

benefit of the subdivision or to develop or otherwise improve land or recreational facilities that will assist in supplying the overall recreational and open space needs of the subdivision; (4) the reservation of lands for schools and other public buildings and for parks, playgrounds, highways, roads, mass transit facilities, including busways and light rail facilities, and other public purposes, provided no reservation of land for traffic, recreation or any other public purposes as herein provided shall continue for longer than three years without the written approval of all persons holding or otherwise owning any legal or equitable interest in the property; and provided further that the properties reserved for public use shall be exempt from all State, county, and local taxes during the period; (5) the conservation of or production of adequate transportation, water drainage and sanitary facilities; (6) the preservation of the location of and the volume and flow of water in and other characteristics of natural streams and other waterways, including the establishment of a stormwater management program in Montgomery County which would allow the county to accept monetary contributions, the granting of an easement, or the dedication of land; (7) the avoidance of population congestion; (8) the avoidance of scattered or premature subdivision of land as would involve danger or injury to health, safety or welfare by reason of the lack of water supply, drainage, transportation or other public services or necessitate an excessive expenditure of public funds for the supply of services; (9) conformity of resubdivided lots to the character of lots within the existing subdivision with respect to area, frontage, and alignment to existing lots and streets; (10) control of subdivision or building (except for agricultural or recreational purposes) in flood plain areas or streams and drainage courses, and on unsafe land areas; (11) preservation of outstanding natural or cultural features and historic sites or structures; or (12) other benefits to the health, comfort, safety or welfare of the present and future population of the regional district. IN MONTGOMERY COUNTY, THE REGULATIONS MAY REQUIRE THE PROVISION OF ADEQUATE RECREATIONAL FACILITIES OR, IN LIEU OF PROVIDING RECREATIONAL FACILITIES, PAYMENT OF A FEE NOT EXCEEDING THE COST OF PROVIDING ADEQUATE RECREATIONAL FACILITIES TO SERVE THE SUBDIVISION.

(c) The Commission or county also may institute injunction, mandamus, or other appropriate action of proceeding to compel the actual construction and installation of the improvements and conservation of the resources at a time and according to specifications fixed by or in accordance with the regulations. For this purpose any court of competent jurisdiction has jurisdiction to issue restraining orders and temporary or permanent injunctions or mandamus or other appropriate forms of remedy or relief.

(H) (1) (I) IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW, IN MONTGOMERY COUNTY, THE DISTRICT COUNCIL MAY AUTHORIZE THE PLANNING BOARD TO IMPOSE CIVIL MONETARY FINES AND PENALTIES AND, WHEN THE PUBLIC HEALTH, SAFETY, OR WELFARE ARE THREATENED, ISSUE STOP WORK ORDERS FOR VIOLATIONS DESCRIBED IN ITEM (II) OF THIS SUBPARAGRAPH.

(II) THIS SUBSECTION APPLIES TO VIOLATIONS OF:

1. TITLES 7 AND 8 OF THIS ARTICLE;