

### RESIDENTIAL

- Resort Bed Unit Count - reflects current permitted.
- Sewer and water servicing - requirement for connection to community systems.
- Secondary Suites - policy direction will be decided after public comment period closes. Two options are being presented for discussion.
- Short Term Rentals - support for future RDEK project to investigate regulatory options and capacity.
- Zoning changes - RDEK will amend zoning bylaw to reflect current OCP land use designations.
- North of Toby Creek Road - guidance policies & limits for potential future development.

### COMMERICAL

- Location - primarily within the Resort Core (Summit Drive) area.
- Type - focus on servicing local needs of residents and visitors.
- Earl Grey Lodge - guidance policy for potential development.

### LIGHT INDUSTRIAL

- Location - outside plan area except for those uses accessory to Resort operations or utilities.

### ROAD NETWORK

- Maintenance - encourage safe & unimpeded vehicular movement.
- Safe pedestrian movement – support connectivity between the Valley Trail and the road network, including signage and dedicated crosswalks.
- Egress - support for integration of emergency egress after development of 1000 bed units for Greywolf area.

### DAY USE PARKING

- Location - Toby Creek Road lots. Interim use may continue at Administration lot.
- Calculations - Includes recognition of the increased projected Skier Carrying Capacity per the 2016 Mountain Master Plan approved by the Province.

### ENVIRONMENTAL

- Wildlife Corridors - recognition of importance of corridors through and adjacent to the plan area.
- Riparian Areas - protect buffer areas adjacent to creeks and wetlands.
- Taynton Bowl - recognition of ecosystem function of the high capacity drainage.
- Invasive Species - support for management and prevention.



### COMMERCIAL RECREATION

- Mountain Master Plan - support for phasing & location of recreational infrastructure within the Controlled Recreation Area as currently approved by the Province.
- Amendments to Mountain Master Plan - general support for relocation of lifts and integration of a new lift originating in upper Trappers Ridge area.
- Controlled Recreation Area - further expansion of the area is not supported at this time.
- Public Access - management for commercial purposes is recognized and continued public recreational access is supported.
- Toby Creek Outfitters - support for current operation and potential for expansion and diversification.

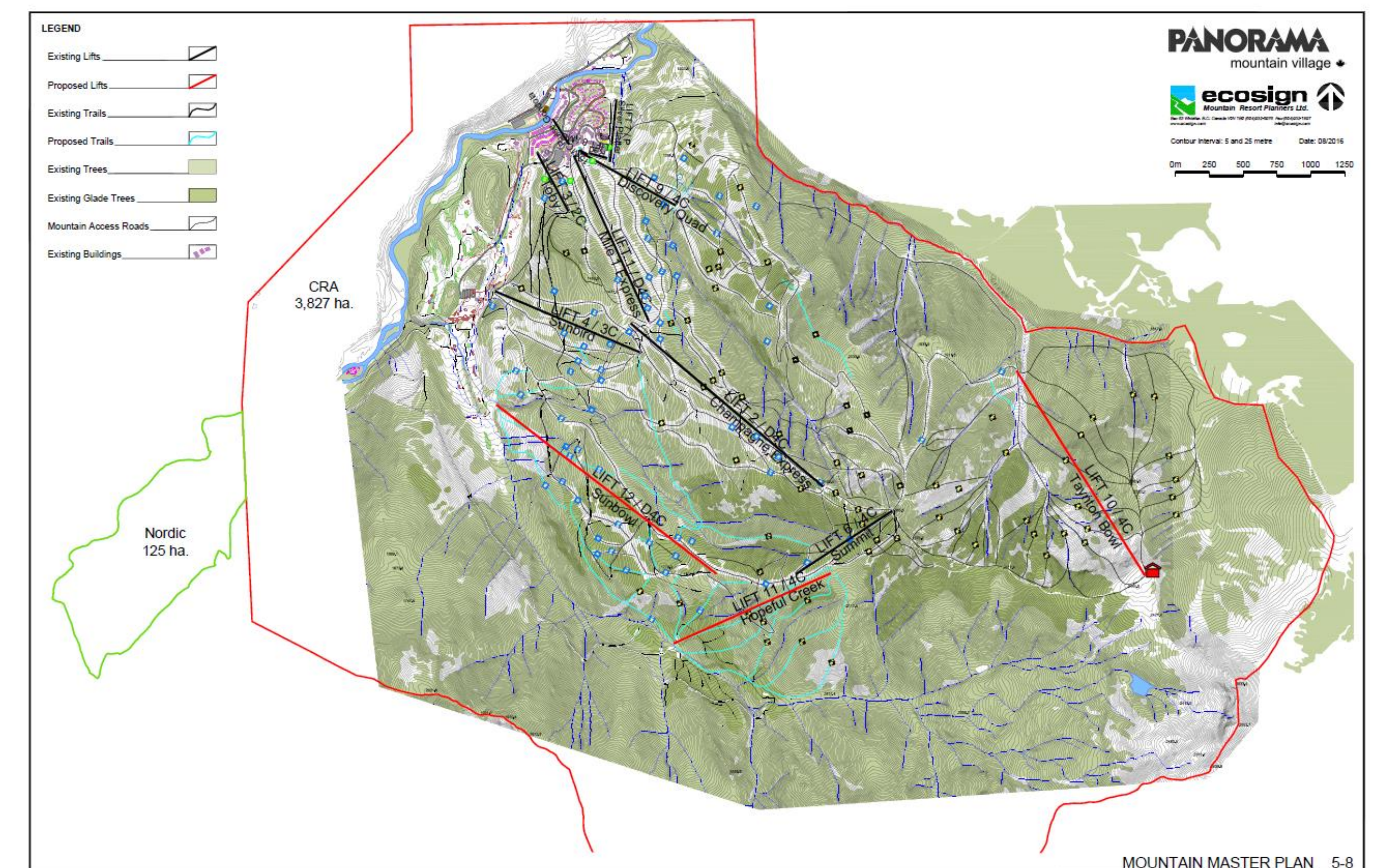
### OPEN SPACE, RECREATION & TRAILS

- Valley Trail - retention & expansion of the network is supported.
- Future connectivity - designated right-of ways or easements for future development nodes is encouraged.
- Trail hub - recognition of extensive trail network within & beyond plan area boundary. Connectivity to the regional trail network is supported. Recognition that building the network will require a collaborative effort of many parties.
- Education - support for education initiatives related to recreational use of the area, such as proximity to non-motorized areas to the south of the plan area.

### WHAT IS THE MOUNTAIN MASTER PLAN?

The Mountain Master Plan is an agreement between Panorama Mountain Village Resort and the Province of BC about the use of Crown land for Commercial Recreation and the associated infrastructure. Changes to the Mountain Master Plan may trigger an amendment to the Official Community Plan in the future. The OCP has been drafted to recognize that this may occur and specific areas that may need to be considered are identified in the policies.

### PANORAMA MOUNTAIN MASTER PLAN (2016)



\*Shown for information purposes only - will not form part of the proposed OCP\*