

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: June 24, 2021	APPEAL NO.: SDAB2021-0041 FILE NO.: DP2020-8033
APPEAL BY: Suzanne & Troy Bellmont	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a Relaxation: skateboard ramp (existing) - height and length. Appeal against a refusal. was refused at <u>11 Cranarch Point SE</u>	LAND USE DESIGNATION: R-1 Permitted with a Relaxation
COMMUNITY OF: Cranston	DATE OF DECISION: May 21, 2021
APPLICANT(S): Suzanne & Troy Bellmont	OWNER(S): Suzanne & Troy Bellmont

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature.



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10377883	Order Number 35061893	Online Form Processed 2021-05-31 12:39:39 PM	
Site Information			
Municipal Address of Site Under Appeal 11 CRANARCH POINT SE		Development Permit/Subdivision Application/File Number DP2020-8033	
Appellant Information			
Name of Appellant SUZANNE BELLMONT		Agent Name (if applicable)	
Street Address (for notification purposes) 11 CRANARCH POINT SE			
City CALGARY	Province ALBERTA	Postal Code T3M 0V5	Residential Phone # 403-703-9850
Business Phone # 403-703-9850	Email Address suzanne.bellmont@calgary.ca		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of Order

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

<p>I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:</p> <p>We appeal the decision of the Development Authority for the following reasons: The size of the ramp was build for safety reasons. Because of the grade of the yard more height was needed to create more transition to allow for kids to land on a transition rather than a flat area.</p>

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 1 HOUR	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, how many will you be bringing? 2

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 06 11	SDAB Appeal Number SDAB2021-0041	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 06 24	Date Received May 31, 2021

SDAB2021-0041

Appeal Board rec'd: June 15, 2021
Submitted by: S. Belmont, appellant/applicant/owner

Appeal Number SDAB2021-0041

Application Number:	DP2020-8033
Application Description:	Relaxation: skateboard ram (existing) – heigh and length
Land Use District:	Residential – One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	11 Cranarch Point SE
Community:	Cranston
Applicant:	Troy Belmont

Purpose for slightly larger ramp:

In general, a larger halfpipe is safer overall. One of the single biggest reasons is the transition. If the transition is slightly larger it allows a larger area for kids to fall on a sloped portion of the ramp as opposed to the flat portion of the ramp where most injuries occur. This situation is amplified in our yard. As our yard is very large it is unfortunately on a back to front grade. If the ramp were only 5' high one side would have a very tight transition which would be far to tight to skateboard safely. We feel because of the size of the yard and the grade the homes behind us are far more protected from a view of the halfpipe than they would be on a flat lot even with a 5' high ramp. Width and depth are also extremely important to safety. Depth allows you to fall before hitting opposing wall and width allows you to slide on ramp before falling off side of ramp. Falling off side of ramp is made more dangerous due to height of flats to accommodate grade of yard. We have also gone through the process of installing a top layer of Masonite to keep the noise to a minimum at a great expense of both time and money.

Benefits of Skateboarding:

- **Overall Fitness**
Skateboarding is great for burning calories and staying in great physical shape. skateboarding uses up far more calories than most other physical activities. Depending on your size, you might shred between 150 and 500 calories per hour.
- **Stress Relief**
Any physical activity is considered to be good for relieving stress. Skateboarding can help take your mind off things, it seems to bring things into perspective and allows you to feel as though you're more in control of other aspects of your life. In addition, skating helps you feel more relaxed in general.

Skateboarding is one of the most beneficial things you can do for your body, mind, and soul.

2020 Update: COVID-19

As stated above, Skateboarding is a great stress reliever, will keep you in shape, and exposes you to fresh air and sunlight. The creative outlet that skateboarding offers feels more important than ever.

Additionally, what makes skateboarding a great activity when there is fear of coronavirus or another contagious disease is that it's an individual sport. You do not need to share equipment or pass a ball back and forth. You aren't required to interact physically with anyone else or engage in body-on-body contact.

