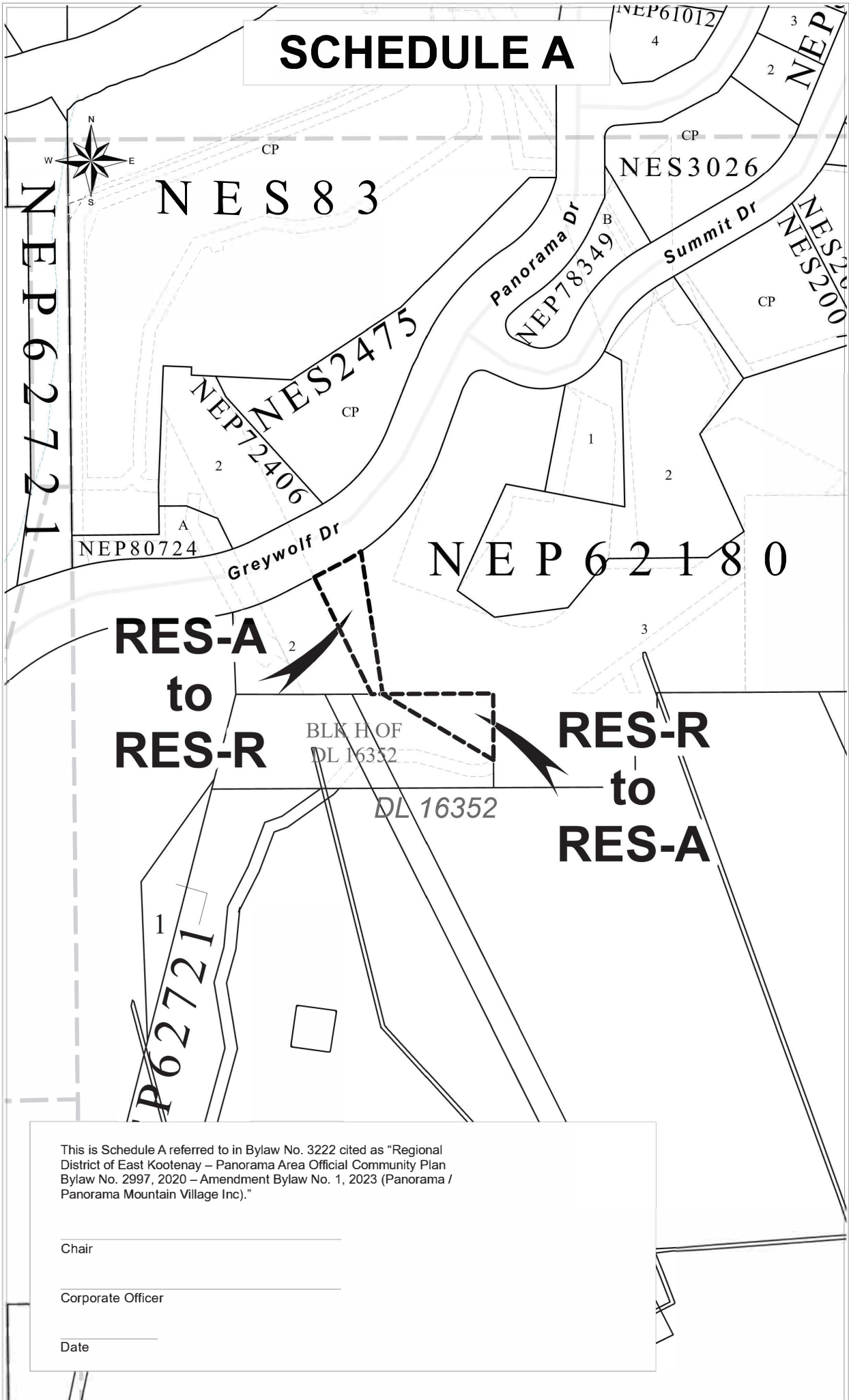


SCHEDULE A



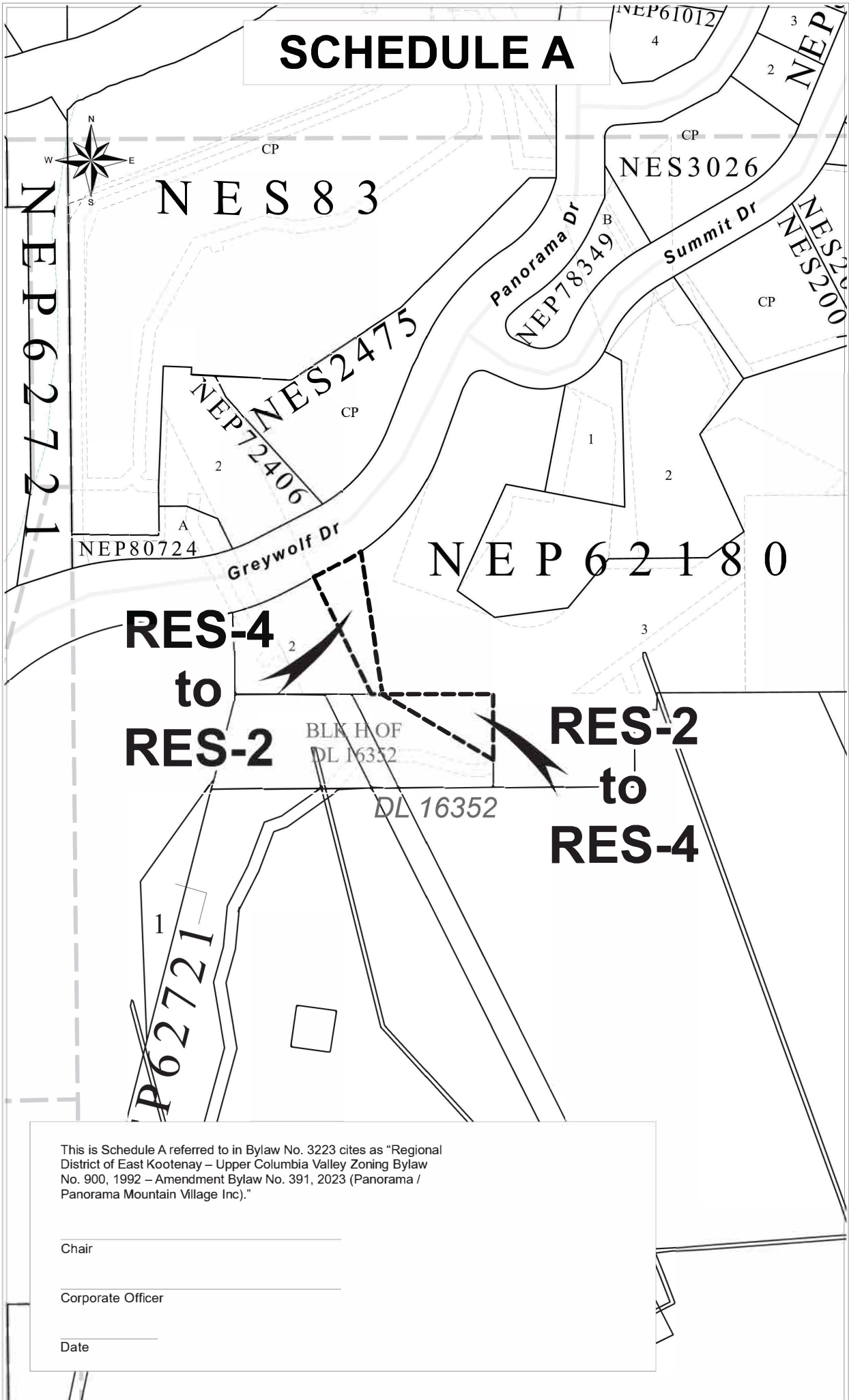
This is Schedule A referred to in Bylaw No. 3222 cited as "Regional District of East Kootenay – Panorama Area Official Community Plan Bylaw No. 2997, 2020 – Amendment Bylaw No. 1, 2023 (Panorama / Panorama Mountain Village Inc)."

Chair

Corporate Officer

Date

SCHEDULE A



This is Schedule A referred to in Bylaw No. 3223 cites as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 391, 2023 (Panorama / Panorama Mountain Village Inc)."

