

The new Official Community Plan will establish a framework for future land uses within the Plan Area. The future land use may reflect the current use, a change in use or the conservation/protection of a land use value.

Future development must either comply with the direction that is set out in the OCP or must undergo a public bylaw amendment process. The OCP is considered to be a living document that may undergo change to reflect the needs of a particular development or shift in the community vision.

OPPORTUNITIES

The OCP process is an opportunity to provide land use certainty. Moving forward this may be achieved through:

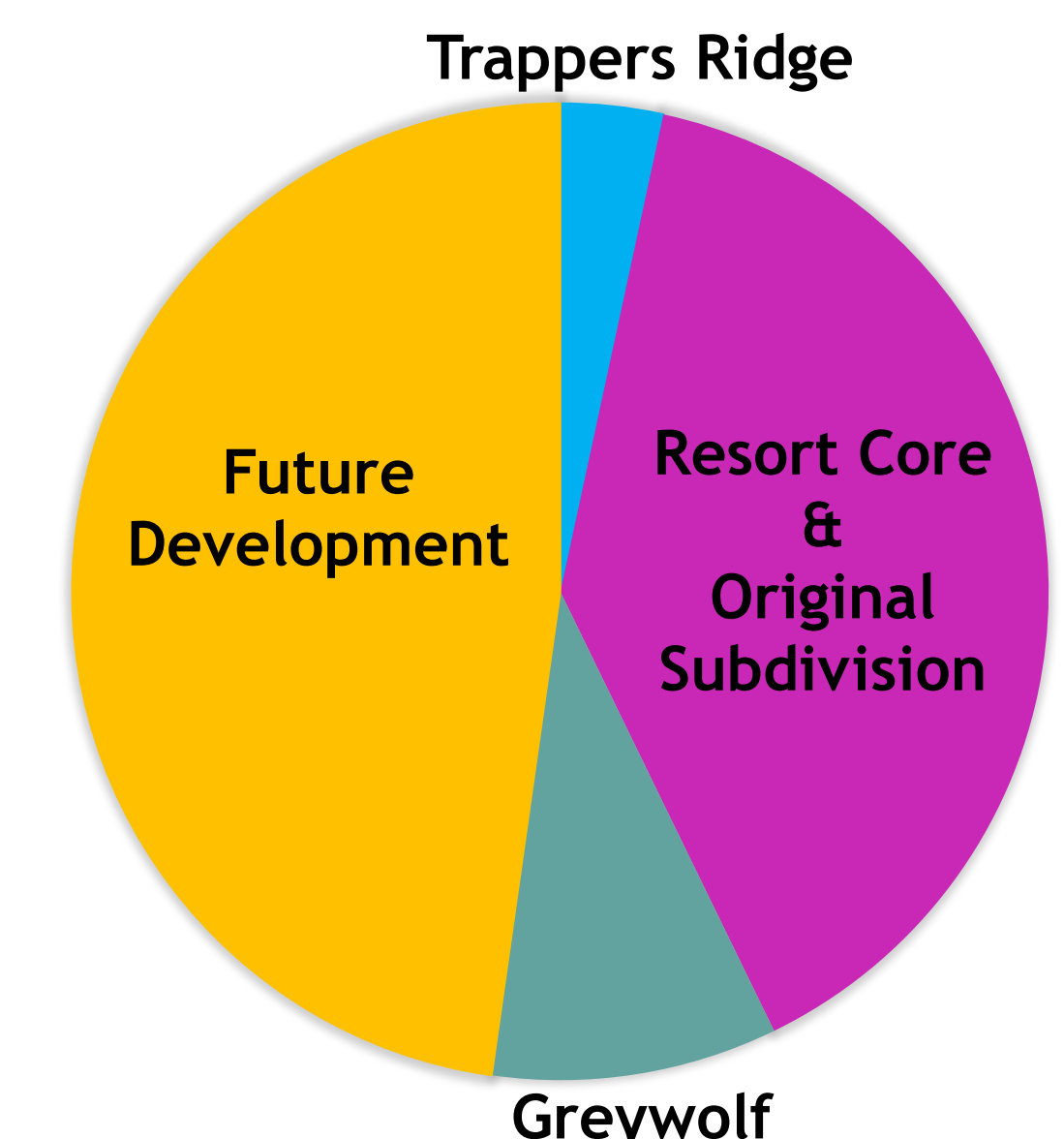
- Considering current OCP (1999) land use designations for vacant land and assessing how those designations fit with the Resort and Community vision.
- Inclusion of private lands and tenured Crown land have been included within the proposed Plan Area in recognition of the relationship between these lands and the current plan area.
- Forward thinking if changes cannot be agreed upon within this process. If necessary the OCP can include policy 'goal posts' or 'benchmarks' that must be met in order to accommodate a change in the policy or land use designation.