Appeal Number SDAB2021-0041

Application Number:	DP2020-8033
Application Description:	Relaxation: skateboard ram (existing) – heigh and length
Land Use District:	Residential – One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	11 Cranarch Point SE
Community:	Cranston
Applicant:	Troy Belmont

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Benefits of Skateboarding:

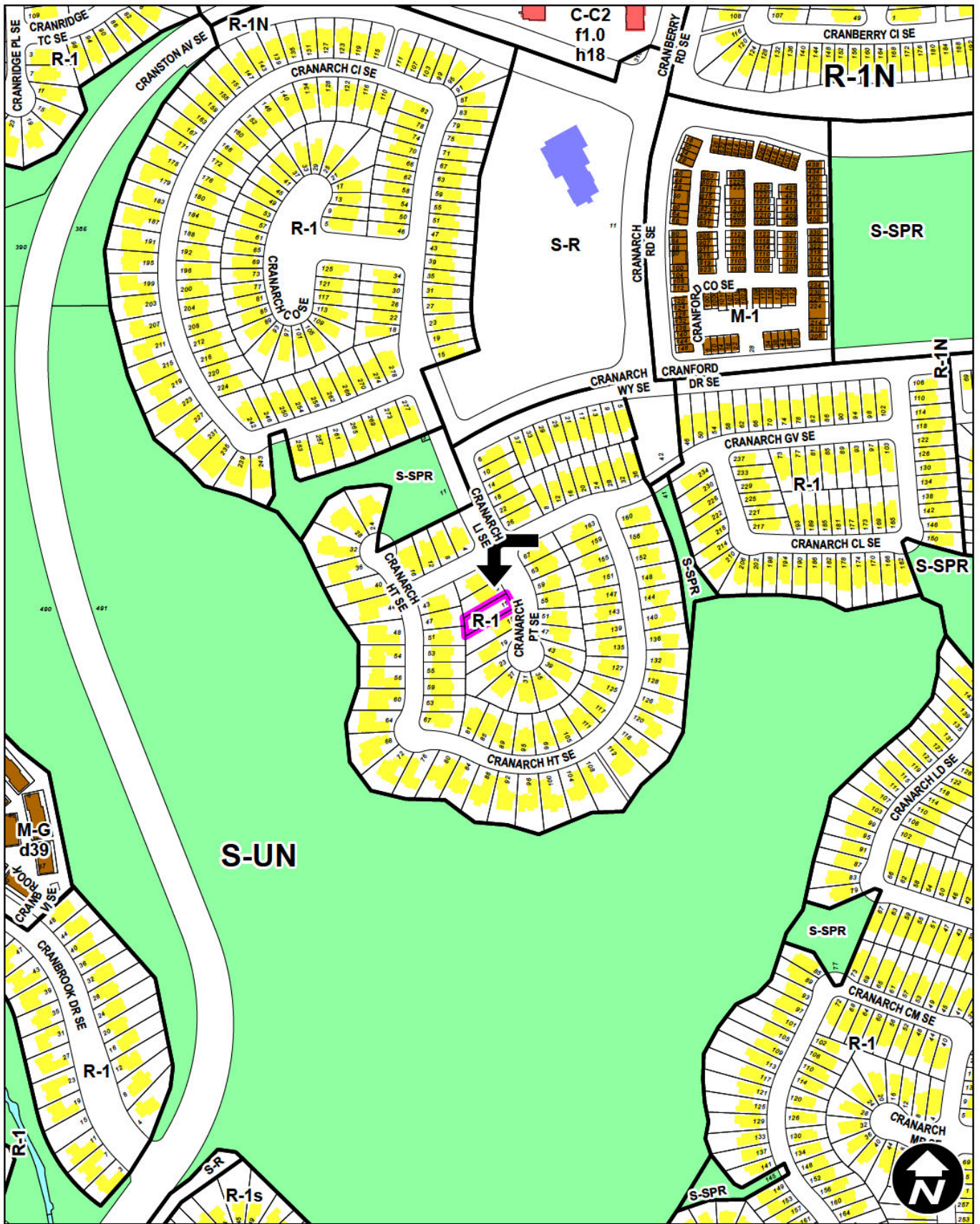
- **Overall Fitness**
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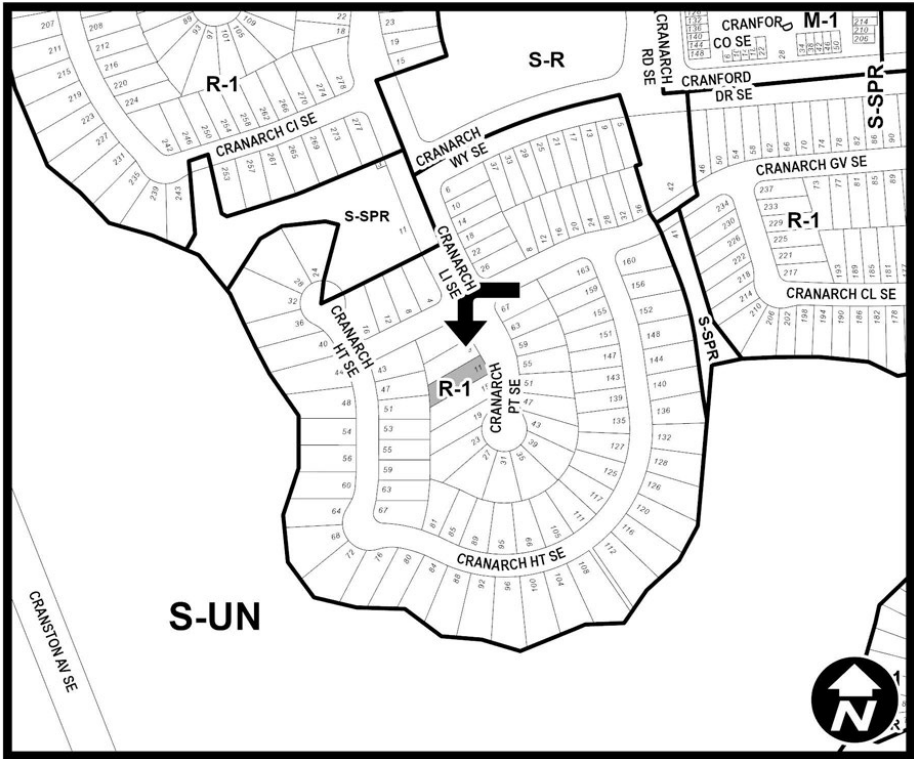
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VUGRAPH - ITEM NO. SDAB2021-0041

