

Proposed Land Use Bylaw Amendments - Skateboard and Sports Ramps

To assist with readability, the amendments are in numerical order with preceding and following bylaw text where relevant for context. The black text shows existing Land Use Bylaw 1P2007 text. Strike through text indicates deletions. The red text shows proposed amendments.

Please contact Kim Hartley at kim.hartley@calgary.ca by September 1, 2016, if you have any comments or concerns.

BYLAW 1P2007

PART 1: INTREPRETATION OF THIS BYLAW

Division 2: Definitions and Methods

General Definitions

- 13 (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard and sports ramps**” 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.
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are living, or derived from living organisms;
 - (b) are not formed into a structure; and
 - (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.

PART 2: ADMINISTRATION

Division 3: Development Permits

Requirement for a Development Permit

23 A **development permit** is required for every **development** unless it is otherwise exempted in this division.

Conditions for Development Permit Exemptions

24 A **development** listed in section 25 will only be exempt from the requirement to obtain a **development permit** if it:

- (a) complies with the rules of this Bylaw;
- (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
- (c) is not located in the **floodway**;
- (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
- (e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**.

Exempt Developments

25 (1) The following **developments** do not require a **development permit** if the conditions of section 24 are met:

- (a) a **Home Occupation – Class 1**;
- (b) a **Home Based Child Care – Class 1**.
- (c) the erection of any **fence** or gate;
- (d) a driveway;
- (e) the construction of a **deck, landing** or **patio**;
- (e.1) the construction of **skateboard and sports ramps** located in **low density residential districts** or **multi-residential districts**;
- (f) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 75.0 square metres when listed as a **permitted use** in a land use district;
- (g) a satellite dish an antenna less than 1.0 metre in diameter...

PART 3: RULES GOVERNING ALL DISTRICTS

Division 3: Floodway, Flood Fringe and Overland Flow

Building Design in the Flood Fringe

- 60 (1) All **buildings** in the **flood fringe** must be designed in the following manner:
- (a) to prevent structural damage by floodwaters;
 - (b) the first floor of all **buildings** must be constructed at or above the **designated flood level**;
 - (c) all electrical and mechanical equipment within a **building** must be located at or above the **designated flood level**; and
 - (d) have a sewer back-up valve must be installed in the building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
- (a) an addition that does not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing as of June 09, 2014; and
 - (b) a **fence, gate, deck, landing, patio, skateboard and sports ramps**, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.
- (3) Notwithstanding subsection (1) and (2), in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) provide electrical isolation for the entire **building** through the placement of the master switch above the **designated flood level**; and
 - (b) install a sewer back-up valve in the building.
- (4) Notwithstanding subsection (1), (2) and (3), in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by at least 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) fully mitigate as per subsection (1).

Building Design in the Overland Flow Area

- 61 (1) All **buildings** in the **overland flow area** must be designed in the following manner:
- (a) to prevent structural damage by floodwaters; (b)

- (b) the first floor of all **buildings** must be constructed at a minimum of 0.3 metres above the highest **grade** existing on the street abutting the **parcel** that contains the **building**;
 - (c) all electrical and mechanical equipment within a **building** must be located at or above the first floor of the **building** referenced in subsection (b); and
 - (d) a sewer back-up valve must be installed in the building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
- (a) an addition that does not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing as of June 09, 2014;
 - (b) a **fence, gate, deck, landing, patio, skateboard and sports ramps**, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.
- (3) Notwithstanding subsection (1) and (2), additions that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) provide electrical isolation for the entire **building** through the placement of the master switch a minimum of 0.3 metres above the highest **grade** existing on the **adjacent street**; and,
 - (b) install a sewer back-up valve in the building.
- (4) Notwithstanding subsection (1), (2) and (3), additions that increase the **gross floor area** of the **building** by at least 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) fully mitigate as per subsection (1).

