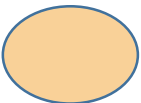





The land use designations identified on the posters are unique for this OCP. The information below provides an overview, in general terms, of the type of land use that are supported in the future.

A full description of the land use designations can be found on Pages 57 and 58 of the OCP.

Residential

	R-SF, Residential Single Family	Single Family Dwelling, Duplex and Secondary Suites* *where permitted
	R-MF, Residential Multi-Family	Duplex, Row House, Townhouse
	LH, Large Holdings	Rural Residential on parcel sizes between 5 acres & 20 acres
	R-MU, Residential Mixed Use	Single Family Dwelling, Duplex, Row House & Townhouse



Resort

	RES-A, Resort Accommodation	Row House, Town House, Condominium Hotel, Hotel Accessory Commercial – Recreational Facilities, Food Services, Child Care Facility, Banquet & Conference Facility, Resort Administrative Offices
	RES-MU, Resort Mixed Use	Commercial Accommodation, Food Service, Heli-Ski Lodge, Heli-pad, Administrative Offices Accessory Commercial – Retail, Recreational Amenity Space, Professional Office Space Accessory Residential – Accessory to Commercial Accommodation only
	RES-EH, Resort Employee Housing	Employee Housing & Amenity Space
	RES-R, Resort Recreation	Recreational Uses, Associated Amenities & Infrastructure - Ski Terrain, Ski Lifts, Golf Course, Golf Club House, Mini-golf, Tennis Courts, Trails
	RES-LI, Resort Light Industrial	Resort, Ski & Golf Course Maintenance Facilities, Recycling Depot, Solid Waste Management Facility

Commercial

	R-REC, Commercial Recreation	Commercial Recreation Accessory Commercial – Commercial Accommodation, Residential Use, Employee Housing, Retail, Maintenance Facilities
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Institutional

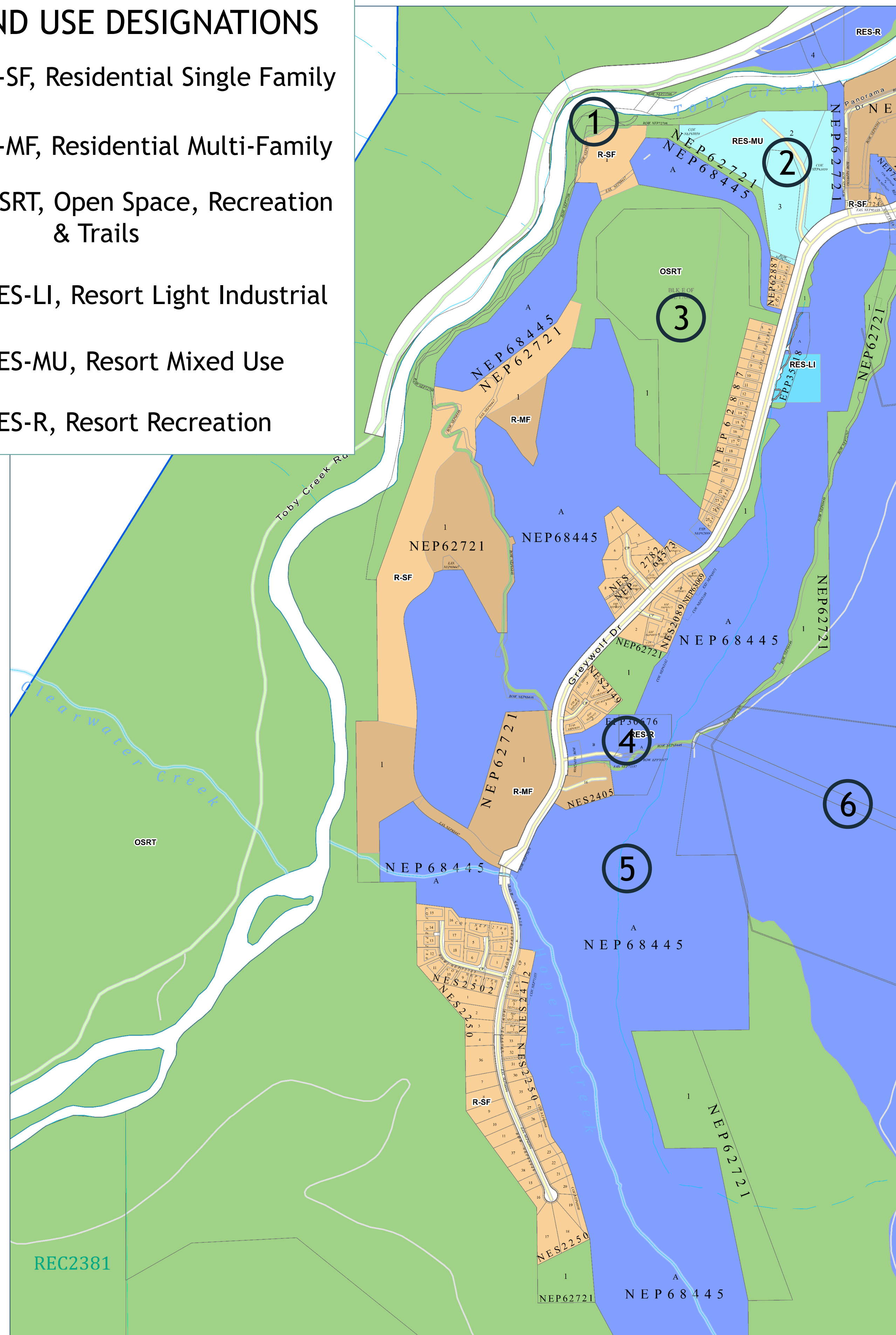
	OSRT, Open Space, Recreation & Trails	Greenspaces, Recreational Amenities, Trails, Parks, Protected Areas (e.g. riparian areas, wildlife corridors)
	Watershed Protection	Land within a Community Watershed (drinking water source) Environmentally Sensitive Areas identified as significant for wildlife corridors or habitat

