



Legislation Text

File #: RFD 16-140, **Version:** 2

Accessory Building Securities

Proposed Motion

1. The Accessory Building Securities report be received for information.
2. Administration be directed to present amendments to Land Use Bylaw 20-2009 that remove the requirement for securities associated with accessory buildings and allow minor buildings on vacant parcels subject to specific regulations and criteria for Council consideration.

Administration Recommendation

Administration supports the proposed motions.

Purpose

On June 14, 2016, Council made the following motion:

That the matter [related to accessory building securities] be discussed further at the Committee of the Whole to clarify Council's expectations.

Summary

In response to a notice of motion made at the April 19, 2016 Council meeting, administration presented information regarding alternatives for accessory building security deposits related to development permits. The County's Land Use Bylaw requires applicants to provide a security in the form of cash or a letter of credit if they receive approval for an accessory building on a vacant residential parcel. The intent is to allow for certain accessory buildings in the short-term during the construction of the principal onsite building. These include buildings that provide temporary accommodation and buildings that provide storage for equipment and construction material. Allowing for these types of buildings assist the applicant/owner during the construction of the principal building. The purpose of the security is to encourage the development of the principal building and to provide funds to the County to defray any costs that the County may incur if it has to take action to remove the accessory building if the principal building is not constructed. Allowing accessory buildings prior to the principal onsite building and requiring securities has presented certain challenges for administration and residents.

Administration believes the recommended option is the best approach to address the issues and challenges related to requiring securities for the development of accessory buildings.

Strategic Plan/Policy/Legal/Staff Implications

N/A

Financial Impact:

Cost: 0

Source of Funding: N/A

Other