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SDAB2021-0041



2021 May 21

BELLMONT, TROY



RE: Notification of Decision for DP2020-8033
Subject: Relaxation: skateboard ramp (existing) - height and length
Address: 11 CRANARCH PT SE

This is your notification of the decision by the Development Authority to refuse the above noted application on May 21, 2021. Enclosed are the Reasons for Refusal, along with an appeal form, in the event that you choose to appeal this decision.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

Should you have any questions or concerns, please contact me at (403) 333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

ANTHONY PIRRI
Senior Planning Technician
Planning and Development



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2020-8033

This permit relates to land in the City of Calgary municipally described as:

11 CRANARCH PT SE

Community: **Cranston**

L.U.D.:R-1

and legally described as:

1010714;74;11

and permits the land to be used for the following development:

Relaxation: skateboard ramp (existing) height and length

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **May 21, 2021**

Development Authority **Maurie Loewen**

File Manager: **Anthony Pirri**

Release Date: _____

This permit will not be valid if development has not commenced by:

This Development Permit was advertised on: **March 18, 2021**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. For further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **BELLMONT, TROY**
Address: **11 CRANARCH PT SE**
City: **CALGARY, AB, T3M 0V5**
Phone: **[REDACTED]**

Complete Address and Legal Description listing for Development Permit DP2020-8033

Address Type	Address	Legal Description
Parcel	11 CRANARCH PT SE	1010714;74;11



Reasons for Refusal for DP2020-8033

The Reasons for Refusal document is intended to provide a short summary of the development permit review and analysis. Attached to this document is supporting information about the application process; concerns raised by neighbours, other affected parties and the Community Association; the requested relaxations of the Land Use Bylaw; and other information in support of the decision.

Proposed Use

This application seeks approval for a skateboard and sport ramp at 11 Cranarch PT SE in the community of Cranston. The parcel is designated Residential One Dwelling (R-1) district under the Land Use Bylaw. Skateboard and sport ramps are accessory to a Single Detached Dwelling, which is a permitted use in R-1.

Planning Review and Analysis

In rendering their decision, the Development Authority has applied section 30 of the Land Use Bylaw and the test for relaxation found in section 31 of the Land Use Bylaw.

In the 1980s skateboarding became universally popular; however, there was no public infrastructure in Calgary to allow for the activity, therefore, people began building ramps in their back yards. At the time, these ramps were not seen as ordinary and customary in a residential context and Council prohibited them in residential areas.

In 2011 Council adopted a City-wide Skateboard Amenities Strategy which focused on ensuring that there were skateboard facilities that serve at a community or neighbourhood scale as well as City wide. Council also directed that more flexibility to given to people to build ramps in their own yards. In 2016 Council replaced the prohibition with rules allowing skateboard and sport ramps to be built in a backyard without a development permit. A guide was also published online.

