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JUN 10 2024

Ministry of Government Relations
Community Planning
420 – 1855 Victoria Avenue
Regina, Canada S4P 3T2

Phone: 306-787-2725

JUN 05 2024

Bryson Leganchuk, Administrator
RM of Britannia No. 502
Box 661
LLOYDMINSTER SK S9V 0Y7

Dear Bryson Leganchuk:

**Re: RM of Britannia No. 502
Bylaw No. 07-2024**

I am pleased to inform you Bylaw No. 07-2024, the bylaw to amend the Zoning No. 24-2021, was approved by the Ministry of Government Relations and is now in effect. Enclosed is one approved copy of the bylaw for your records.

We appreciate the time and effort you and your Council have contributed on behalf of your Municipality in developing this important document and in ensuring the legislated procedures are adhered to.

Please contact Eric MacDougall, Director of Community Planning, at 306-933-6118 if you have any questions or concerns. Thank you.

Sincerely,



Ian Goeres
Executive Director



BYLAW No. 07-2024

A BYLAW OF THE R.M. OF BRITANNIA NO. 502 TO AMEND BYLAW No. 24-2021 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw 24-2021 as follows:

1. **PART 2 – INTERPRETATION**, is amended by:

A. Deleting the definition of “Building, Principal” and replacing it with the following:

“

Building, Principal: the main building in which the principal use of the site is conducted, or in cases where multiple principal uses are allowed, the main building for each principal use on the site.”;

B. Deleting the definition of “Principal Building” and replacing it with the following:

“

Principal Building: the main building in which the principal use of the site is conducted, or in cases where multiple principal uses are allowed, the main building for each principal use on the site.”;

C. Inserting the following new definition as it appears in alphabetical order:

“

Hazard Land: means land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.”

D. Deleting the definition of “Site” and replacing it with the following:

“

Site: one or more contiguous lots under one ownership and used, or intended to be used by single or multiple principal uses.”; and

E. Deleting the definition of “Site Coverage” and replacing it with the following:

“

Site Coverage: that portion of the site that is covered by principal and accessory buildings that require a building permit and are permanently roofed or enclosed. Uncovered decks, patios, and similar structures without permanent roofing or enclosures are excluded from this calculation.”

2. **PART 3 – ADMINISTRATION, 3.7 DISCRETIONARY USE APPLICATIONS, 3.7.4 Use Specific Discretionary Use Evaluation Criteria**, is amended by:

A. Deleting clause (4) in its entirety and replacing it with the following:

“

(4) Auto body shops, automotive sales and repair, construction trades and yards, landscaping establishments, repair shops and repair services, transportation and trucking, freight handling facilities including railway, taxidermy and accessory tanning of hides, warehouses, manufacturing and processing, welding and machine shops, metal fabricators and storage yards.”; and

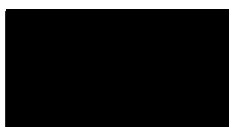
B. Deleting subclause (4)(b) in its entirety and replacing it with the following:

“

(b) All materials and goods used in conjunction with construction trades and yards, landscaping establishments, and manufacturing and processing facilities shall be stored within an enclosed building, or within an area hidden from view by screening.”

3. **PART 4 – GENERAL REGULATIONS, 4.7 ONE PRINCIPAL BUILDING PERMITTED ON A SITE**, is amended by adding the following new item to the list of exceptions provided in subsection 4.7.1, immediately after item (11):

“



(12) developments involving multiple principal uses as evaluated under Section 7.4.6 (2)”

4. PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1.4 Area of Accessory Buildings, (4) Mixed Use Country Residential, is amended by deleting clause (4) in its entirety and replacing it with the following:

“

(4) Mixed Use Country Residential

- (a) The total area of all accessory uses and structures attached to any principal use shall not exceed a total of 334.45 m² (3600 ft²).
- (b) Coverage and Number of Detached Accessory Buildings or Structures:
 - (i) A site may include multiple detached accessory buildings, with a limitation that only two can have a maximum floor area of 222.97 square metres (2400 square feet) each, aiming to prevent an excessive number of large structures.
 - (ii) For sites less than 2.02 hectares (approximately 5 acres), the total site coverage, including all detached accessory buildings or structures and principal building(s), shall not exceed 7% of the total site area.
 - (iii) In the calculation of the total site coverage identified in item (ii), lands determined to be hazard lands as defined under this Bylaw, or any applicable legislation shall be excluded from the total site area calculation.
- (c) Notwithstanding clause (b), detached accessory buildings for the following uses shall have no size restrictions:
 - (i) Municipal, Recreational, Institutional and Other Uses as Specified in Table 7-4.
- (d) Membrane covered structures accessory to any principal use of the site may be permitted, subject to the provisions of Section 4.21.
- (e) Pole shed and post frame structures accessory to any principal use of the site may be permitted, subject to the provisions of Section 4.22.”

