

11.6. Relocation of Any Building or Structure

1. Except as otherwise provided for in this Bylaw, no person shall relocate a building or structure, or portion thereof, onto a site without first obtaining a development permit for the moved-in building or structure. The moved-in building or structure shall comply with the appropriate land use district regulations.
2. In any district except CRE – Country Residential Estate, a previously owned building or structure to be relocated onto an existing residential use parcel shall be treated as a Discretionary Use.
3. The Development Authority shall not approve a development permit for a relocated previously owned building or structure unless it is designed, constructed, sited, finished and clad in a manner that is visually compatible, in the opinion of the Development Authority, with the existing residential dwelling, single detached, manufactured home or accessory building, lands and the neighbourhood in general.
4. To assist in the assessment of the compatibility of a moved-in building with surrounding development, and in addition to the requirements of Subsection 16.4 of this Bylaw, a development permit application for a relocated building shall include:
 - a) recent colour photographs showing all sides of the building;
 - b) a statement of the age, size and structural condition of the building; and
 - c) a statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces, and a drawing of proposed landscaped areas.
5. As a condition of issuing a development permit approval for a relocated building, the Development Authority shall require a letter of undertaking (agreement) and the posting of security in the form of an irrevocable letter of credit or cash to be provided prior to the issuance of a building permit and the building being moved on site. This security will ensure that any required modifications to the design, construction, siting, finishing and cladding of the relocated building are completed.
 - a) Any modifications, renovations or improvements required to the design, construction, siting, finishing and cladding of the relocated building shall comply with this Bylaw and shall be listed as conditions of the development permit.
 - b) The conditions shall be completed within 120 days of the relocation or in a timely fashion as determined by the Development Authority.
 - c) The security will be released once all the conditions have been completed by the applicant to the satisfaction of Parkland County, and are met within the time frame as set out in the development permit.
 - d) The applicant shall be advised not less than 30 days prior to the expiration time set out in the development permit, that action will be undertaken by the County to use the security in completing the required renovations if they have not been completed by the expiration date. Only Council may direct Administration to delay action to complete the requirements of the permit.
 - e) Upon expiry, County Administration will inspect the site to determine compliance. If the required work has not been completed to County's satisfaction, Administration shall be at the liberty to use the security to have the work completed and bring the building into compliance.

6. Where a development permit has been issued pursuant to Subsection 11.6.1, the Development Authority may as a condition of the development permit require the developer to provide a security deposit for haul agreements, any maintenance, repairs or improvements associated with the building relocation, or for repair of roads, sidewalks, or boulevards that may be caused by the relocation.

11.7. Soil Remediation

1. The Development Authority will consider every application for soil remediation as a Discretionary Use within the relevant land use district of this Bylaw which affects the subject land.
2. The Development Authority may require, as a condition of a development permit, that the owner or the applicant provide a guaranteed security to ensure that remediation is completed, which may take the following forms:
 - a) cash to a value no less than 25% of the established remediation costs.
 - (i) If cash is offered as the remediation security, the County shall hold it, without interest payable, until the remediation has been completed and the Development Authority is satisfied through site inspection that this has occurred.
 - b) an irrevocable letter of credit, having the value no less than 25% of the established remediation costs.
 - (i) If a letter of credit is offered as the remediation security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be one (1) year. The letter of credit shall be renewed for a further term by the owner thirty (30) days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the completion of remediation has occurred as determined by and to the satisfaction of the Development Authority.
3. The applicant, owner or the owner's representative, based on the information provided in the remediation plan, shall calculate the remediation costs. If the Development Authority does not accept the costs identified by the owner or the owner's representative, the Development Authority may establish a higher remediation cost figure for the purpose of determining the value of the remediation security.
4. The applicant, owner or the owner's representative shall notify Parkland County thirty (30) days prior to the expiry date of the letter of credit, in order to provide proof to the Development Authority that the soil has been remediated in accordance with the requirements of the approved remediation plan. If remediation is satisfactory to the Development Authority, the letter of credit may be released.
5. The Development Authority may require renewal of the letter of credit until satisfactory proof of remediation are provided by the applicant, owner or the owner's representative.

11.8. Stripping, Filling, Excavation and Grading

1. The Development Authority will consider every application to excavate land as a Discretionary Use within the relevant land use district of this Bylaw which affects the subject land unless exempted from Subsection 16.2.