In May of 2020 a complaint was received regarding a skateboard and sport ramp (ramp) on the subject parcel. An inspection revealed that there was a ramp in the back yard of the subject parcel. The ramp does not comply with the rules of the Land Use Bylaw and had been constructed without the benefit of a development permit. The subject application was received in December of 2020. The application material indicates a ramp with a height of 1.82 metres, length of 9.42 metres and width of 3.65 metres. The proposal requires a height relaxation of 0.32 metres and a length relaxation of 3.42 metres.

Photographs were provided with the application. The parcels slopes upward to the rear property line. The houses that back onto the parcel have walk out basements facing the subject parcel. There are sheds and play structure on adjacent parcels which are visible in the photographs; these appear to meet the applicable Land Use Bylaw rules. The ramp is visible form other parcels. The ramp is positioned on stacked bricks to keep it level.

Council has established expectations for residential ramps, there are private and public parks in the City which accommodate riders looking for different or larger obstacles. The Development Authority notes that there are no site defining features, such as mature vegetation or a uniquely shaped parcel, which mitigates the impacts of this large ramp. The ramp is more visible than a typical lot because of the slope to the rear. As evidence by the initial complaint, it is the opinion of the Development Authority that the development interferes with the amenities of the neighbourhood and materially affects the use, enjoyment of value of the neighbouring properties. Therefore, the test for relaxation is not met. The development is refused.

Decision

For the above noted reasons, this application is refused.


 Maurie Loewen, Development Authority

May 21, 2021

Date



Attachments for DP2020-8033

Chart of Relaxations

Regulation	Provided	Provided
Skateboard and Sports Ramps	343.2 (1) All skateboard and sports ramp structures must be located within the maximum envelope dimensions of 1.5 metres high by 5.0 metres wide by 6.0 metres long.	Height: 1.82m (+0.32m) Length: 9.42m (+3.42m)

Key Land Use Bylaw Provisions

Permitted Uses That Do Not Meet All Requirements

- 30** Where a **development permit** application is for a **permitted use** in a **building** or on a **parcel** and the proposed **development** does not conform to all of the applicable requirements and rules of this Bylaw, the **Development Authority** may:
- refuse to approve the **development permit** application; or
 - approve the **development permit** application and grant a relaxation of the requirement or rule to which the proposed **use** does not conform.

Test for a Relaxation

- 31** The **Development Authority** may approve a **development permit** application for a **permitted use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the **Development Authority**:
- the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - the proposed **development** conforms with a **use** prescribed by this Bylaw for that land or **building**.

Skateboard and Sports Ramps

- 343.2(1)** All **skateboard and sports ramp** structures must be located within the maximum envelope dimensions of 1.5 metres high by 5.0 metres wide by 6.0 metres long.
- More than one structure may be contained within the maximum envelope dimensions referenced in subsection (1).
 - The maximum envelope dimensions referenced in subsection (1) do not include at-grade surfaces such as, but not limited to, soil, grass, wood or concrete.
 - Notwithstanding subsection (1), railings for safety purposes may extend beyond the maximum envelope dimensions referenced in subsection (1) provided they are not designed or used as a surface upon which to operate a skateboard, bicycle, scooter, roller skates or other similar device.
 - There must only be one **skateboard and sports ramp** envelope per **parcel**.
 - All **skateboard and sports ramp** structures must be located between the rear façade of the **main residential building** and the **rear property line**.
 - The height of a **skateboard and sports ramp** at any point is measured from **grade**.
 - All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **side property line**.
 - All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **rear property line**.
 - Skateboard and sports ramp** structures must not be included in **parcel coverage**.
 - A **skateboard and sports ramp** must not be attached to a **deck**, another structure, **fence**, or **building** such as, but not limited to, a **main residential building**, **Backyard Suite** or **Accessory Residential Building**.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

281350480-001
Taken By:

Application Date **Dec 11, 2020**

APPLICATION NO DP2020-8033

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$167.00

Cart #:

Applicant: **BELLMONT, TROY**
Address: **11 CRANARCH PT SE**
City: **CALGARY, AB, T3M 0V5**
Phone: **0000000000**

Parcel Address: **11 CRANARCH PT SE**
Legal: **1010714;74;11**

Parcel Owner: **SUZANNE M BELLMONT**
11 CRANARCH PT SE
CALGARY AB CANADA T3M 0V5
e-mail: **Not Available**

(See title for additional owners.)

