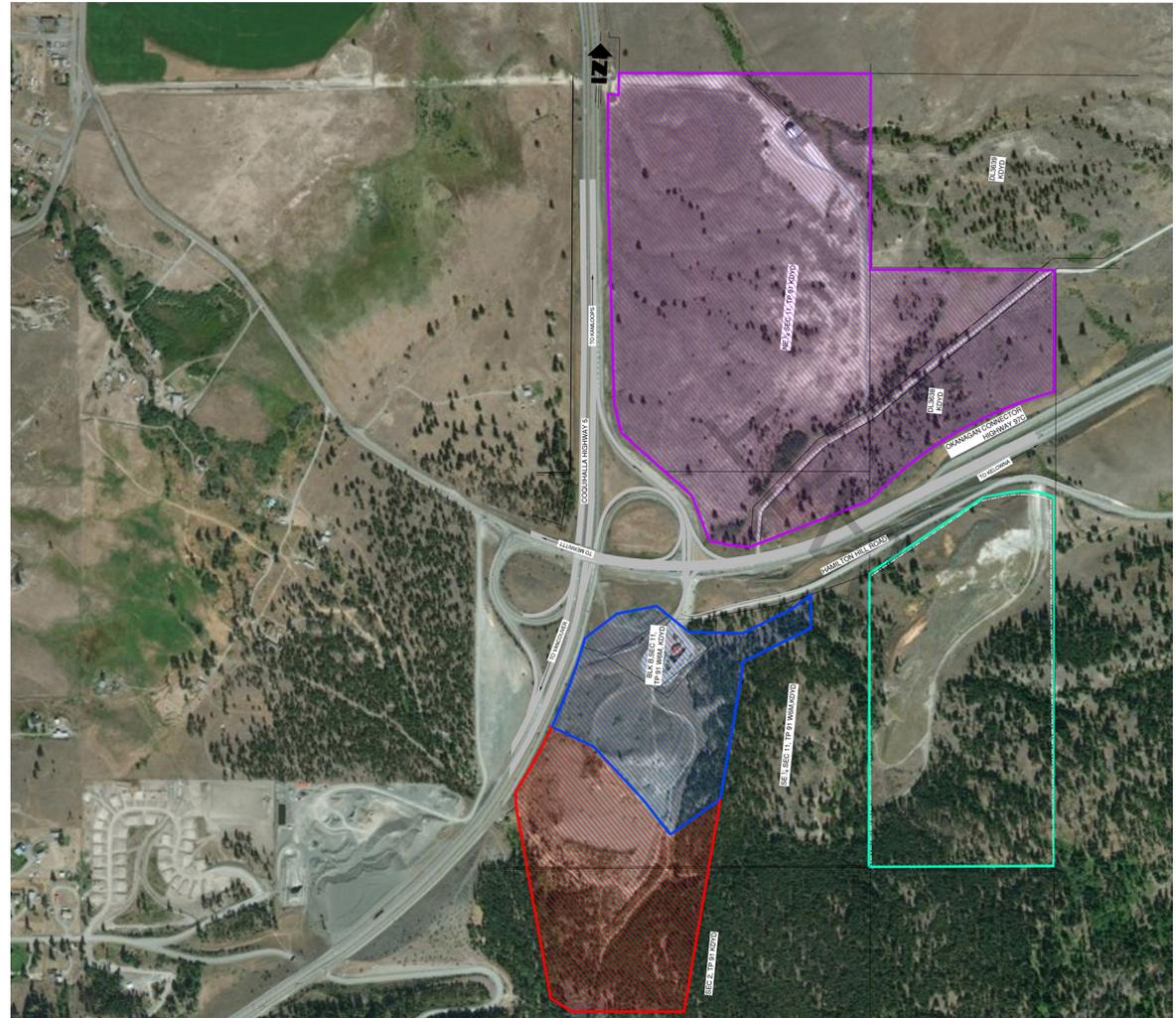
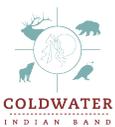


Figure 1.5 - Spayum Development

SITE FEATURES



Topography

The application lands generally form the shape of a trapezoid and are generally covered by grasses, isolated tree stands, and packed sandy gravel areas. The packed gravel areas are clear evidence of unauthorized use of the subject lands by various recreational activities, including, but not limited to walking, hiking, mountain biking, and all-terrain vehicles.

