

**5.5 REVELSTOKE ADVENTURE PARK – GREELEY – DEVELOPMENT PERMIT GUIDELINES**

- 5.5.1 The purpose of this section is to designate Development Areas for the Revelstoke Adventure Park in Greeley
- 5.5.2 The area designated under the Development Permit Areas is shown as Figure 5.5.2.1, as follows

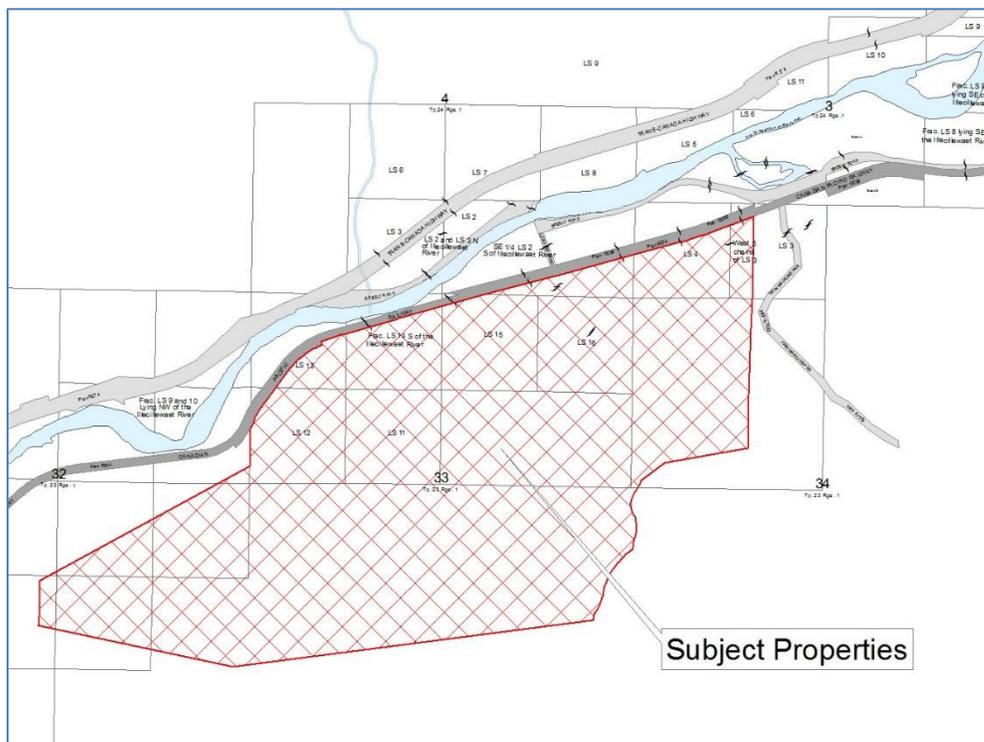


Figure 5.5.2.1 Revelstoke Adventure Park - Greeley

**5.5.3 Greeley Environmental Development Permit Area 1**

**5.5.3.1 Designation**

The Greeley Environmental Development Permit Area 1 (GEDP1) is designated under Section 488(1)(a) of the Local Government Act and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

**5.5.3.2 Justification**

The goal of the GEDP1 is to prevent and mitigate potential negative impacts on the natural environment from commercial development and recreational activities as outlined in the Guidelines below.

### 5.5.3.3 Guidelines

A development permit is required, except where exempt under Exemptions Section 5.5.3.4 Exemptions, for commercial or recreational development, including:

1. Removal, alteration, disruption or destruction of vegetation involving more than 100 m<sup>2</sup> of vegetation coverage area;
2. Construction of hiking, horse, or cycling trails and infrastructure within the Riparian Assessment Area of a waterbody or stream;
3. Construction or erection of buildings and structures with a sum total footprint in excess of 200m<sup>2</sup>
4. Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m<sup>2</sup>; or
5. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels.

A Greeley Environmental Development Permit may be issued once the following guidelines have been met:

1. A professionally prepared report completed by a Qualified Professional that identifies wildlife, plants, and plant communities, wildlife corridors, aquatic animals and high value habitat, and recommends:
  - a) Development patterns and servicing to minimize impact on rare, endangered or sensitive wildlife plants;
  - b) Mitigation and enhancement strategies; and
  - c) Storm water management plans that maintain predevelopment water quality and quantity.

### 5.5.3.4 Exemptions

The GEDP1 does not apply to the following:

1. The construction, alteration, addition, repair, demolition and maintenance of farm buildings;
2. Institutional development containing no residential, commercial or industrial uses;
3. An area for which a Development Permit has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
4. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act.