

- b. Be spaced so that they have 3 m (9.8 ft) between crowns. (In other words, the tips of the branches of a tree are no closer than 3 m (9.8 ft) to the tips of the branches of another); and
 - c. No limbs should be within 3 m (9.8 ft) of the building or attachments such as balconies.
12. Fire breaks may be constructed to protect neighbouring properties from interface fires originating in the Greeley area.
 13. Fire breaks will also be constructed around lift lines to protect infrastructure from fire damage.
 14. A Covenant may be registered on title identifying the hazard and remedial requirements for the benefit and safe use of future owners.

Alternative Guidelines

Where a development permit is required, and a development or construction is proposed to vary from these guidelines, a report by a registered professional forester or a professional engineer with experience in fire safety will be required indicating that the susceptibility to wildfire has not increased.

5.5.5.5 Exemptions

A development permit will not be required:

1. where building permit plans submitted show compliance with these guidelines;
2. where a Fire Interface Development Permit was previously issued and the guidelines below have been satisfied; or,
3. where the construction of, addition to or alteration of a building or other structure is 50 m² (538.2 ft²) or less.

5.5.6 Greeley Form and Character Development Permit Area 4

5.5.6.1 Designation

The Greeley Form and Character Development Permit Area (GFCDP3) is designated under Section 488(1)(f) of the Local Government Act and applicable provisions of the Community Charter for the establishment of objectives for the form and character for intensive commercial and recreational development.

5.5.6.2 Justification

The form, character, appearance and landscaping of commercial and recreational development are an important part of what makes a place attractive and liveable. The commercial and recreational development areas in Greeley are located in areas that are visible from Highway 1, Revelstoke Mountain Resort, and Mount Revelstoke National Park. Attention to details will ensure that a high development standard is maintained for commercial and recreational areas.

5.5.6.3 Guidelines

5.5.6.3.1 Buildings

1. Buildings will be sited to:
 - a. Maximize natural views to and from surrounding natural features;
 - b. Take advantage of varying topography;
 - c. Provide buffer space between adjacent wildlife corridors to minimize the impact of development on wildlife movement throughout the site;
 - d. Minimize the risk of wildfire spread from forest to building and from building to building;
 - e. Provide for suitable snow shedding and snow storage areas;
 - f. Accommodate the recommendations of a qualified environmental professional with respect to the siting of buildings and structures in relation to riparian assessment areas;
 - g. Create open spaces such as plazas and gathering areas, staging areas, courtyards and green spaces;
 - h. Create accessible buildings that are integrated with an on-site pedestrian circulation system;
 - i. Connect pedestrian paths to existing or planned trail networks;
 - j. Be clustered to reduce the impact on the surrounding natural environment; and
 - k. Not be sited within any riparian assessment area.
2. Buildings will be designed to:
 - a. Blend in with the natural environment, while being visible enough to act as landmarks and wayfinding features;
 - b. Incorporate recycled materials from existing structures on site;
 - c. Incorporate natural building materials found on site and create a contemporary local vernacular;
 - d. Create visual interest using strong detailing in windows, doors, and rooflines, restrict large expanses of blank walls, and use localized lighting;
 - e. Create roofs that incorporate design interest features such as changes of height, dormers, or special architectural features to avoid uninterrupted or long horizontal roof forms;
 - f. Screen outdoor mechanical systems;
 - g. Be wheelchair accessible; and
 - h. Be pedestrian-oriented to create a village-like feel to the village base.

5.5.6.3.2 Views

1. Building siting, layout, and design will create and enhance views of natural features and landscapes.

5.5.6.3.3 Parking

1. Parking and Loading Area Design Requirements:
 - a. Parking should be placed beneath and / or behind buildings to the maximum extent possible.

- b. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.
 - c. Any parking areas visible from the street or publicly used open spaces should be landscaped.
 - d. Landscaping should be incorporated into parking lot design and used to define traffic circulation patterns and to provide for snow storage areas.
 - e. Surface parking areas should be screened from pedestrian and vehicular traffic.
2. Permeable surfaces are encouraged in parking areas for the purpose of:
- a. minimizing storm water runoff; and
 - b. enhancing the appearance of the parking area.

5.5.6.3.4 Loading Areas, Garbage, Recycling and Outdoor Storage

- 1. Loading areas, garbage containers, recycling bins and outdoor storage shall be screened from view by fencing, hedging or landscaping to a minimum height of 2.5 metres (8.2 feet).
- 2. Garbage, Recycling and Service Areas Design Requirements
 - a. Service areas should be screened from view from streets or buildings to minimize visual impacts.
 - b. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use.
 - c. All trash or recycling receptacles and storage containers should be wildlife proof.

5.5.6.3.5 Landscaping

- 1. Vegetation planting requirements
 - a. All planting shall be to BCSLA standards;
 - b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations.
 - c. Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area.

5.5.6.3.6 Stormwater Management

- 1. Stormwater Management shall be encouraged throughout the site by:
 - a. Using curbless roads and permeable paving where possible to allow water to infiltrate into the soil.
 - b. Reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs.
 - c. Utilize natural topographical features such as sinks and wetlands to maximize stormwater infiltration.

5.5.6.3.7 Lighting

- 1. Light fixtures attached to buildings should be reflected to enhance the architecture.

2. All streets, roadways, pedestrian walkways and parking areas should provide adequate illumination for safety and directional orientation.
3. All on-building and street lighting should minimize ambient light pollution and should include hooded fixtures consistent with Dark Sky standards.

5.5.6.3.8 Safety

1. Crime Prevention
 - a. Crime Prevention Through Environmental Design (CPTED) principles will be employed and reviewed with local safety services to reduce crime.
 - b. Caretakers will monitor activities in the Greeley Area during non-operational hours.
2. Guest Safety
 - a. A risk management plan will be prepared to detail risks and responses and will be followed to ensure guest safety; and
 - b. All staff will be trained regarding safety and best practices related to interactions with wildlife;