5. PART 5 – SPECIAL STANDARDS AND REGULATIONS, is amended by inserting the following new subsection after subsection 5.24:

“

5.25 Secondary Suites

Secondary Suites shall be subject to the following requirements:

- (1) The secondary suite's building floor area must not exceed a maximum of 40% of the total building floor area of the building in which it is located, whether principal or accessory.
- (2) A secondary suite may be located within the principal dwelling unit or in a building accessory to the principal dwelling but is not otherwise designated as a dwelling. It also must comply with all National Building Code of Canada standards.
- (3) The maximum number of bedrooms for a secondary suite is two (2).
- (4) A secondary suite must have a separate entrance from the principal dwelling unit, accessible either from a common indoor landing or directly from the side or rear of the building.
- (5) The exterior appearance of the principal dwelling unit containing the secondary suite must maintain the aesthetic of a single dwelling unit. Additionally, any accessory building containing a secondary suite must be developed in a manner that does not indicate that it is an independent dwelling unit.”

6. PART 6: ZONING DISTRICTS, 6.2 - ZONING DISTRICT MAPS, 6.2.1 “ZONING DISTRICT MAP”, which forms part of Bylaw No. 24-2021, is amended by rezoning from **RR – RESORT RESIDENTIAL** to **CRMU – COUNTRY**



RESIDENTIAL MIXED USE, all of Lots 22-24, Block 1, Plan 01B14407, Lot 26, Block 1, Plan 102339569, Lots 1&2, Block 3, Plan 102294963, Parcel A, Plan 101495976 and Parcel A, Plan 101511357, as shown within the bold dashed line and hatched on the map attached as Schedule 'A'.

7. **PART 7 – DISTRICT SCHEDULES, 7.4 CRMU – COUNTRY RESIDENTIAL MIXED USE DISTRICT, 7.4.1 Intent**, is amended by deleting the intent clause in its entirety and replacing it with the following:

“

The objective of the CRMU - Country Residential Mixed Use District is to facilitate mixed-use, multiple-lot country residential development along with other compatible developments, including ancillary forms of commercial and light industrial use. The district prioritizes the establishment of a dwelling unit as a foundational element that enables the integration of additional compatible uses, enhancing the overall functionality of the district.”

8. **PART 7 – DISTRICT SCHEDULES, 7.4 CRMU – COUNTRY RESIDENTIAL MIXED USE DISTRICT, 7.4.5 Regulations**, is amended by:

- A. Inserting the following new clause after clause (2) 'Density Requirements':

“

(3) Maximum Building Floor Area for a Principal Building

For all uses, the maximum building floor area of a principal building shall not exceed 445.93 square metres (4800 sq ft).

(4) Requirement for a Principal Dwelling Unit

- (a) Notwithstanding any other provisions within this Bylaw, a principal dwelling unit must be established or proposed and its construction initiated before the commencement of any other principal uses. This foundational requirement ensures that the primary focus on ensuring a residential component is maintained across all developments within the district.

- (b) The requirement specified in subsection (a) does not apply to uses classified under Municipal, Recreational, Institutional, and Other Uses as specified in Table 7-4. These uses may be developed independently of the residential requirements, provided they adhere to their respective development standards and criteria as outlined in the Zoning Bylaw.”; and

- B. Renumbering the existing clause titled 'Keeping of Animals' to sequentially follow the newly inserted clause numbered (4).