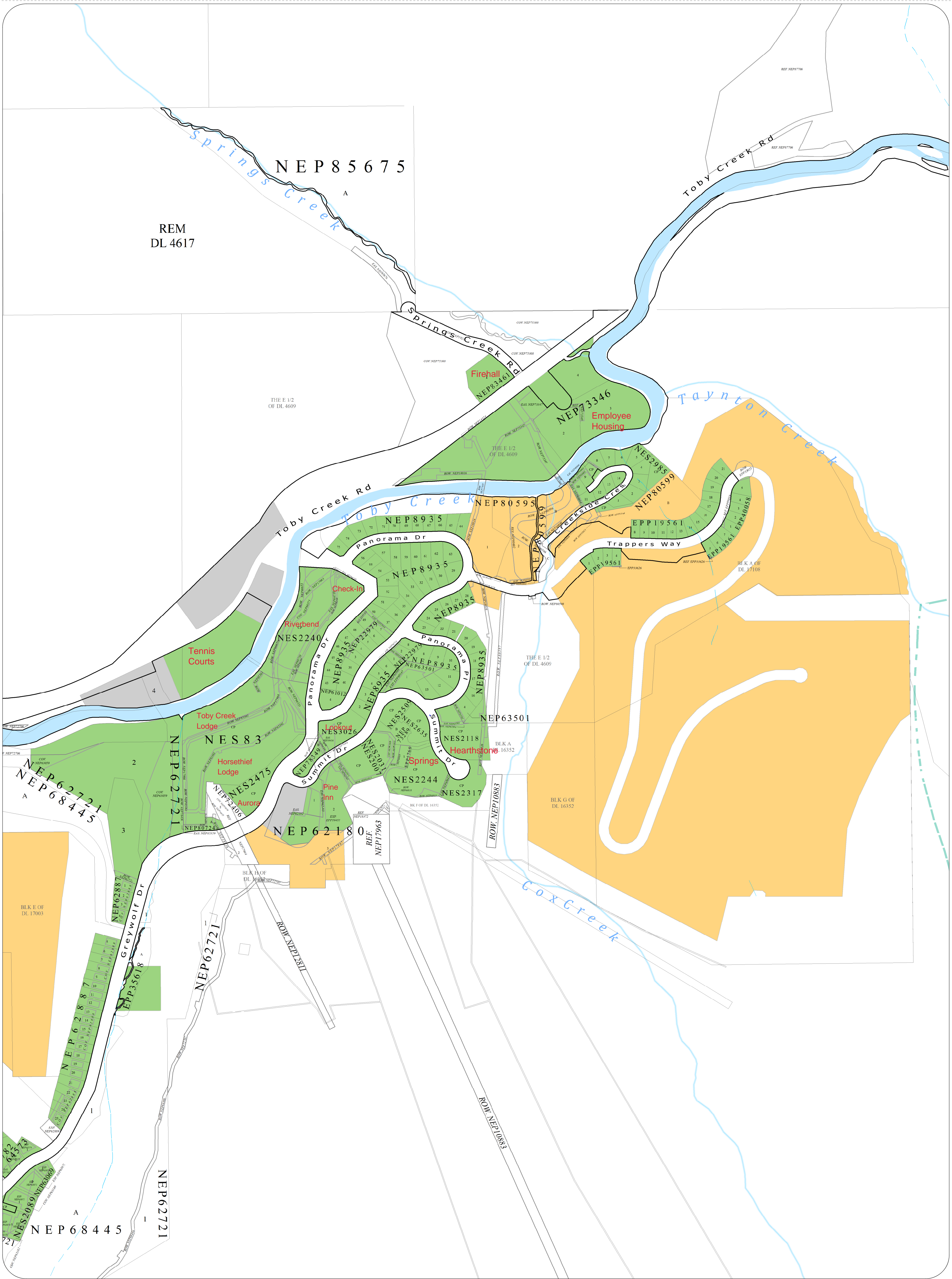
WHY IS FUTURE LAND USE RELEVANT?

Through this process the RDEK will consult with Panorama Mountain Resort, property owners, and stakeholders on the future land uses within the Plan Area. Future land uses have the potential to impact the character of the area, including the transportation network and all resort services.

The current OCP identifies a maximum density for the resort area based on the Provincially approved Master Plan. The graph shows the breakdown of current development in consideration of the potential full build-out based on 'bed units'. This process is an opportunity to explore how the current Resort and Community vision for the future development fits within the current OCP vision, policies and direction.

The two adjacent maps show the areas that are currently developed (green) and areas proposed for development (orange). The areas do not include the ski runs or golf course. This process will consider the orange areas and the new areas proposed for inclusion. It will also consider associated issues of interest to the community such as types of housing, commercial land uses, and short term rentals.





Legend

- Day Skier Parking
- Existing Development Areas (Built Out)
- Future Development Areas (Current OCP)

Panorama Area OCP Planning Process

Trapper's Ridge Resort Core

0

37.5

75

150

225