The north to northwest portion of the property slopes down towards Hamilton Road, while the south to southeast portion of the property is hilly with a natural depression area, running east-west, near the center of the parcel.

Specific areas of the subject lands include steep slopes, some which exceed 30% grade. While the majority of the site is suitable for development, those areas exceeding 30% slope (7.5 hectares) will likely remain in their natural state and undeveloped.



Environmental

Based on a preliminary environmental study, the site does not appear to offer any highly sensitive areas. Further, a large portion of the subject lands will likely be deemed as holding low sensitivity, predominantly due to the ongoing site disturbances. For this reason, and from an environmental perspective, the site is highly suitable for development rendering approximately 18.6 hectares developable.

Conversely, there may be some areas of the subject lands that, if developed, may require some form of compensation or development setbacks. Ultimately, the environmental study has yet to be finalized, and a development layout must be finalized prior to further site design advancement.



Geotechnical

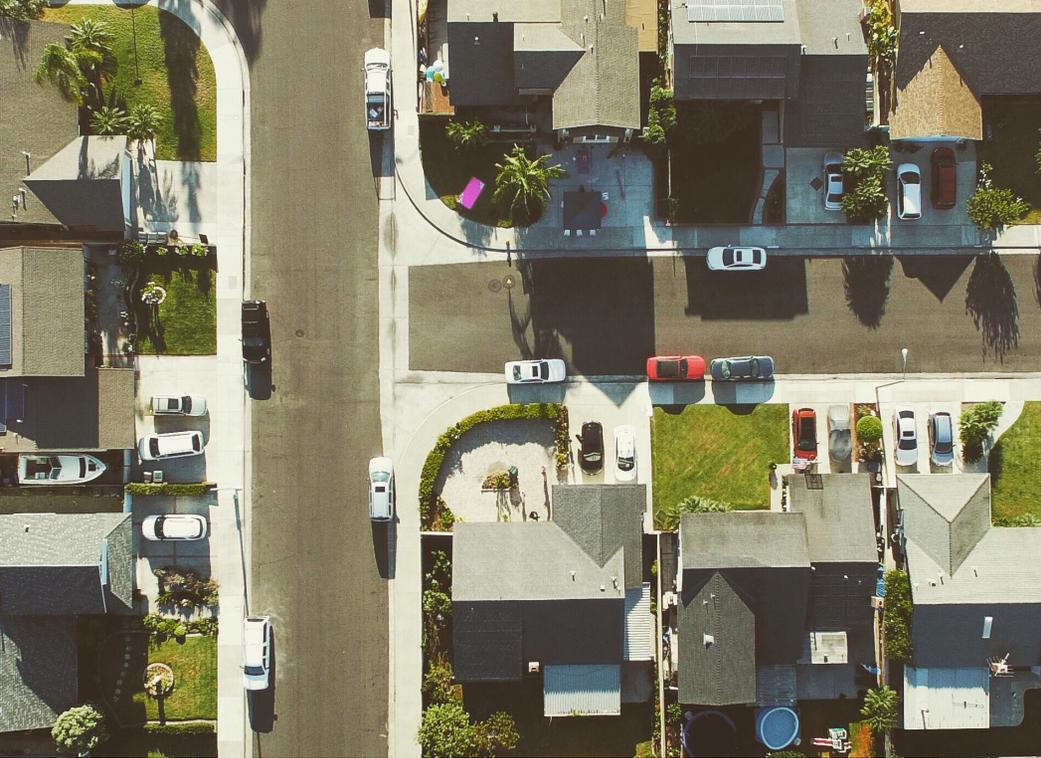
A geotechnical investigation of the subject lands was previously completed. As previously noted, the site surface includes grasses, isolated tree stands, and sod / topsoil. The foregoing layers cover a naturally stiff silt or compact sand and gravel soil.

Given the proposed development type, earthworks approach, and professional recommendations, the site is well suited for development.

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A blurred night street scene with warm lights and a brick-paved road. The image shows a perspective view of a street with a brick-paved surface and white lane markings. In the background, there are out-of-focus lights from buildings and street lamps, creating a bokeh effect. The overall atmosphere is warm and urban.