9. **PART 7 – DISTRICT SCHEDULES, 7.4 CRMU – COUNTRY RESIDENTIAL MIXED USE DISTRICT, 7.4.6 Standards for Discretionary Uses**, is amended by inserting the following new clause after clause (1):

“

(2) Multiple Principal Uses

Within the CRMU District, proposals for establishing multiple principal uses on a single site are subject to discretionary review. This review assesses the proposal's compatibility with the residential component and its overall integration into the community, ensuring they align with the intended mixed-use character of the district. This evaluation process does not apply to uses classified under Municipal, Recreational, Institutional, and Other Uses as specified in Table 7-4.

- (a) General Requirements for Multiple Principal Uses:

- (i) A dwelling unit must either pre-exist or be proposed and construction initiated before the commencement of other principal uses. Following the establishment of a principal dwelling unit, other principal uses such as commercial or light industrial activities may be introduced subject to a subsequent discretionary review. This requirement ensures that residential infrastructure is established as the core of the development.



- (ii) If the principal dwelling unit, as required in clause (i), is not completed within the time period specified in the Development Permit, any developments or constructions of other principal uses that were permitted in advance must cease, and existing structures or developments may need to be removed or modified to comply with the original permit conditions.
- (iii) A maximum of three principal uses per site may be considered, provided the dwelling unit requirement specified in (i) is met.
- (iv) Notwithstanding any provisions within this Bylaw that allow for a dwelling as principal use or permit a dwelling unit in conjunction with a principal use, only one dwelling unit is permitted per site. Exemptions to this restriction are limited to accessory dwelling units, including rental suites, secondary suites, and accessory recreational dwellings, as defined and permitted within this Bylaw.
- (v) In addition to the requirements outlined in subsection 3.5.1(7), development proposals involving existing structures must include a Real Property Report completed by a certified Saskatchewan Land Surveyor, detailing visible site improvements and identifying the principal and accessory buildings for each use.

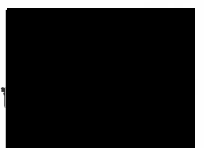
(b) Comprehensive Evaluation Criteria:

- (i) Each principal use must comply with the specific standards and regulations outlined for that use within the CRMU District. This encompasses considerations for lot size*, building height, setback requirements and other pertinent standards.

* In cases where site sizes differ, the site must meet or exceed the size requirement for the use with the largest minimum lot size.
- (ii) Proposals must ensure compatibility with surrounding land uses and minimize environmental impacts or the quality of life for surrounding residents. This includes assessing noise, lighting, and traffic implications and outlining mitigation strategies for identified impacts.
- (iii) Principal uses that typically do not include a residential component will be assessed for their compatibility with any on-site residential developments. This ensures that both residential and non-residential uses function cohesively, supporting the district's objectives of mixed-use character and enhancing community cohesion.
- (iv) Proposals are required to present an organized site design that incorporates shared parking and access, where applicable. This is to ensure that the development functions as a unified entity rather than a collection of separate uses.
- (v) The site must possess, or be capable of being serviced by, adequate infrastructure, including roads, water, and sewage, to support the proposed uses without compromising the existing capacities.
- (vi) Development plans should demonstrate sustainable land use practices, minimizing land disturbance, preserving natural habitats, and maintaining agricultural land where applicable. Emphasis should be placed on low-impact development strategies that protect water quality, soil health, and biodiversity."

10. Tables 7-1, 7-2, 7-3, 7-5, 7-6, and 7-7, are amended by including in the "Subject to Sections" column for the use "Secondary Suite," the following notation:

"5.25"



11. PART 7 – DISTRICT SCHEDULES, 7.4 CRMU – COUNTRY RESIDENTIAL MIXED USE DISTRICT, Table 7-4 CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS, is amended by deleting Table 7-4 in its entirety and replacing it with the following:

