



**parkland**  
county

# Accessory Building Securities

# History

April 19, 2016

- Notice of Motion

June 14, 2016

- Administration responded to the Notice of Motion with information regarding Alternatives

# Background

## Current Land Use Bylaw

- Allow certain accessory buildings in the short-term prior to the principal residential building
- Defray any cost that the County may incur to carry out enforcement proceedings

# Background

- Challenges
- Development Authority is bound by the LUB
- Therefore, the LUB must be amended if it is Council's will to change the manner in which administration processes such applications.

# Recommendation

## Remove security requirement

- Allow certain minor buildings on vacant land
- Greater discretion to Development Authority
- Clear direction/criteria to DA to exercise discretion
- Specific regulations to ensure compatibility

# Benefits

- Removes ambiguity within the Land Use Bylaw
- Eliminates any hardship
- Provides greater development rights
- Gives DA discretion and tools to approve, restrict, or refuse based on merits of application

# Alternatives

## **1. Status Quo**

## **2. Security Requirement**

Greater Discretion (security amount)

## **3. No Accessory Buildings**

Unless the principal building exists

# Questions?