Chair

Corporate Officer

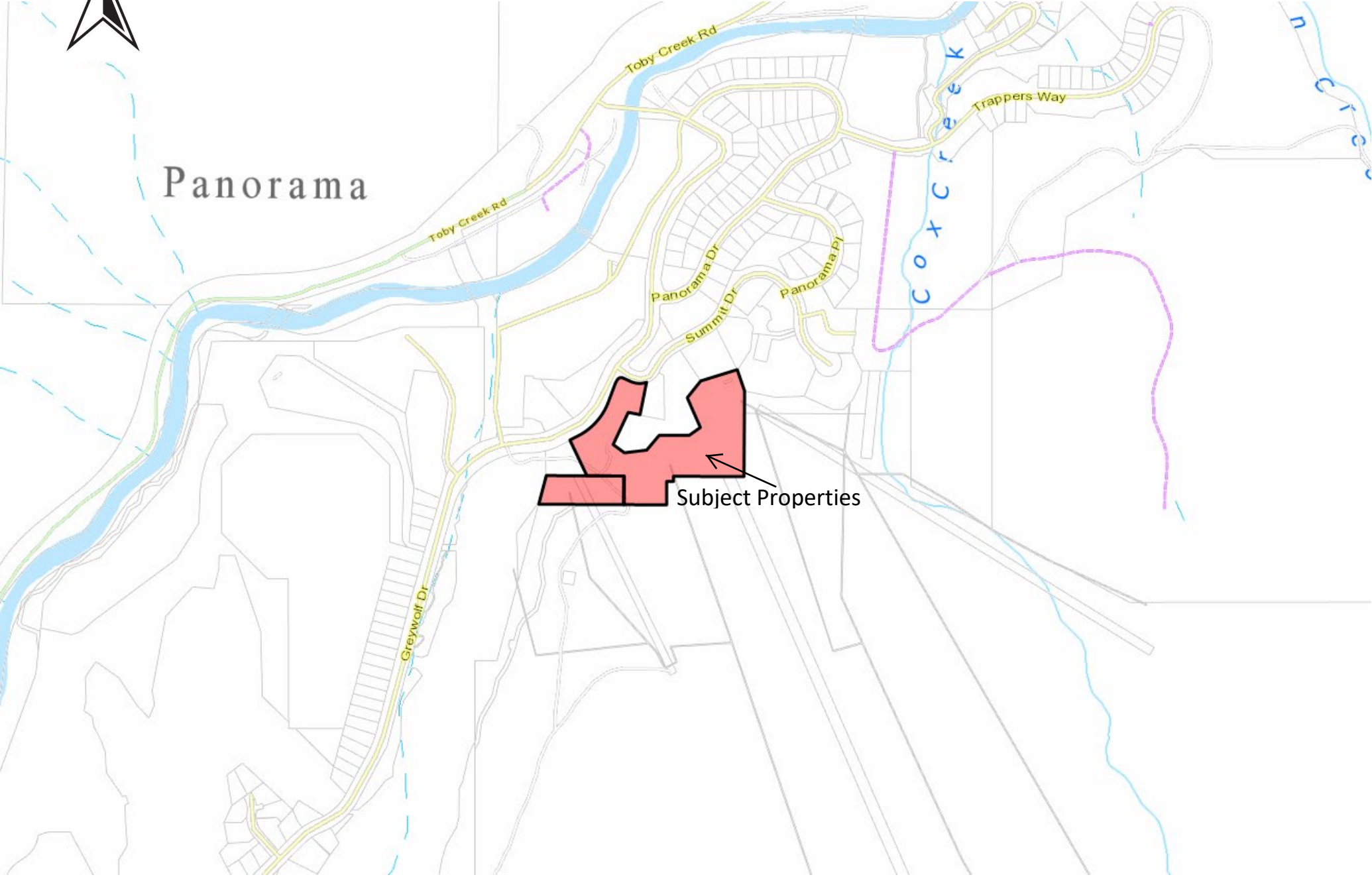
Date

Location Map

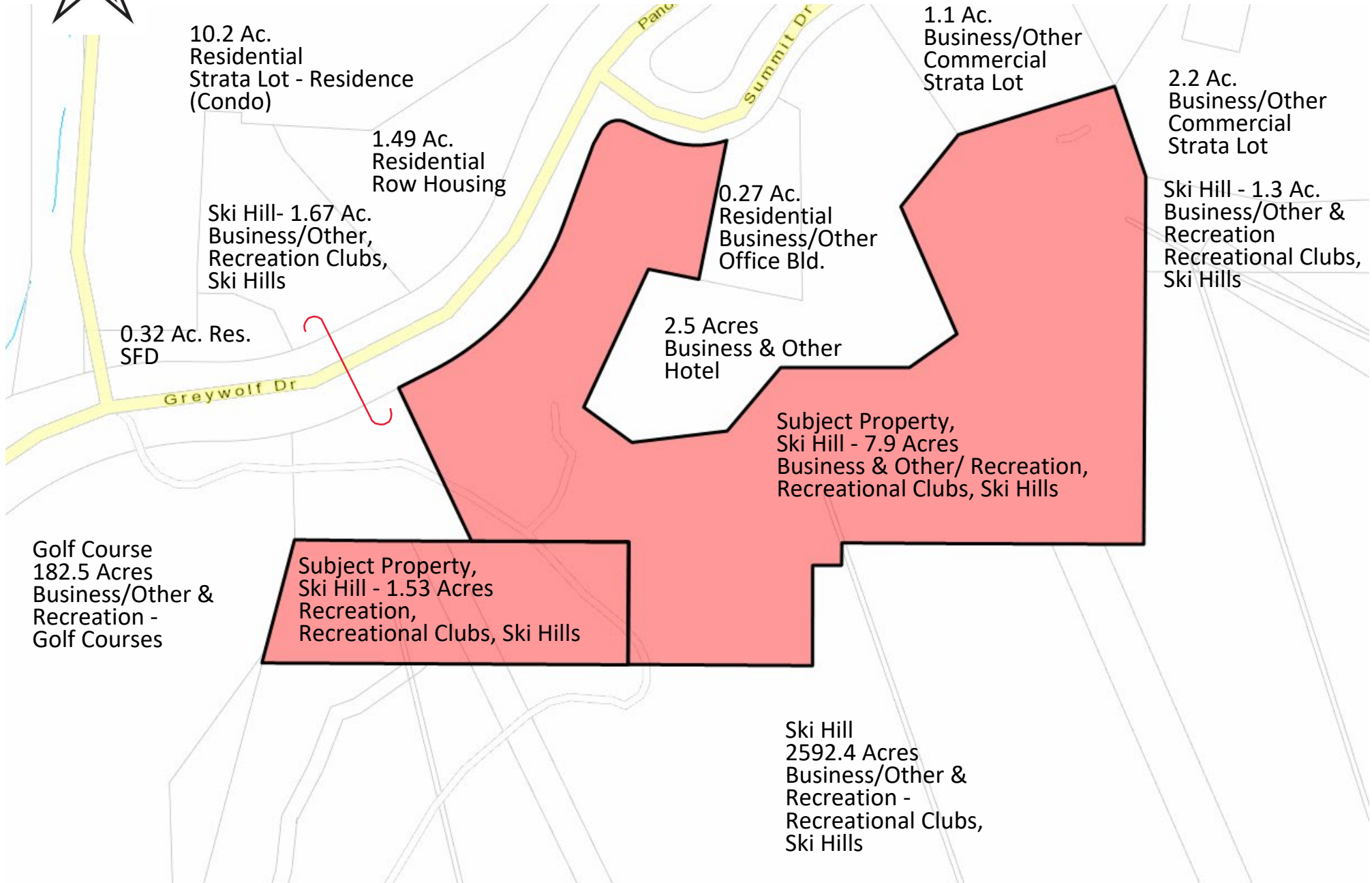


Panorama

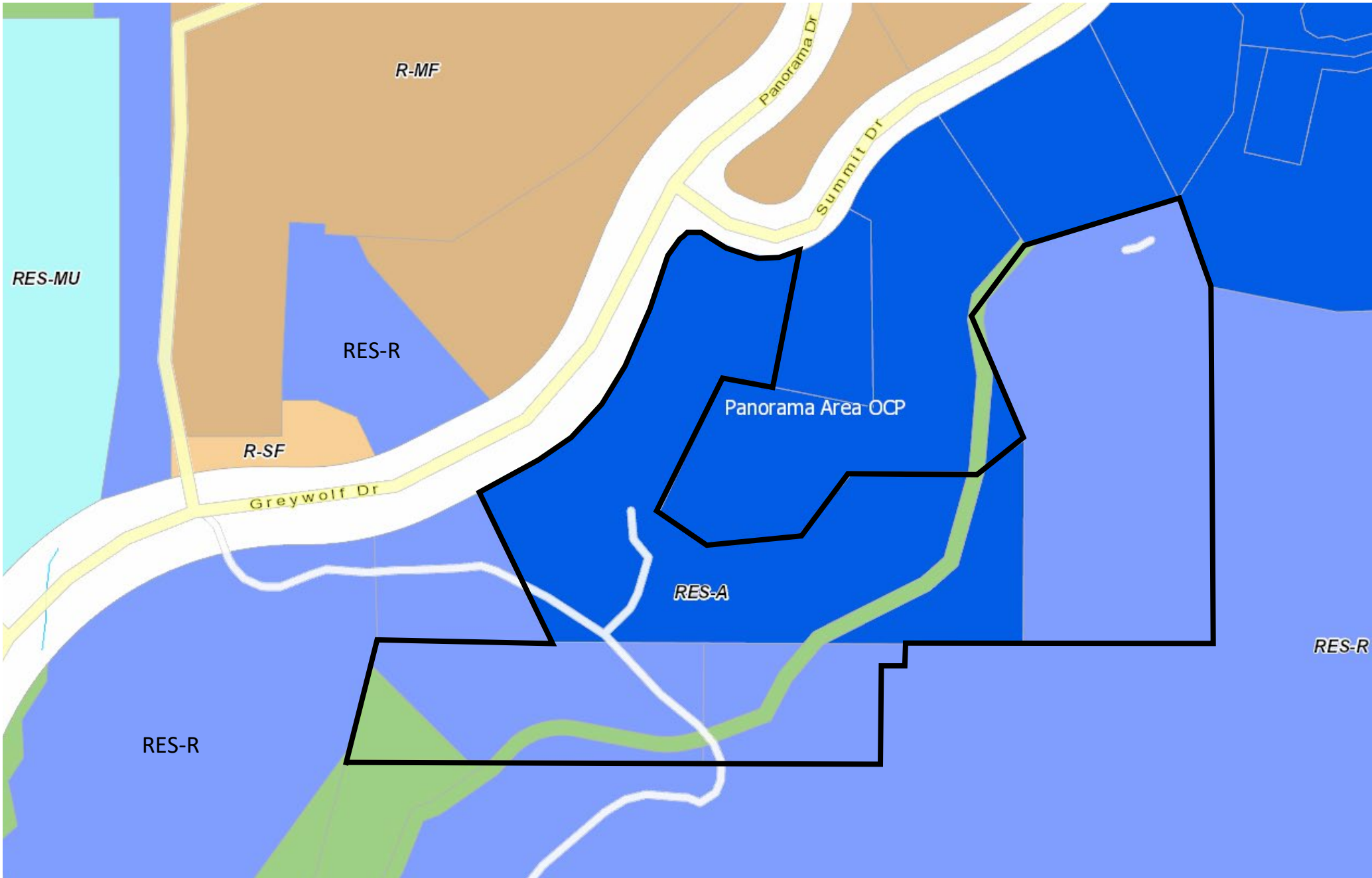
Subject Properties



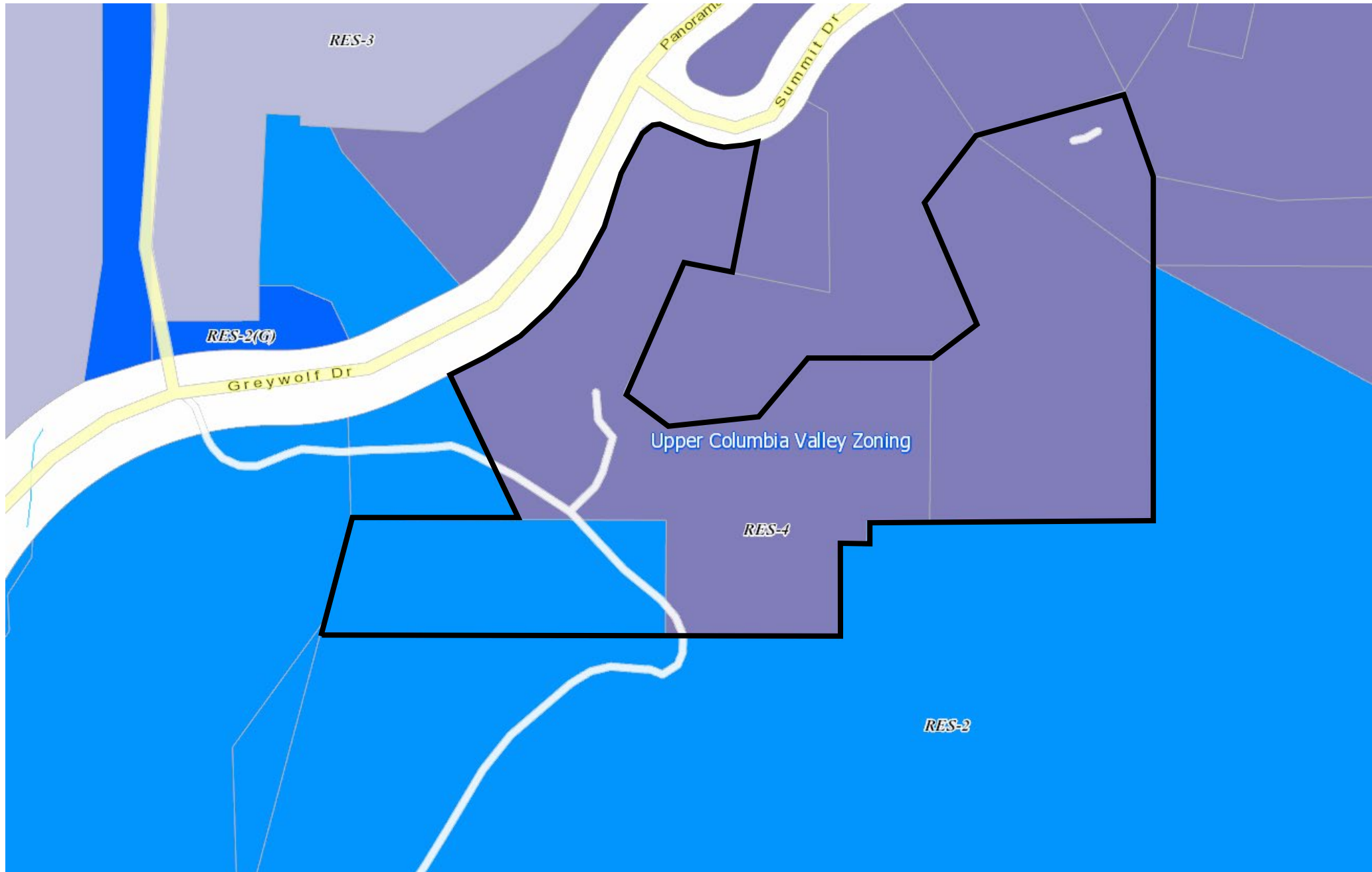
Land Use Map



Official Community Plan Designation Map



Zoning Map



N



JAN 30 2023

30 January 2023

Regional District of East Kootenay
19 - 24th Avenue South
Cranbrook, BC V1C 3H8

Regional District of
East Kootenay

Attn: Brett Kormos, Planning Technician

**Re: Application for Land Use Amendment – Panorama Mountain Resort
Lot 3, District Lot 16352, Kootenay District Plan NEP62180 Except Plan NEP66019
Block H, District Lot 16352, Kootenay District**

Dear Mr. Kormos,

On behalf of our client, Panorama Mountain Village Inc., Haworth Development Consulting submit this application for zoning and OCP amendment.

The legal description and particulars of the subject parcels are as follows:

- Legal Description:* **Lot 3, District Lot 16352, Kootenay District Plan NEP62180 Except Plan NEP66019**
PID: 024-193-607
- Registered Owner:* Panorama Mountain Village Inc.
2030 Summit Drive
Panorama, BC V0A 1T0
- Size of Property:* 3.21 ha (7.93 acre)
- Existing Zoning:* RES-4 Resort Core Zone