L.U.D.: **R-1**

Community: **CRANSTON**
Sec. Number: **17SSE** Ward: **12**

Description: **Relaxation: skateboard ramp (existing) - height and length**
Skateboard Ramp

Proposed Development is: **Permitted with a Relaxation**

Proposed Use: **Single Detached Dwelling**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2020-8033-50480** or call our Planning Support Centre at (403)268-5311.

SDAB2021-0041

Halfpipe – Southside view



Halfpipe – Northside



From: Anthony.Pirri@calgary.ca
Cc: Pirri, Anthony
Subject: DP2020-8033 INITIAL REVIEW - 11 CRANARCH PT SE
Date: Friday, December 18, 2020 11:55:37 AM

logo



Re: DP2020-8033 INITIAL REVIEW - 11 CRANARCH PT SE

Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2020-8033-50480, at www.calgary.ca/vista.

Regards,

ANTHONY PIRRI
Senior Planning Technician
Anthony.Pirri@calgary.ca
(403) 333-5548
www.calgary.ca/PDMap



April 9, 2021

BELLMONT, TROY



Dear Sir/Madam:

RE: Detailed Review (DR)

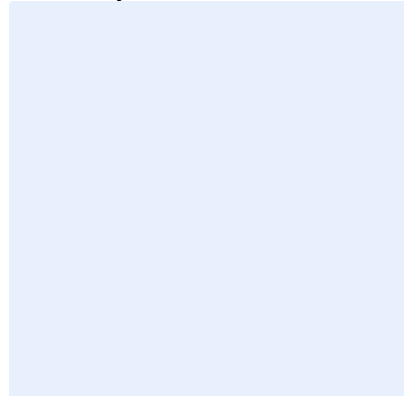
Development Permit Number: DP2020-8033

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at (403) 333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,



Click or tap here to enter text.
Click or tap here to enter text.



Detailed Review 1 – Development Permit

Application Number:	DP2020-8033
Application Description:	Relaxation: skateboard ramp (existing) - height and length
Land Use District:	Residential - One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	11 CRANARCH PT SE
Community:	CRANSTON
Applicant:	BELLMONT, TROY
Date DR Sent:	April 9, 2021
Response Due Date:	May 10, 2021
Senior Planning Technician:	ANTHONY PIRRI - (403) 333-5548 - Anthony.Pirri@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
Skateboard and Sports Ramps 343.2	(1) All <i>skateboard and sports ramp</i> structures must be located within the maximum envelope dimensions of <u>1.5 metres</u> high by <u>5.0 metres</u> wide by <u>6.0 metres</u> long.	Plans indicate the proposed skateboard and sports ramp to be a 1.82m high (+0.32m), and 9.42m long (+3.42m).

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

1. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

2. The development, as proposed, is not supported for the following reasons:
 - Reference issues/rationale elsewhere in the DR, including policy section and PD issues.

Indicate, in writing, the manner in which the application will proceed:

(A) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(B) **Amend and comply** the application to address all prior to decision conditions of this detailed team review (DR).

If option (B) is pursued, the last day to respond to the DR is thirty days from the date the DR was issued (see cover page of DR for exact date).

3. Amend the application to comply with the Land Use Bylaws noted in the Discrepancies list above.

Prior to Release Requirements

If this Development Permit is approved, the following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

4. The Prior to Release conditions will be finalized at the time of Development Authority decision.

Permanent Conditions

If this Development Permit is approved, the following permanent conditions shall apply:

5. The permanent conditions will be finalized at the time of Development Authority decision.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

6. The advisory comments will be finalized at the time of Development Authority decision.

From: [Bellmont, Suzanne](#)
To: [Pirri, Anthony](#)
Cc: [REDACTED]
Subject: Action Required - Detailed Review for DP2020-8033
Date: Thursday, May 6, 2021 10:12:02 AM
Attachments: [DP2020-8033DR#1.pdf](#)
[Appeal Letter.docx](#)

Hi Anthony, please see the attached written submission in response to the Detailed Review – Development Permit.

Let me know if you have any questions.

Thank you,

Suzanne Belmont

[REDACTED]
The City of Calgary
T [REDACTED]

From: "Pirri, Anthony" <Anthony.Pirri@calgary.ca>
Date: April 9, 2021 at 10:00:54 AM MDT
To: [REDACTED]
Subject: Action Required - Detailed Review for DP2020-8033

Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.

This email contains the following information:

- Detailed Review

For more information about the Development Permit process please visit www.calgary.ca/dpprocess.