Land Use Designations

Panorama Area OCP

LAND USE DESIGNATIONS

-  R-SF, Residential Single Family
-  R-MF, Residential Multi-Family
-  OSRT, Open Space, Recreation & Trails
-  RES-LI, Resort Light Industrial
-  RES-MU, Resort Mixed Use
-  RES-R, Resort Recreation



	Current (1999)	Draft OCP (2020)	ID
①	TA-RV, Temporary Accommodation - Walk-in Campground	OSRT, Open Space, Recreation & Trails	Walk in Campground
②	CA-H, Commercial Accommodation - Hotel	RES-MU, Resort Mixed Use	RK-Heli Ski Complex
③	RA-MF, Residential Accommodation - Multi-Family	OSRT, Open Space, Recreation & Trails	Block E
④	CD, Commercial Development	RES-R, Resort Recreation	Cliffhanger Clubhouse
⑤	OSRT, Open Space, Recreation & Trails	RES-R, Resort Recreation	Greywolf Golf Course
⑥	OSRT, Open Space, Recreation & Trails	RES-R, Resort Recreation	Ski Terrain, Lifts & Facilities

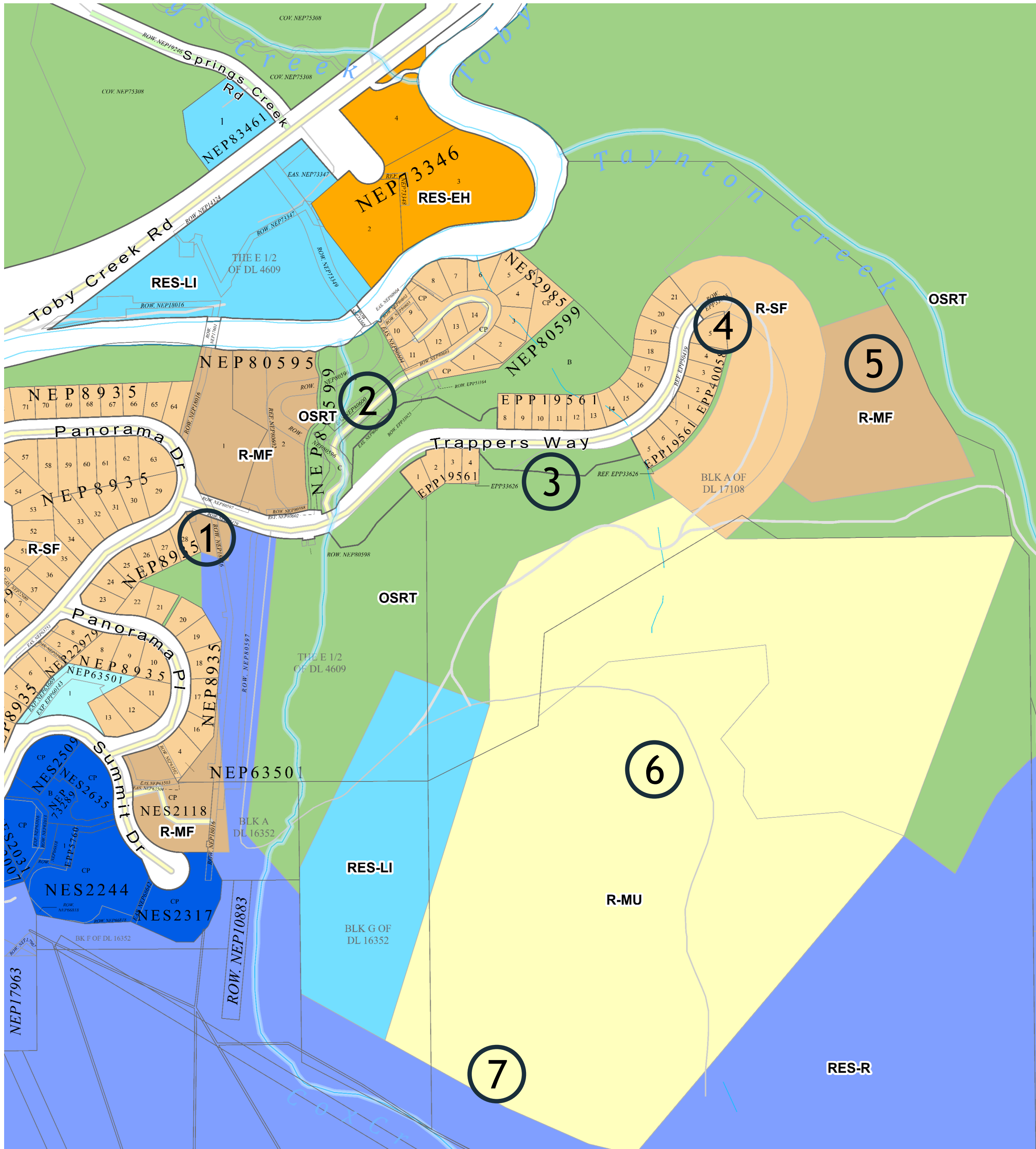
HIGHLIGHTS

- Land proposed to remain undeveloped and the Valley Trail are designated OSRT, Open Space, Recreation and Trails.
- Greywolf Golf Course and the Ski Terrain are designated Resort Recreation.
- The designation of Block E ③ is changed and is proposed to remain undeveloped.
- Development nodes for future residential are identified as either being of single family or multi-family density.

