

## BYLAW No. 22-2024

### A BYLAW OF THE R.M. OF BRITANNIA NO. 502 TO AMEND BYLAW No. 16-2021 KNOWN AS THE OFFICIAL COMMUNITY PLAN

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 16-2021 as follows:

1. **PART 3 – OBJECTIVES AND POLICIES, 3.5 Agricultural Land Use and Development, 3.5.2 Objectives and Policies, Objective 3.5.2.2 Agriculture, Policy (b) Agricultural Subdivision Policy**, is amended by adding the following new subclause after subclause (viii):

“

- (ix) For the subdivision of a site to establish a new small farm operation or convert an existing farmyard for small farm operation use, where discretionary use approval has been granted by Council, and where parcel density is not exceeded in the balance of *Policy (b)*.

2. **PART 3 – OBJECTIVES AND POLICIES, 3.5 Agricultural Land Use and Development, 3.5.2 Objectives and Policies, Objective 3.5.2.2 Agriculture**, is amended by adding the following new clause after *Policy (c) Farm Dwellings*:

“

#### **Policy (c1) Small Farm Operations**

- (i) Small Farm Operations will be a discretionary use where provided for in the Zoning Bylaw. In addition to the dwelling required as part of a Small Farm Operation, an additional accessory secondary suite may be permitted at the discretion of Council. The granting of a secondary suite permit by Council for such additional dwelling shall not be construed, in any way, as consent or approval for future subdivision.
- (ii) Small Farm Operations shall only be considered where:
  - (a) The use is located on a subdivided parcel existing prior to the enactment of this Bylaw; or,
  - (b) The use is proposed on a new parcel where no single parcel country residential subdivision exists on the balance of the quarter section unless for reason of fragmentation as per *Policy (b)(ii)*.
- (iii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Minimize prime agricultural land to be taken out of production;
  - (b) Accommodate existing developed farm yard sites;
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
  - (d) Accommodate larger sites that include poor agricultural land.”



3. **PART 3 – OBJECTIVES AND POLICIES, 3.6 Residential Land Use and Development, 3.6.2 Objectives and Policies, Objective 3.6.2.3 Single Parcel Country Residential Development, Policy (a) Single Parcel Country Residential**, is amended by deleting said policy and replacing it with the following:

“

**Policy (a) Single Parcel Country Residential**

To retain the agricultural character of the Municipality, a maximum of one (1) single-parcel country residential subdivision per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the AR – Agriculture Resource District, provided no separate site exists on the quarter section for a small farm operation use. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; or
- (ii) A previously developed, but now unoccupied farmyard.”

4. **PART 4 – FUTURE LAND USE CONCEPT, 4.1 Agricultural Policy Area**, is amended by deleting 4.1.2 *Separate Residential Sites* and its containing text and replacing it with the following:

“

**4.1.2 Separate Small Farm Operation and Residential Sites**

- (1) Within the Agricultural Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.
- (2) Within the Agricultural Policy Area, small farm operation development may occur in a limited fashion on separate sites, subject to the general and agricultural development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.
- (3) The regulatory and density requirements of single parcel residential and small farm operation development shall be similar as to minimize land fragmentation or the introduction of potentially conflicting land uses in the Agricultural Policy Area.”

5. **PART 4 – FUTURE LAND USE CONCEPT, 4.1 Agricultural Policy Area, 4.1.3 Implementation**, is amended by deleting clause (1) and replacing it with the following:

“

- (1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agricultural Policy Area will be zoned as Agriculture Resource District for agricultural development, farm-based businesses, single parcel country residential development, small farm operations and other compatible uses.”

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



[Redacted Signature]  
Reeve

[Redacted Signature]  
Administrator

Certified to be a true and correct copy  
of Bylaw No. 22-2024 passed by  
Resolution of Council on October 23, 2024  
Administrator [Redacted Signature]

APPROVED  
REGINA, SASK.  
DEC 02 2024

[Redacted Signature]  
Minister of Government Relations