For status updates and more information on your specific Development Permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

Anthony Pirri

Senior Planning Technician

Technical Planning & Bylaw Review

Community Planning

Planning and Development

The City of Calgary | Mail code: #8108

Cell (403) 333-5548 | Anthony.Pirri@calgary.ca

Floor 4, Municipal Building - 4-B3-3,

800 Macleod Tr. S.E. P.O. Box 2100, Station M,

Calgary, AB Canada T2P 2M5

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

May 6, 2021

Detailed Review 1 – Development Permit

Attention: Anthony Pirri

From: Troy & Suzanne Bellmont

Application Number:	DP2020-8033
Application Description:	Relaxation: skateboard ramp (existing) - height and length
Land Use District:	Residential - One Dwelling
Use Type:	Permitted with a Relaxation
Site Address:	11 CRANARCH PT SE
Community:	CRANSTON
Applicant:	BELLMONT, TROY

Hi Anthony, we have accepted the decision and want to proceed with option A and go forward with the process of appealing with the Subdivision Appeal Board (SDAB).

- (A) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority.

Please let us know what our next steps are.

Troy & Suzanne Bellmont

From: [Pirri, Anthony](#)
To: "[Shelley Samphire](#)"
Subject: RE: [EXT] Development Permit DP2020-8033
Date: Friday, April 16, 2021 12:13:00 PM
Attachments: [image001.png](#)

Hello Shelley,

The detailed Review went out to the applicant to make amendment to comply or accept a refusal from the City base on the info on the document. The applicant has till May 9th to submit amended drawings the indicate the ramp compliant with the Land Use Bylaw or notify me to proceed with the application as currently proposed to accept a decision of refusal.

Anthony Pirri

Senior Planning Technician
Technical Planning & Bylaw Review
Community Planning
Planning and Development
The City of Calgary | Mail code: #8108
Cell (403) 333-5548 | Anthony.Pirri@calgary.ca
Floor 4, Municipal Building - 4-B3-3,
800 Macleod Tr. S.E. P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5



Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Shelley Samphire [REDACTED]
Sent: Friday, April 16, 2021 11:07 AM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Subject: [EXT] Development Permit DP2020-8033

Good morning Anthony,

As per our conversation on March 26, I was hoping to see the relaxation development permit listed above would have been denied by now.

Could you please let me know if there is anything further I can do to speed up the process.

Thank you kindly,
Shelley Samphire
[REDACTED]

Appeal Board rec'd: June 15, 2021
Submitted by: S. Harding, neighbour

From: [Harding, Stephen O](#)
To: [Calgary SDAB Info](#)
Subject: [EXT] DP2020-8033
Date: Tuesday, June 15, 2021 5:45:41 PM

This is regarding a skateboard ramp at 11 Cranarch Point SE, Calgary. SDAB 2021-0041

This ramp is in the back yard of the above address, and their back yard is one half yard removed from my back yard. That is to say that the ramp backs onto my next door neighbour, and also onto the next house along. The ramp is massive, in length, width, and most disturbingly in height. The noise generated when the ramp is in use is very loud, a low pitched, rhythmic rumbling, whooshing sound that is irritating to hear. Generally if the ramp is being used, we and the other neighbours go back inside or go out front.

The noise from the ramp most definitely interferes with our peacefully enjoying our yard.

We oppose allowing the ramp to remain. I wonder how the ramp was approved in the first place, but that would be a moot point at this stage.

Thank you for your consideration.

Stephen Harding, CD, BA, Cert. Ed.
53 Cranarch Heights SE
Calgary
T3M 0S7

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Appeal Board rec'd: June 15, 2021
Submitted by: S. & K. Samphire, neighbours

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Shelley & Kent Samphire
47 Cranarch Heights S.E.
Calgary, AB T3M0S7

June 14, 2021

To the Subdivision and Development Appeal Board

Re: Appeal Number SDA2021-0041

The City of Calgary has developed bylaws “in order to help you live in harmony with your fellow Calgarians and to create beautiful and safe communities.”

