

# DRAFT Land Use Bylaw Amendment Framework for DISCUSSION PURPOSES

Findings	Current Rules	Framework for LUB Amendments – Council Direction	Notes
<p><b>DEVELOPMENT PERMITS</b></p> <p>A small majority (60%) of residents agree that a development permit should be required for sports ramps on residential property</p>	<p>Skateboard and sports ramps in Low and Multi-Residential Districts require a development permit to relax sections 344 (7) and 564 (7). These sections state that a skateboard ramp must not be located on a parcel.</p>	<p>a) No amendments and continue to require a development permit for skateboard and sports ramps.</p> <p><b>OR</b></p> <p>b) Amend the General Rules for Low and Multi-Residential Districts to remove skateboard/sports ramps from objects prohibited or restricted sections in the Low and Multi-Residential Districts.</p> <p>Amend section 25, Exempt Developments to add an exemption from the requirements of a development permit for skateboard and sports ramps if they comply with the rules of the Bylaw.</p> <p>Size envelope and location rules for consideration follow.</p>	<p><i>No further amendments if this decision is made by Council.</i></p> <p><i>All rules for maximum size and location of proposed skateboard/sports ramps would have to be met (section 24) in order to be exempt from the requirements of a development permit. Ramps must not be located in floodway.</i></p> <p><i>Discussions with Water Resources are required for potential amendments to section 25 (2) in flood fringe or overland flow areas.</i></p>

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<p><b>SIZE</b></p> <p>A small majority (59%) of residents consider the proposed maximum size of 1.5 metres high by 5 metres wide by 6 metres long appropriate for skateboard and sports ramps on residential properties.</p>	None	<p>Amend the General Rules for Low and Multi-Residential Districts to add a new section for skateboard and sports ramps.</p> <p>Add rules for maximum envelope size of 1.5 metres high by 5 metres wide by 6 metres long. Include rule that requires all skateboard and sports ramp structures to be contained within these maximum dimensions. Require setbacks from property lines to reduce potential overlooking and safety issues related to falling from ramp structures. Allow safety railings to be added beyond the maximum envelope size.</p>	<p><i>Builds upon Councils decision in the preceding section on Development Permits. Proposed size could be a guideline for the Development Authority if no amendments are made.</i></p> <p><i>Railings for safety purposes may extend beyond the maximum envelope dimensions. Railings must not be designed or used as a surface upon which to operate a skateboard, bicycle, roller skates or other similar devices.</i></p> <p><i>If the proposed ramp is larger than the maximum envelope size, a development permit will be required for a relaxation.</i></p> <p><i>Potential amendments to the General Rules for Low and Multi-Residential Districts continue in next section on Location</i></p>

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<p><b>LOCATION</b></p> <p>85% of Calgarians said skateboard and sports ramps should be allowed in residential back yards. Fewer would like them in other locations.</p>	None	<p>Amend the General Rules for Low and Multi-Residential Districts to add a new section for skateboard and sports ramps.</p> <p>Add rules to locate skateboard and sports ramps in rear yard. Add rules to match building setbacks from side property lines. Add rules for a minimum separation of 1.2 metres of a rear property line.</p> <p>Add rules to require a development permit for any skateboard and sports ramps attached to a garage, house, deck, shed or fence.</p>	<p><i>Potential amendments to the General Rules for Low and Multi-Residential Districts continue from the preceding section on Size.</i></p> <p><i>Locates ramps in back yards.</i></p> <p><i>Building setbacks from a side property line will be matched for any sports ramp. A minimum separation of 1.2 metres (4 ft) must be maintained along the rear property line. Consistent with private pools or hot tubs. Rear building setbacks are typically 7.5 metres to the dwelling and 0.6 metres to a garage. Distance may address some comments on safety. May also address some overlooking concerns.</i></p> <p><i>Sports ramps must not be attached to structures. A minimum separation distance is not required from structures.</i></p>

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Other Considerations	Current Rules	Notes
General Definition	The current definition of skateboard ramp is contained in section 13 (130). <b>Skateboard ramp</b> means a structure that is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices.	<i>Amending the definition to include skateboard and sports ramps is inclusive.</i>
Flood Fringe Areas	<b>Building Design in Flood Fringe</b> section 60 (2). The rules regarding <b>building</b> design referenced in subsection (1) do not apply to: (b) a <b>fence, gate, deck, landing, patio</b> , air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an <b>Accessory Residential Building</b> .	<i>Discussions with Water Resources are required for potential amendments to section 60 (2) in flood fringe areas.</i>
Overland Flow Areas	<b>Building Design in the Overland Flow Area</b> section 61 (2) The rules regarding <b>building</b> design referenced in subsection (1) do not apply to: (b) a <b>fence, gate, deck, landing, patio</b> , air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an <b>Accessory Residential Building</b> .	<i>Discussions with Water Resources are required for potential amendments to section 61 (2) in overland flow areas.</i>