- Existing OCP Designation:* RES-A Resort Accommodation
RES-R Resort Recreation
OSRT Open Space, Recreation and Trails
- Legal Description:* **Block H, District Lot 16352, Kootenay District**
PID: 026-608-961
- Registered Owner:* Panorama Mountain Village Inc.
2030 Summit Drive
Panorama, BC V0A 1T0
- Size of Property:* 0.61 ha (1.51 acre)
- Existing Zoning:* RES-2 Resort Recreation
- Existing OCP Designation:* RES-R Resort Recreation
OSRT Open Space, Recreation and Trails

This zoning amendment has been submitted to adjust small areas of the above referenced parcels in anticipation of a subdivision application for future resort development.

We are proposing to rezone a $\pm 1000\text{m}^2$ (0.25 acre) portion of Lot 3, Plan NEP62180 from RES-4 (Resort Core Zone) to RES-2 (Resort Recreation Zone) and a $\pm 880\text{m}^2$ (0.22 acre) portion of Block H, District Lot 16352 from RES-2 (Resort Recreation Zone) to RES-4 (Resort Core Zone).

A complementary OCP amendment is required to facilitate the proposed zoning amendment. We are proposing to amend the OCP for a $\pm 1000\text{m}^2$ (0.25 acre) portion of Lot 3, Plan NEP62180 from RES-A (Resort Accommodation) to RES-R (Resort Recreation) and a $\pm 880\text{m}^2$ (0.22 acre) portion of Block H, District Lot 16352 from RES-R (Resort Recreation) to RES-A (Resort Accommodation).

Lot 3 Plan NEP62180 is a large parcel that includes the base area of the ski hill, including ski lifts, the mountain operations building and a snow cat maintenance shop. The portion of Lot 3 proposed for zoning amendment is currently utilized as ski run.

Block H, District Lot 16352 is undeveloped, with the exception of ski runs and ski lift that passes over the property. The portion of Block H proposed for zoning amendment contains a ski run that will be relocated prior to development of the subject property.

This application is consistent with the goals and objectives of the Panorama Area Official Community Plan.

The following documentation and other information is attached to this application:

1. Application fee (\$2,250.00) (to be paid by credit card);
2. Rezoning and Bylaw Amendment Application form;
3. Legal Titles for the subject properties;
4. Agent Authorization for Haworth Development Consulting Ltd.

We trust that the preceding is complete and to your requirements.

Please feel free to contact the undersigned at your convenience if you have any questions or require additional information regarding this application.