The property owners (our neighbors) at 11 Cranarch Point S.E., have built a skateboard ramp that significantly exceeds the allowable dimensions permitted in the city bylaws. This oversized skateboard ramp:

- poses a safety risk to the children using it as it exceeds the height restriction that the city allows
- increases the noise that the skaters create. With the increase in size of the skateboard ramp, the noise decibels have also increased. We can hear the skateboarders when we are in our home, windows closed. It is impossible to carry on a conversation in the backyard while the ramp is being used. We are unable to enjoy time in our backyard due to the noise and constant back and forth, repetitive noise created by the skateboarders.
- is an eyesore all year long. The ramp takes up the majority of the backyard. A large, flapping, blue tarp covers it when skaters are not using it (see accompanying photo).
- is redundant, as Cranston Community Center has a permanent skateboard park during the summer months. It is set up in the skating rink area and is only a block away from us (see accompanying photo).

The skateboard ramp being appealed infringes on our right to live in harmony and also detracts from the beauty and safety of our community.

Thank you for your consideration to our concerns.

Sincerely,

Shelley & Kent Samphire
slsamphire@gmail.com

Skateboard Ramp at 11 Cranarch Point S.E.



Cranston Community Centers permanent skateboard park (summer months)

Appeal Board rec'd: June 16, 2021
Submitted by: L. Faller, neighbour

RE : APPEAL NUMBER SDAB2021-0041

I am affected by this matter, and wish to participate in the appeal.

Last year when the skateboard ramp was being built in the backyard of 11 Cranarch Point SE, I didn't think it was going to affect my family, being a neighbor that backs on to their backyard. Over the years, the kids at 11 Cranarch Point play in their backyard often, and it is so nice to hear kids playing outside. When the building of the ramp finished I was shocked at how large the ramp was, but what shocked me the most was because of the size of the structure, and that it comes to the fence line, the noise it produces into my backyard and house was astounding. If you are outside in the backyard when the kids are skating on the ramp, you can not hear someone sitting next to you speaking. The kids at 11 Cranarch Point would sometimes be skating at 10:00/11:00pm, and my kids go to bed by 9:00pm. With all of our windows closed, you can still hear the loud rumbling of the skateboard each time it goes across the ramp, and the noise would keep my kids awake. You could not plan to have people over for a fire or an outside COVID visit, because you never knew if the ramp would be being used, and if you would not be able to even talk with your guests. There have also been occasions where the kids that are on the skateboard ramp are swearing and using profanity often for hours at a time, which I can hear very clearly in my backyard because they are standing above my fenceline on top of the ramp.

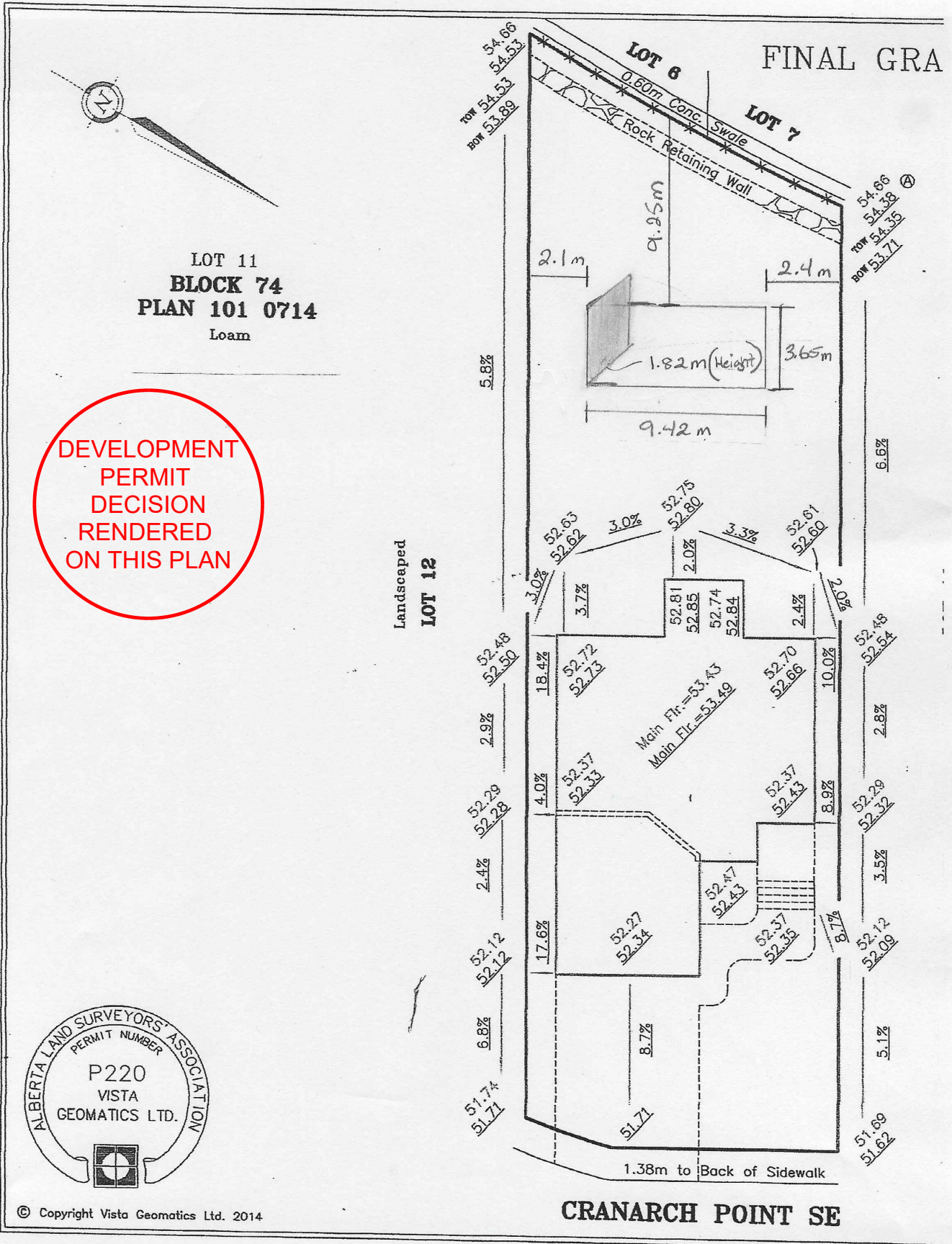
I love the idea that people want to create options for their kids to play outside, especially during this past year. If the height and width of the ramp were decreased, the noise level would decrease from travelling across the fences.