Trappers Ridge

Land Use Designations

Panorama Area OCP



LAND USE DESIGNATIONS

- R-SF, Residential Single Family
- R-MF, Residential Multi-Family
- R-MU, Residential Mixed Use
- OSRT, Open Space, Recreation & Trails
- RES-MU, Resort Mixed Use
- RES-EH, Resort Employee Housing
- RES-R, Resort Recreation
- RES-LI, Resort Light Industrial
- RES-A, Resort Accommodation

	Current (1999)	Draft OCP (2020)	ID
①	CA-P, Commercial Accommodation - Pension	R-MF, Residential Multi-Family	Trappers Way adjacent to Silver Platter
②	RA-MF, Residential Accommodation - Multi-Family	OSRT, Open Space, Recreation & Trails	Lower Cox Creek
③	RA-SF/MF, Residential Accommodation Single Family &/or Multi-Family	OSRT, Open Space, Recreation & Trails	Block E
④	RA-SF/MF, Residential Accommodation Single Family &/or Multi-Family	R-SF, Residential Single Family	Current & Proposed Single Family Lots
⑤	RA-SF/MF, Residential Accommodation Single Family &/or Multi-Family	R-MF, Residential Multi-Family	Adjacent to current cleared area at end of Trappers Way
⑥	RA-SF/MF, Residential Accommodation Single Family &/or Multi-Family	R-MU, Residential Mixed Use	Ski Terrain, Lifts & Facilities
⑦	CA-H, Commercial Accommodation - Hotel	R-MU, Residential Mixed Use	Former dedicated hotel location

