



PUBLIC ENGAGEMENT ZONING BYLAW 05-2026 REVIEW

ADVANCED CONSTRUCTION OF AN ACCESSORY BUILDING

CURRENT ZONING BYLAW PROVISION

Existing Standards

The current Zoning Bylaw permits the construction of an accessory building, such as a garage, prior to the construction of a principal dwelling, provided that a dwelling is constructed within two (2) years.

The bylaw does not currently require:

- An active building permit for the future dwelling;
- A formal development agreement;
- A construction timeline agreement; or
- Financial security to ensure completion of the dwelling.

PROPOSED NEW BYLAW PROVISION

4.4.3 The accessory building may only be constructed during the period in which a valid building permit for the construction of a principal dwelling is active.

4.4.4 A development agreement must be executed between the property owner and the Village prior to permit issuance. The agreement shall include:
(1) The timeline for commencement and completion of the principal dwelling.
(2) Conditions for removal or repurposing of the accessory building if the dwelling is not completed; and,
(3) Any servicing or site management requirements.

4.4.5 The applicant shall post financial security in a form and amount acceptable to the Village, equal to the estimated cost of removing the accessory building (e.g., garage), to ensure compliance with the development agreement and completion of the principal dwelling.

WHAT WOULD CHANGE?

Under the proposed amendment:

- A garage or other accessory building could still be constructed before the dwelling;
- However, the property owner would first need an active building permit for the principal dwelling;
- The owner would be required to enter into a development agreement establishing timelines and obligations for completion of the dwelling;
- A refundable security deposit would be required to ensure compliance with the agreement and completion of the residence.

IMPLICATIONS OF THE CHANGE

The proposed amendment maintains flexibility for property owners by still allowing garages and accessory buildings to be built in advance of the home. (This recognizes the practical benefit of having secure storage for materials, tools, and equipment during construction.)

The proposed changes are intended to support orderly residential development, reduce the number of undeveloped or partially developed lots, and ensure accessory buildings remain secondary to a completed principal residence.

At the same time, the amendment introduces stronger accountability measures by:

- Requiring active progress toward dwelling construction;
- Establishing clear timelines and obligations through a development agreement; and
- Requiring financial security that can be used to remove the accessory building if the principal dwelling is not completed.

PLACE A DOT

- Green (Agree) 3
- Yellow (Unsure)
- Red (Disagree)