Sincerely,

Leona Faller.

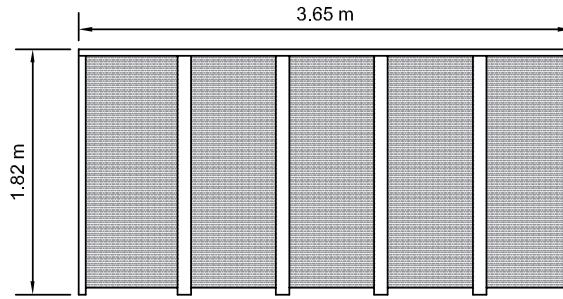


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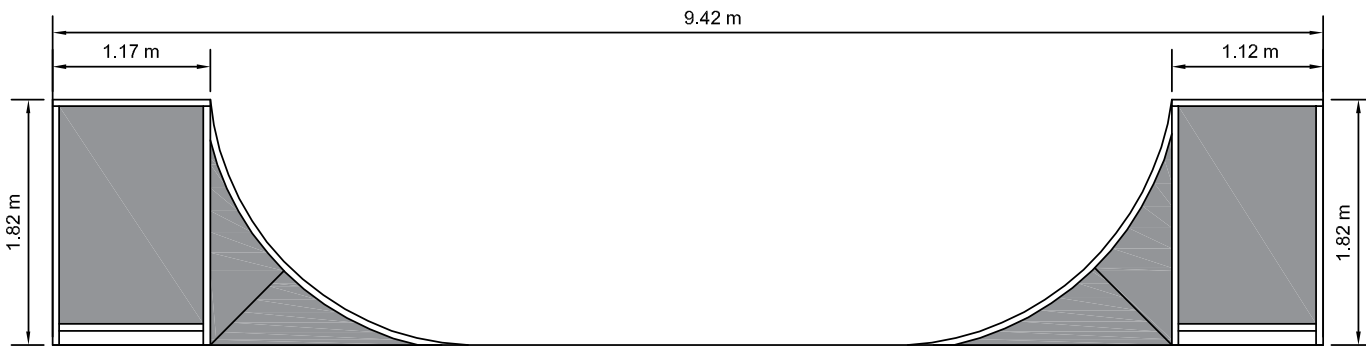


AMENDED DRAWINGS

DP No Date Received
 DP2020-8033 March 2 2021
**THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.**



side elevation



Front Elevation



PROJECT: 11 Cranarch Point

SHEET TITLE: Half pipe elevation

NOTES/LEGEND:

CONSULTANT

SUB-CONSULTANT

DESIGNED	BY	DATE
DRAWN	JP	March 2, 2021
CHECKED		
SCALE :		
1	For Approval	
No.	DESCRIPTION	DATE BY APP'D