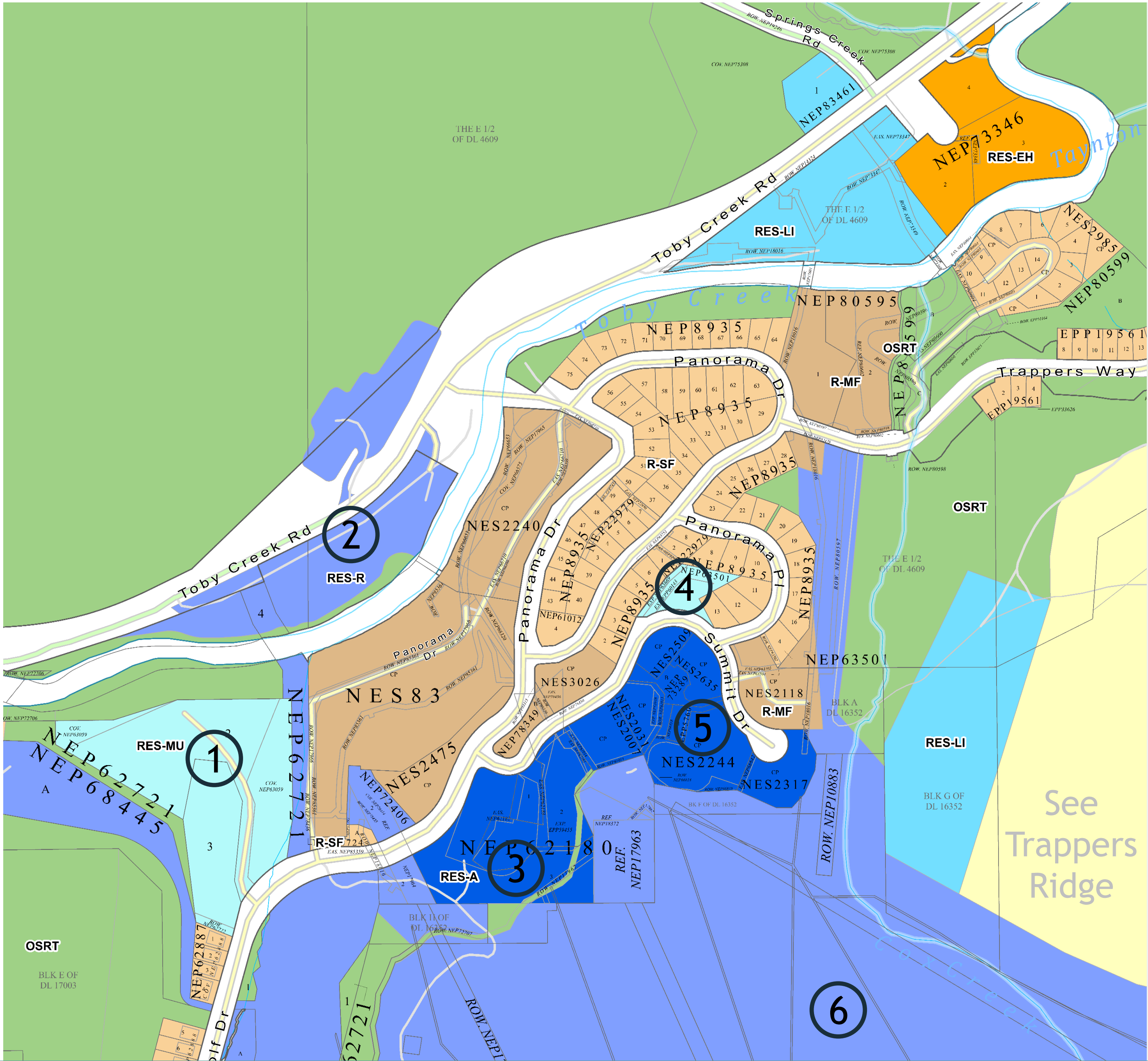
HIGHLIGHTS

- Pension site on Trappers Way ① is changed to the multi-family designation.
- Land that is not proposed for development has been retained as Open Space, Recreation & Trails.
- Land use certainty for the projected next phases of development past the current terminus of Trappers Way is identified.
- Proposed future hotel location ⑦ is relocated to Resort Core area.

Resort Core

Land Use Designations

Panorama Area OCP



LAND USE DESIGNATIONS

- R-SF, Residential Single Family
- R-MF, Residential Multi-Family
- R-MU, Residential Mixed Use
- OSRT, Open Space, Recreation & Trails
- RES-MU, Resort Mixed Use
- RES-EH, Resort Employee Housing
- RES-R, Resort Recreation
- RES-LI, Resort Light Industrial
- RES-A, Resort Accommodation

	Current (1999)	Draft OCP (2020)	ID
1	CA-H, Commercial Accommodation - Hotel	RES-MU, Resort Mixed Use	RK-Heli Ski Complex
2	PL, Day Skier Parking Lots	RES-R, Resort Recreation	Toby Creek Road Lots
3	OSRT, Open Space, Recreation & Trails RA-MF, Residential Accommodation - Multi-Family	RES-A, Resort Accommodation	Administration Parking Lot / Pine Inn South
4	CA-P, Commercial Accommodation - Pension	RES-MU, Resort Mixed Use	Earl Grey Lodge
5	CA-CH, Commercial Accommodation - Hotel	RES-A, Resort Accommodation	Resort Core
6	OSRT, Open Space, Recreation & Trails	RES-R, Resort Recreation	Ski Terrain, Lifts & Facilities