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 1: General Rules for Low Density Residential Land Use Districts

Solar Collectors

- 343.1 (1)** A **solar collector** may only be located on the wall or roof of a **building**.
- (2)** A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:
- (a)** A maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
 - (b)** In all other cases, maximum of 1.3 metres from the surface of a roof.
- (3)** A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4)** A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5)** A **solar collector** that is mounted on a wall:
- (a)** must be located minimum of 2.4 metres above **grade**; and
 - (b)** may project a maximum of:
 - (i)** 1.5 metres from the surface of that wall, when the wall is facing a **rear property line**; and
 - (ii)** in all other cases, 0.6 metres from the surface of that wall.

Skateboard and Sports Ramps

- 343.2 (1)** The height of **skateboard and sports ramps** is measured from **grade** at any point along the structure.
- (2)** No portion of **skateboard and sports ramps** structures may be located beyond the maximum dimensions of 1.5 metres high by 5 meters wide by 6 meters long.
- (3)** Notwithstanding (2) above, railings for safety purposes may extend beyond the maximum dimensions provided they are not designed or used as a surface upon which to operate a skateboard, bicycle, roller skates or other similar devices.
- (4)** **Skateboard and sports ramps** may only be located between the foremost rear façade of the **main residential building** and the **rear property line**.
- (5)** All components for **Skateboard and sports ramps** must be located beyond 1.2 metres of a **side property line**.
- (6)** All components for **Skateboard and sports ramps** must be located beyond 1.2 metres of a **rear property line**.

- (7) **Skateboard and sports ramps** must not be attached to a **deck**, another structure, **fence**, or **building** such as a dwelling or **Accessory Residential Building**.

Objects Prohibited or Restricted

- 344 (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer that may be used or is intended to be used for the transport of anything, included but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except while actively engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not be located outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading. Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
- (a) not be located in an **actual front setback area** or in an **actual side setback area** where the **parcel** shares a **property line** with a **street**;
 - (b) not be located higher than 3.0 metres from **grade**; and
 - (c) not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.
- ~~(7) A **skateboard ramp** must not be located on a **parcel**.~~
- (7) A **Power Generation Facility – Small** with a capacity greater than 100kW must not be located on a **parcel** when the principal **use** on the **parcel** is a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling, or Semi-detached Dwelling**.

PART 6: MULTI-RESIDENTIAL DISTRICTS

Division 1: General Rules for Multi-Residential Land Use Districts

Solar Collectors

- 571.1 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12:
- (a) may project a maximum of 2.0 metres from the surface of the roof; and
 - (b) must be located at least 1.0 metres from the edge of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
 - (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of 0.6 metres from the surface of that wall.

Skateboard and Sports Ramps

- 571.2 (1) The height of **skateboard and sports ramps** is measured from **grade** at any point along the structure.
- (2) No portion of **skateboard and sports ramps** structures may be located beyond the maximum dimensions of 1.5 metres high by 5 meters wide by 6 meters long.
- (3) Notwithstanding (2) above, railings for safety purposes may extend beyond the maximum dimensions provided they are not designed or used as a surface upon which to operate a skateboard, bicycle, roller skates or other similar devices.
- (4) **Skateboard and sports ramps** may only be located between the foremost rear façade of the **main residential building** and the **rear property line**.
- (5) All components for **Skateboard and sports ramps** must be located beyond 1.2 metres of a **side property line**.
- (6) All components for **Skateboard and sports ramps** must be located beyond 1.2 metres of a **rear property line**.
- (7) **Skateboard and sports ramps** must not be attached to a **deck**, another structure, **fence**, or **building** such as a dwelling or **Accessory Residential Building**.
- (8) Notwithstanding sections 550, 551, and 557, **skateboard and sports ramps** may be included in the calculation of **landscaped area, hard surfaced**

landscape area, soft surfaced landscaped area or common amenity space

Gated Access

572 A gate must not be located across a **private condominium roadway**.

Objects Prohibited or Restricted

- 564** (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area**, except while engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel**, except while engaged in loading or unloading.
- (5) A satellite dish antenna greater than 1.0 metre in diameter must not:
- (a) be located in an **actual front setback area** or in an **actual side setback area** of a **corner parcel**;
 - (b) be located higher than 3.0 metres from **grade**; and
 - (c) be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter, when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and screened to the satisfaction of the **Development Authority**.
- ~~(7) A **skateboard ramp** must not be located in or on a **parcel**.~~