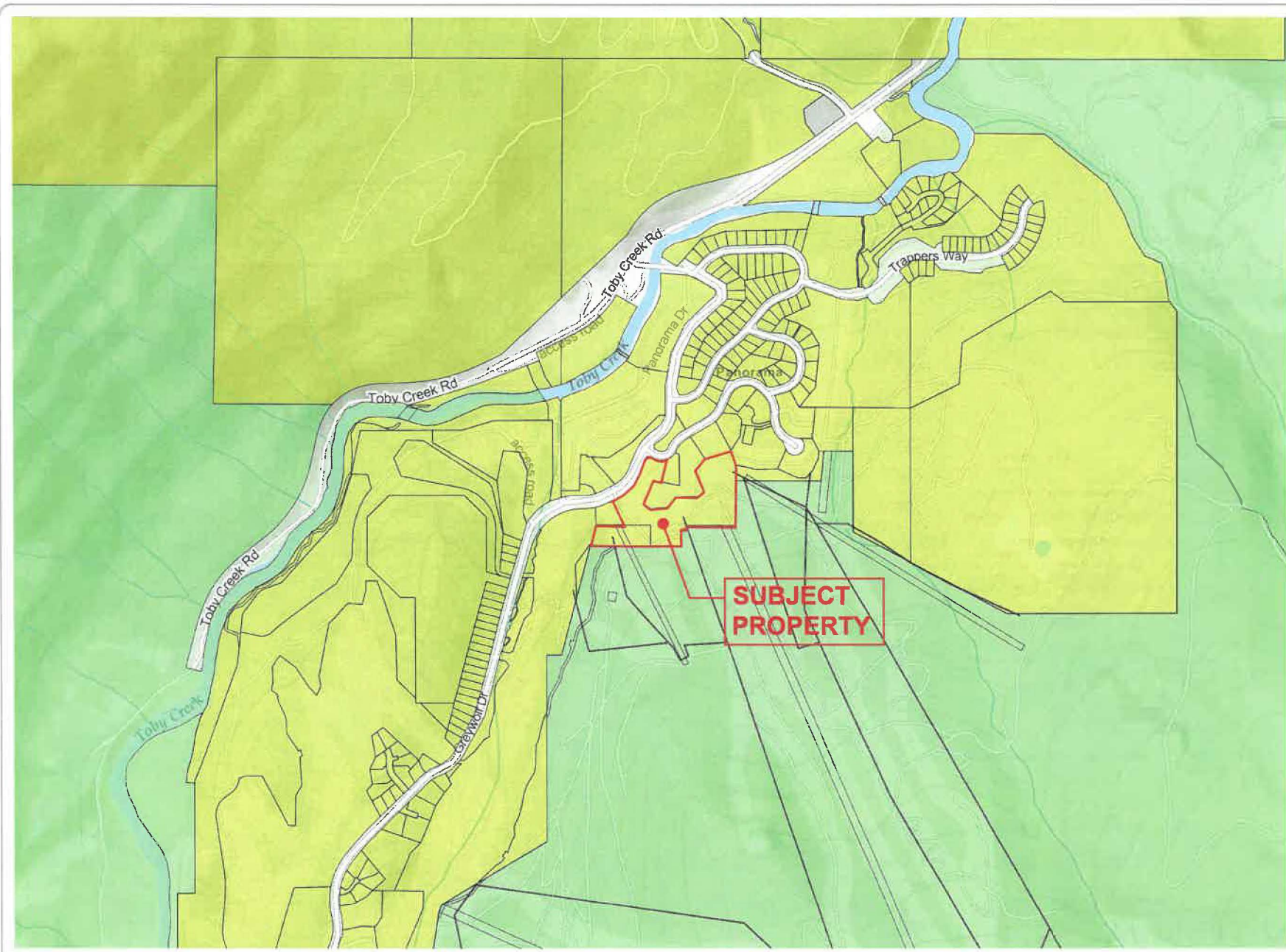
Sincerely,
Haworth Development Consulting Ltd.



Richard Haworth

Encl.

cc. Steve Paccagnan, Panorama Mountain Village Inc.



HAWORTH
Development Consulting

Box 222, Suite 202, 825 - 7th Avenue,
Invermere, British Columbia V0A 1Y0
T: 250.342.1227