2.0
**REZONING
PROPOSAL**



2.2

VISION

The location of the property presents a unique set of opportunities for residential and commercial developments:

- a. The north portion of the site is an ideal location for a destination casino with a hotel, restaurant/lounge facilities, meeting and convention spaces, and other related services.
- b. The surrounding lands can be developed into a complete neighbourhood that will provide diverse low-to-medium density housing options for people of all ages to live in the City of Merritt.

The vision of the proposed development is to create a mixed-use and sustainable gateway community that provides diverse housing options and economic growth and employment opportunities for the City of Merritt. The community will grow into a neighbourhood that features a mix of residential, commercial, and recreational uses for residents to live, work, and play.



2.1

APPLICATION INTENT

The proposal intends to align with the general vision and development policies in the OCP Gateway 286 Sector and create a master-planned mixed-use community on the subject lands that will serve as an entry feature for the City of Merritt.

The planned future land uses comprise of two sub-areas. Among the developable lands, approximately 14.95 hectares (36.95 acres) is planned for low-to-medium density residential housing in the form of single-detached, semi-detached, multiple unit townhome, and multiple unit apartment dwellings. The rest of the 3.65 hectares (9.03 acres) of developable lands in the northeast area is for a mixed-use commercial development that will accommodate transitional residential uses.



REZONING RATIONALE

1) A New Comprehensive Development Zone

There is no existing conventional zone in the Zoning Bylaw that fully supports the proposal. Thus, amendments to the Zoning Bylaw are required to rezone the subject lands from AR1-Agricultural and R1A-Large Lot Residential to a Comprehensive Development (CD) Zone. The purpose is to allow for the creation of comprehensive and site-specific land use regulations for the subject lands.

2) Align with the OCP

The proposed CD Zone is fully aligned with the policies and development directions in the City's Official Community Plan (OCP).



DESIGN PRINCIPLES

» Gateway Commercial and Residential Development

The site will be developed into a significant gateway community in the City of Merritt that features pedestrian-oriented residential and high-quality commercial developments. Future developments will incorporate smart design by optimizing site potential, including building locations, orientation, and design of buildings in support of innovative practices.

» Inclusive and Healthy Community

The community will support a broad mix of households and aging in place by providing a healthy living environment, a range of housing options, and active recreational services and facilities.

» Environmental Planning

Protect and enhance natural and environmentally sensitive areas and achieve sustainable development through environmental site assessment, land use planning, and site design.

SUB-AREAS SUMMARY

a. Sub-Area A: Low-to-Medium Density Residential

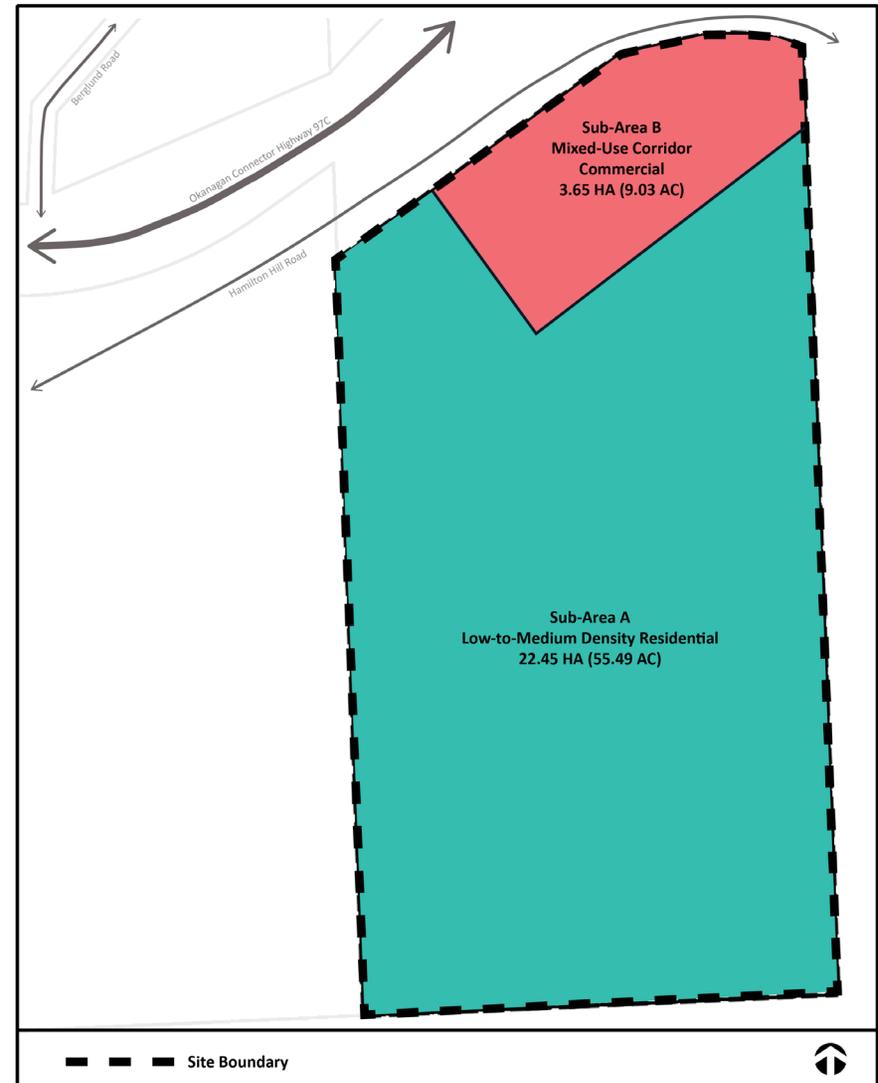
The purpose of the Low-to-Medium Density Residential zone is to provide for the establishment of low to medium density residential housing in the community.