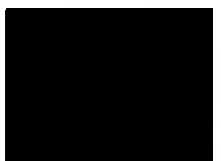


Table 7-4

CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Residential Uses								
(1) Single detached dwellings, Modular dwellings, and RTM Dwellings	P		0.81 ha	16.19 ha	30	7.6	3.0	3.0
(2) Secondary Suite	P	5.25	Same as principal use					
(3) Accessory Recreational Dwelling	D		Same as principal use					
(4) Manufactured Dwelling	D	3.5.2(11) and 3.7.4(15)	0.81 ha	16.19	30	7.6	3	3
Commercial Uses (Residential Use Required; Subject to Section 7.4.5(4))								
(1) Bed and breakfast homes	D	5.4	0.81 ha	16.19 ha	30	7.6	3.0	3.0
(2) Daycare centres	D	7.4.6(2)	0.81 ha	--	--	7.6	3.0	3.0
(3) Health care clinics	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(4) Home-based businesses (major and minor)	D	5.9	0.81 ha	16.19 ha	30	7.6	3.0	3.0
(5) Residential care facilities	D	5.5 7.4.6(2)	0.81 ha	--	--	7.6	3.0	3.0
(6) Autobody and paint shops	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(7) Automotive sales and repair	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(8) Bakeries	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(9) Recreational Campgrounds	D	3.5.2(1) 3.7.4(7) 5.2 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(10) Commercial recreational uses	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(11) Commercial service establishments	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(12) Convenience stores, with or without gas bars	D	5.7 5.8 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0

Table 7-4: CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS (continued)

Use	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
Commercial Uses (continued)								
(13) Gas bars	D	5.7 5.8 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(14) Hotels	D	3.7.4(11) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(15) Landscaping establishments	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(16) Medical and dental offices	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(17) Motels	D	3.7.4(11) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(18) Nurseries, greenhouses and garden centres	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(19) Offices and office buildings	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(20) Personal service shops	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(21) Repair shops and repair services	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(22) Restaurants	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(23) Retail food outlets	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(24) Retail stores, but not including auction markets	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(25) Service stations	D	5.6 5.8 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(26) Tourist camps	D	3.5.2(1) 5.2 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(27) Training centres	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(28) Veterinary clinics and animal hospitals	D	7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
Industrial Uses (Residential Use Required; Subject to 7.4.5(4))								
(1) Construction trades and yards	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0

Table 7-4: CRMU - COUNTRY RESIDENTIAL MIXED USE DISTRICT DEVELOPMENT STANDARDS (continued)

	Use	Development Standards							
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha) or (m ²)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) ^{(1), (2)}	Minimum Side Yard (m) ^{(1), (2)}	Minimum Rear Yard (m) ^{(1), (2)}
(2)	Storage Yards and Establishments	D	3.7.4(6) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
(3)	Welding and machine shops	D	3.7.4(4) 7.4.6(2)	0.81 ha	--	--	7.6	6.0	3.0
Municipal, Recreational, Institutional and Other Uses									
(1)	Community centres/ halls	P		0.81 ha	--	--	--	--	--
(2)	Historical and archaeological sites	P				(3)			
(3)	Libraries	P		0.81 ha	--	--	--	--	--
(5)	Municipal facilities	P				(3)			
(6)	Parks and playgrounds	P				(3)			
(7)	Places of worship	P		0.81 ha	--	--	7.6	3.0	3.0
(8)	Public museums	P		0.81 ha	--	--	--	--	--
(9)	Public works, excluding solid and liquid waste disposal sites	P		0.81 ha	--	--	--	--	--
(10)	Recreation facilities	D		0.81 ha	--	--	--	--	--
(11)	Schools and educational facilities	D		0.81 ha	--	--	7.6	3.0	3.0
(12)	Wildlife and ecological conservation areas	P				(3)			
(13)	Wind energy facilities (one turbine)	D	5.15				Development Standards as laid out in Section Error! Reference source not found.		
Use Designations:									
(P) - Permitted Use									
Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.									
(D) - Discretionary Use									
A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council, and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.									
(1)	In any yard abutting a developed or undeveloped road allowance, other than an internal subdivision road or a provincial highway, all buildings and structures must be set back a minimum of 45 metres (147.7 feet) from the centerline of the road allowance.								
(2)	In any yard abutting a provincial highway, all buildings shall be setback a minimum of 60 metres (196.9 feet) from the centerline of the provincial highway or a greater or lesser distance as specified on the applicant's Ministry of Highways Roadside Development Permit.								
(3)	The minimum and maximum site size and yard requirements are at the discretion of Council, based on appropriate recommendation from project proponents.								

This bylaw shall become effective on the date of approval of the Minister of Government Relations.



Certified a true copy of
Bylaw No. 07-2024 adopted by
resolution of Council this

22nd day of May, 2024



Reeve



Administrator



Handwritten initials

SCHEDULE 'A' TO BYLAW NO. 07-2024

