

Regulation Options for Land Use Bylaw 1P2007 Amendments

In evaluating the feedback received from engagement, research and analysis, Administration concluded that the planning impacts related to visibility, size and location of sports ramps may be mitigated by introducing rules into Land Use Bylaw 1P2007. Consistent with Land Use Bylaw rules, if they are not met; enforcement action may be taken to require the removal of non-compliant skateboard/sports ramps

Considering the above factors, the proposed solution would include the following:

1. No Development Permit required for sports ramps if they meet the rules for size envelope (1.5 m high x 5 m wide x 6 m long) and location. Safety railings are allowed to be added beyond the maximum size.
2. Setbacks required from side and rear property lines to reduce potential overlooking and safety issues related to falling from ramp structures. Structures must not be within 1.2 metres of a rear property line, or minimum building setbacks from the side property lines.
3. Structures must be located in rear yard
4. Discretionary relaxations are required for any variation from the rules. Standard advertisement requirements apply for any relaxations. Development Permits are processed and reviewed on a case-by-case basis and are circulated to Ward Councillor and Community Association, if requested.
5. Structures attached to a garage, house, shed, deck or fence would require a Development Permit.
6. Applications may be appealed if sports ramps require a Development Permit.
7. Amend the definition of a skateboard ramp to also include reference to sports ramps and add skateboard and sports ramps to the Floodway, Flood Fringe and Overland Flow provisions. .