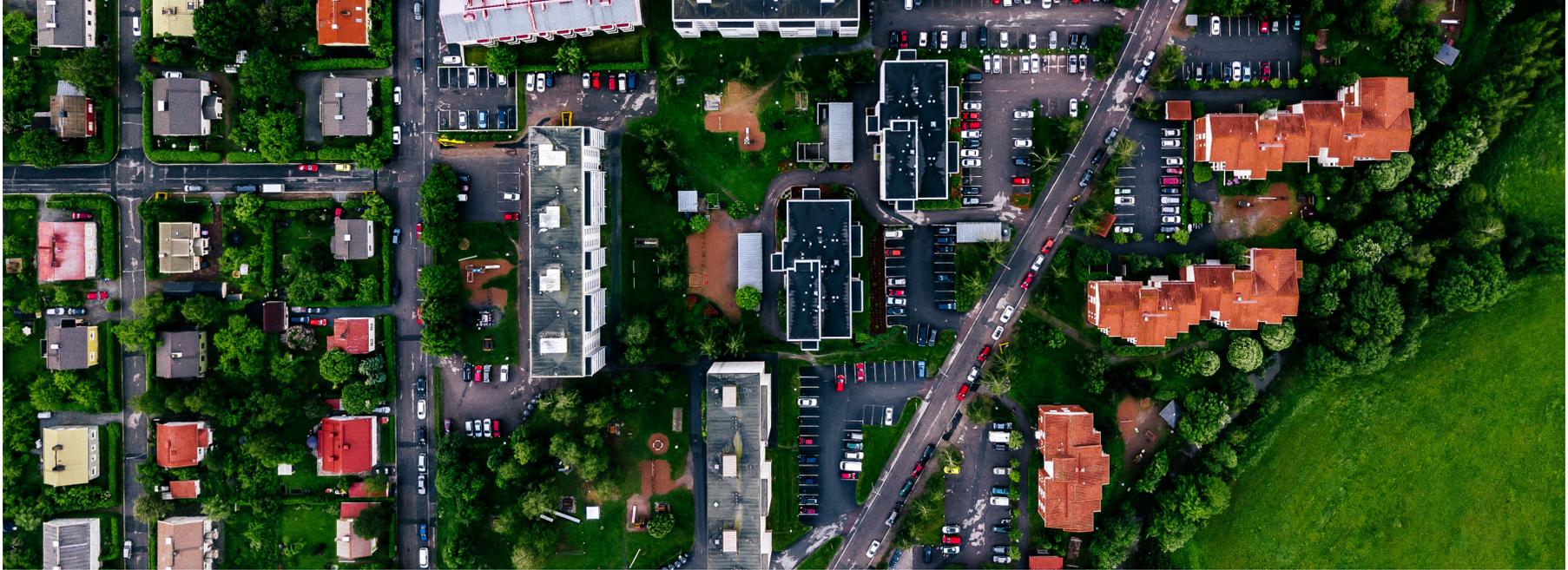
- ◆ Gross Area: 22.45 Hectares (55.49 Acres)
- ◆ Developable Area: 14.95 Hectares (36.95 Acres), 66.6% of the gross area
- ◆ Maximum Density: 300 dwelling units
- ◆ Housing Typology:
 - Single Detached
 - Detached Secondary Dwellings
 - Semi-Detached
 - Secondary Suites
 - Townhome
 - Low-rise Apartment