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REVISIONS

NO.	CHANGES	DATE

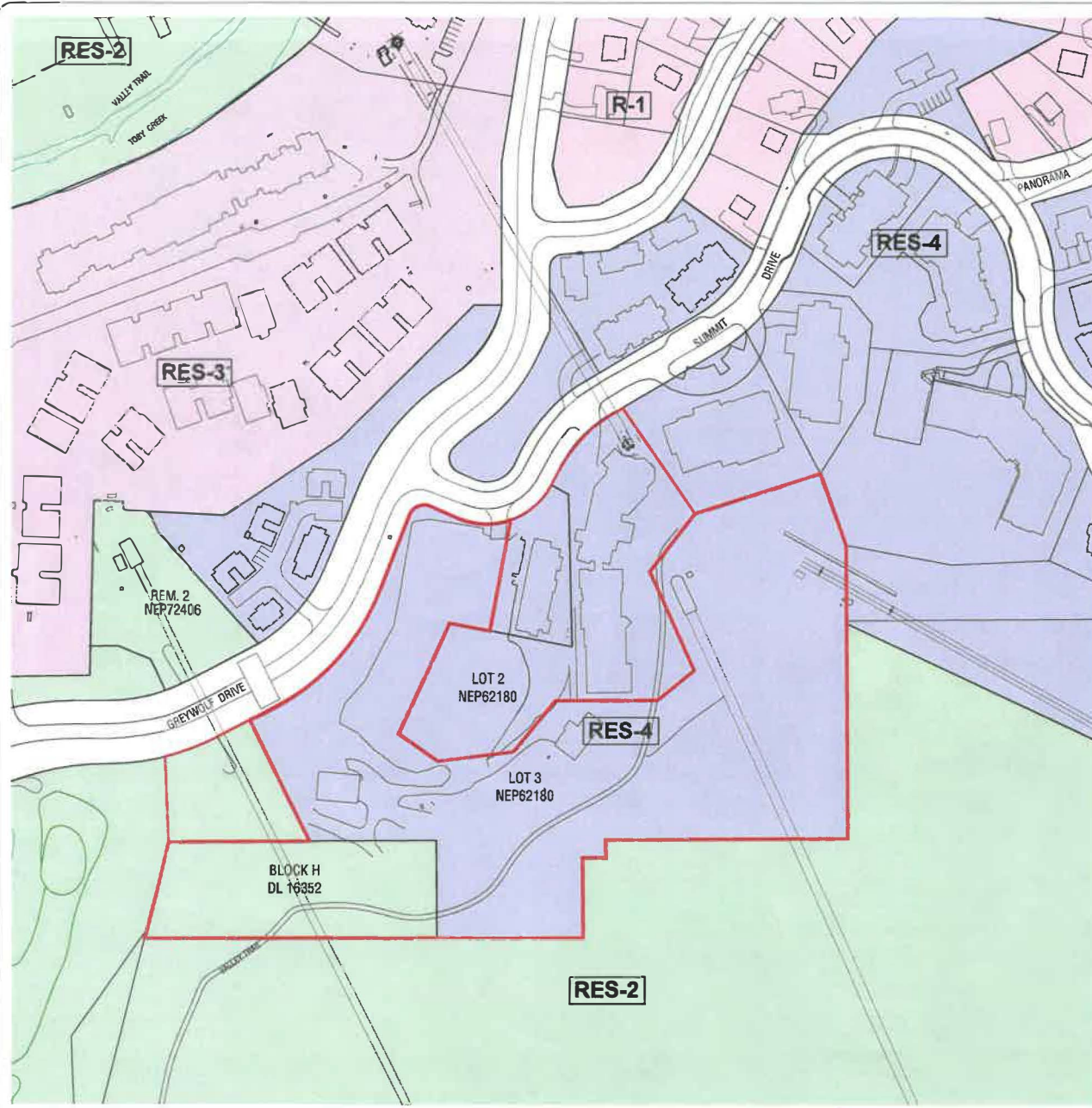
**PANORAMA MOUNTAIN RESORT
RESORT CORE**

PANORAMA MOUNTAIN RESORT
REGULAR CONTRACT OF EAST FOOTWAY, WESTERN COLOMBIA
PANORAMA MOUNTAIN RESORT, INC.

SCALE	AS NOTED
DATE	13 JANUARY 2025
DESIGNED BY	LAUREN LAMB
PROJECT NUMBER	80220
DESIGN BY	DM
DRAWN BY	PL

DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER



EXISTING ZONING

- R-1 Residential Single Family Zone
- RES-2 Resort Recreation Zone
- RES-3 Resort Lodging
- RES-4 Resort Core Zone