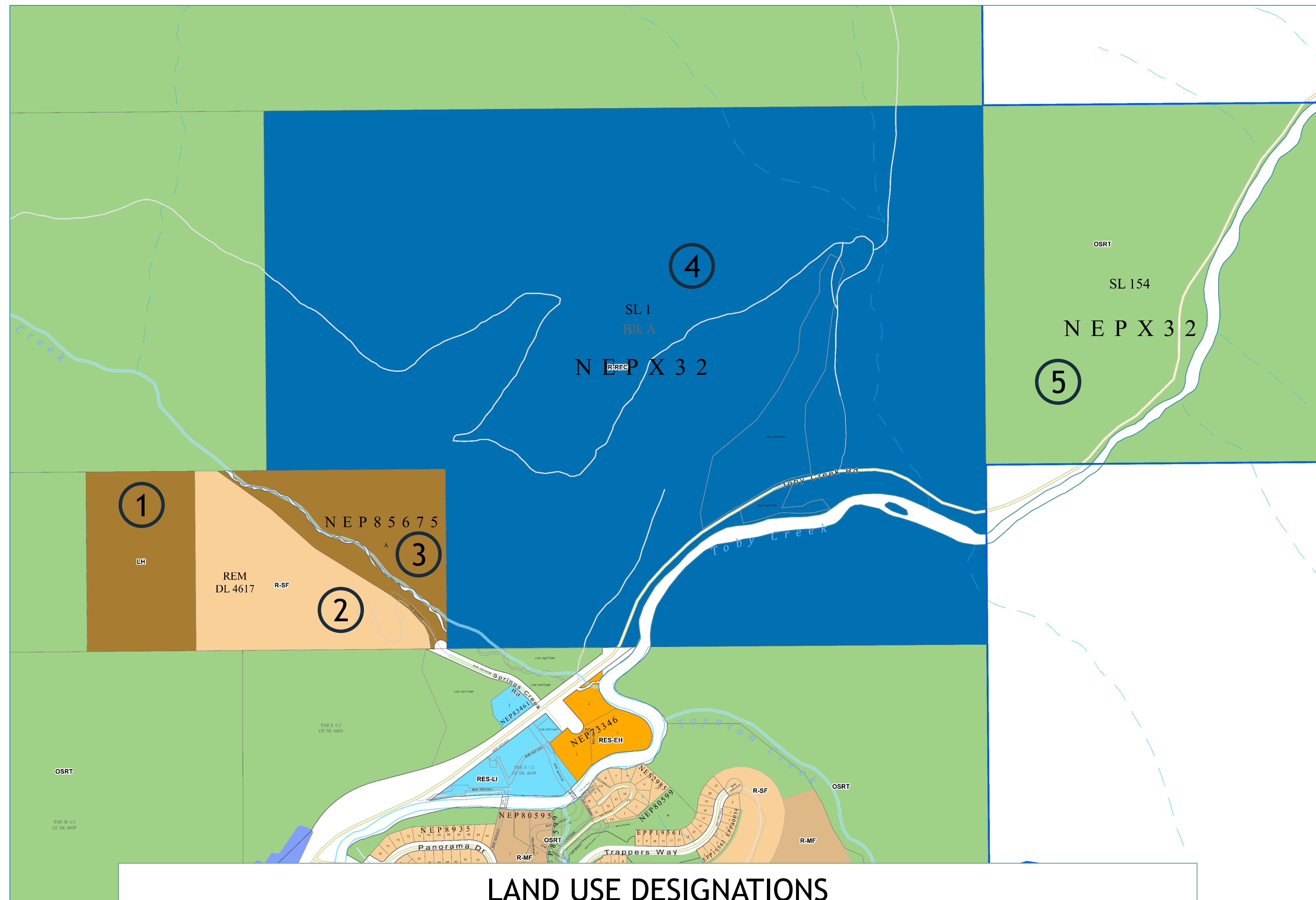
HIGHLIGHTS

- RK-Heli Ski 1 is designated to reflect resort commercial uses including potential resort accommodation.
- The Day Skier Parking Lots on Toby Creek Road are retained and expansion of the north lot is supported.
- Earl Grey Lodge is designated to reflect resort commercial uses including the existing accommodation.
- Higher density residential / commercial accommodation including the hotel site are included along Summit Drive.
- Ski Terrain and associated infrastructure within the Controlled Recreation Area are designated RES-R, Resort Recreation.

Springs Creek

Land Use Designations

Panorama Area OCP



Draft OCP (2020)		ID
①	LH, Large Holdings	West Side DL4617 ~24 acres
②	RES-R, Resort Recreation	East Side DL4617 ~29 acres
③	LH, Large Holdings	Parcel A DL4617 ~24.5 acres
④	R-REC, Commercial Recreation	Toby Creek Outfitters
⑤	OSRT, Open Space, Recreation & Trails	RK-Heli Ski Tenure Area

HIGHLIGHTS

- The parcels within the Springs Creek subarea are not included within the Current (1999) OCP, but are included in the zoning bylaw.
- Policies to provide direction to the type of future development that may be supported and any conditions of support are found within the text portion of the OCP.