b. Sub-Area B: Mixed-Use Commercial Transition

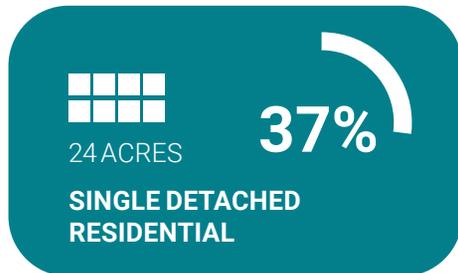
The Mixed-Uses Commercial Transition area aims to orderly develop the mixed-use commercial site that will accommodate transitional residential uses.

- ◆ Gross Area: 3.65 Hectares (9.03 Acres)
- ◆ Developable Area: 3.65 Hectares (9.03 Acres)
- ◆ Maximum Density: 150 dwelling units
- ◆ Major Commercial Development:
 - Gaming Facility
 - Hotel
 - Motel
- ◆ Transitional Housing Typology:
 - Low-rise Apartment
 - Semi-Detached
 - Townhome
 - Single Detached





2.6 LAND USE FACTS





2.7

MOUNTAIN BIKING TRAIL

The Iron Mountain/Godey Creek area includes a vast mountain biking trail network offering opportunities for beginner, intermediate, and expert riders. We acknowledge that this area is an attractive recreational pursuit for the mountain biking community and draws bikers from within the region.

The 'Lower EZ Rider' trail is an alternative mountain bike trail leading bikers back to the primary trail head. This bike trail encroaches within the subject property and potentially poses a two-fold impact: a) environmental; and b) land development.

Given the strong mountain biking trail culture within the area, it is our intent to work with the City with the objective of preserving the 'Lower EZ Rider' bike trail in some form.

2.8

LOCAL AREA SERVICE AGREEMENT

Spayum and Palomino Pointe Estates are currently working collaboratively on a Local Area Service Agreement for the Gateway 286 Sector area. A Local Service Area petition, as described in the Community Charter [SBC 2003], is currently being initiated by owners of the Gateway 286 area and will provide a framework for generation of a local area service bylaw.

A cost sharing proposal for off-site servicing has been derived based on proposed development demands and acknowledgement of shared infrastructure that would require construction if each development completed connection to the City independently.

It is anticipated that the Local Service Area petition will be submitted to the City of Merritt before the approval of the proposed rezoning application.



COMMUNITY CONSULTATION STRATEGY

As part of the rezoning application, we will undertake voluntary public consultation exercises. The purpose of the community consultation strategy is to enable a two-way dialogue with Merritt residents, adjacent landowners, Firsts Nations, and stakeholders regarding the proposed rezoning application while considering the current COVID-19 climate. The consultation strategy will be finalized with the City Staff.

A Community Consultation Summary outlining what we heard in the process will be submitted to the City before the public hearing.



CONSULTATION TOOLS

Aplin Martin will use the following engagement tools to seek feedback from residents and stakeholder:

Project Website



We will create a data-based project webpage to communicate and engage with residents and stakeholders regarding the proposed rezoning application. The website will be supplemented with interactive maps, informational/educational materials about the project, illustrative images, and an online survey.

Mail-out Notification



A letter of notification will be mailed to adjacent landowners to obtain feedback on the proposed rezoning application. The City will provide a list of mailing addresses.

Survey



An online survey will be used to solicit feedback from residents and stakeholders. Links to the survey will be provided within the notification letter and the project website.