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REVISIONS

NO.	DATE	DESCRIPTION

PANORAMA MOUNTAIN RESORT

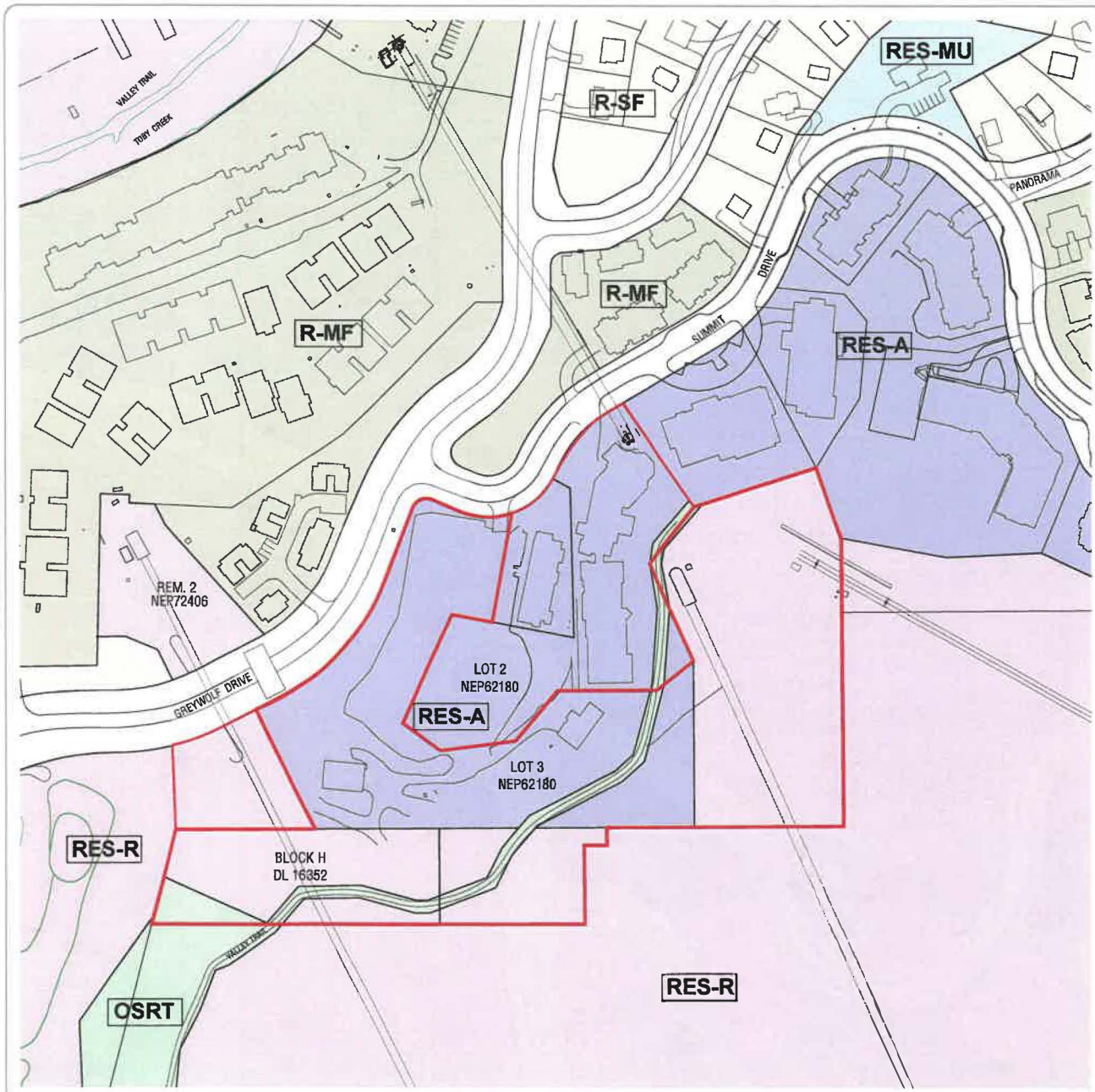
RESORT CORE

PANORAMA MOUNTAIN RESORT
16352 BLOCK H
PANEL 16352

NO.	DATE	DESCRIPTION
1	14 JANUARY 2020	ISSUED FOR LAYOUT
2	2020	ISSUED BY
3	2020	ISSUED BY

EXISTING ZONING

EXISTING ZONING



EXISTING OCP

- RES-A
Resort Accommodation
- RES-MU
Resort Mixed Use
- RES-R
Resort Recreation
- OSRT
Open Space, Recreation and Trails
- R-SF
Residential - Single Family
- R-MF
Residential - Multi-Family

HAWORTH
Development Consulting

Box 253, Suite 203, 803 - 7th Avenue,
Invermere, British Columbia V0A 1H0
T: 250.342.1207



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REVISIONS

NO.	DATE	DESCRIPTION

PANORAMA MOUNTAIN RESORT

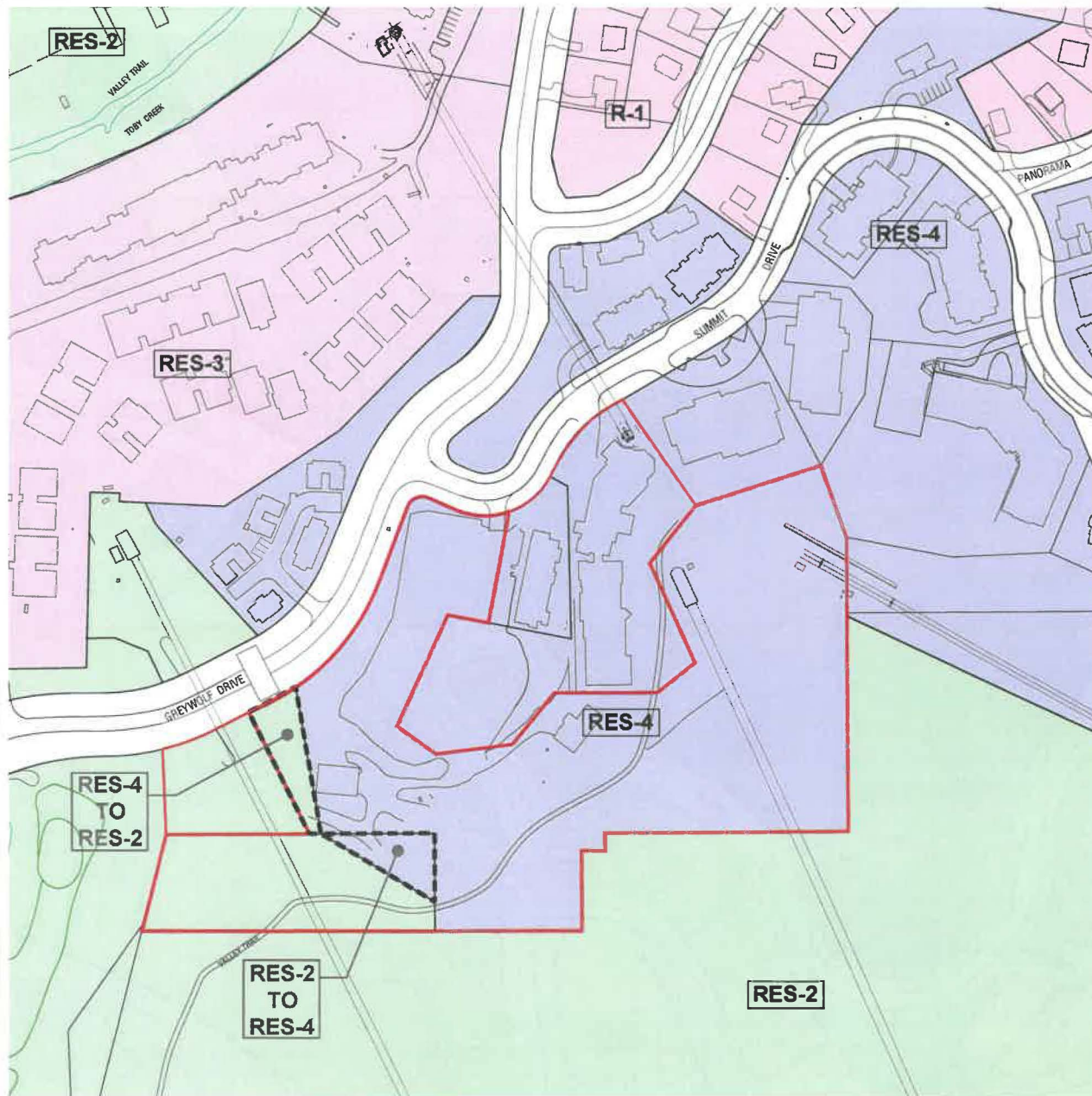
RESORT CORE

PANORAMA MOUNTAIN RESORT
REGIONAL DISTRICT OF EAST KOOTENAY, BRITISH COLUMBIA
PANORAMA MOUNTAIN RESORT INC.

SCALE	AS SHOWN
DATE	10 AUGUST 2018
DRAWN BY	LAND USE
PROJECT NUMBER	10570
ISSUED BY	HL
ISSUED BY	HL

EXISTING OCP DESIGNATIONS

CHIPPED BOARD 1



PROPOSED ZONING

- R-1 Residential Single Family Zone
- RES-2 Resort Recreation Zone
- RES-3 Resort Lodging
- RES-4 Resort Core Zone

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REVISIONS

REV	DATE	DESCRIPTION

**PANORAMA MOUNTAIN RESORT
RESORT CORE**

PANORAMA MOUNTAIN RESORT
REGIONAL DISTRICT OF GALT HOUSE/INVERMOUNT COLUMBIA
PANORAMA MOUNTAIN RESORT INC.

SCALE	AS NOTED
DATE	14 JUNE 2019
PROJECT NO.	15011618
PROJECT NUMBER	15021
DESIGN BY	HW
DRAWN BY	HW

PROPOSED ZONING AMENDMENT

DRAWING NUMBER

