

BYLAW No. 09-2025

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 adding, in the appropriate alphabetical sequence, the following new definitions:

“

Bare-land Condominium: a type of condominium as defined under *The Condominium Property Act, 1993*, as amended.

Bare-land Unit: a type of land within a condominium, as defined under *The Condominium Property Act, 1993*, as amended.

Commercial and Industrial Building Complex: A building or collection of buildings located on a single parcel in which two or more commercial and/or industrial uses may be located. Buildings may be divided into individual leasable units, or may be separated into multiple fractional share units within a bare-land condominium. Individual uses within the building complex are subject to any regulation(s) pertaining to the applicable zoning district and specific use within this Bylaw.

Condominium: as defined under *The Condominium Property Act, 1993*, as amended.”

2. **PART 3 – ADMINISTRATION, 3.5 Application Requirements**, is amended by deleting clause 3.5.1(7) in its entirety and replacing it with the following:

“

(7) Any other information as may be required in support of the application where, in the opinion of the Development Officer, it is necessary to confirm that a proposed development would comply with the RM's planning bylaws, any legislation or regulation of a higher order of government, and is deemed suitable. This may include, but is not limited to, requiring a current Real Property Surveyor's Report, the location and volume of placement of fill, or planned flood-proofing and mitigation measures prior to the issuance of a decision.”

3. **PART 3 – ADMINISTRATION**, is amended by adding a new section after 3.6 *Development Permit Application Process* as follows:

“

3.6A Real Property Surveyor's Report Requirements

3.6A.1 A Real Property Surveyor's Report (RPSR), completed by a licensed Saskatchewan Land Surveyor, shall be submitted no later than 30 days after the municipal Building Official has completed the foundation inspection (or at a similar stage of development, where a foundation inspection is not required) and prior to any further development, where:

- (1) A proposed development on a development permit application is located on lands that are deemed to be potentially hazardous by municipal planning bylaw, under provincial legislation or regulation, and/or which have a development standards interest registered to title pursuant to section 130 of the Act;
- (2) A development proposed on a development permit application is located within the H1 – Hamlet District, H2 – Hamlet Residential District, or RR – Resort Residential District; or
- (3) A proposed development is shown on a development permit application as located within 15.0m of a prescribed yard in any district not specified in (b);

3.6A.2 Notwithstanding section 3.6A.1, a Real Property Surveyor's Report is not required where the proposed development is a:

- (1) Deck, or similar ground-level structure under 0.6m above grade;
- (2) Single-storey accessory buildings with a building floor area less than 9.3m²;
- (3) Shipping container;
- (4) Fence;
- (5) Public utility;
- (6) Landscaping; or
- (7) Municipal Facility.

3.6A.3 All RPSRs submitted under this section shall:

- (1) Dimensionally show the location of all existing development within the subject lot and/or site, including items not always required on Real Property Surveyor's Reports, such as sheds, decks, shipping containers, etc.;
- (2) Be at the sole cost of the applicant; and,
- (3) Where submitted pursuant to section 3.6A.1(1):
 - (a) Provide elevations, dimensions and locations as required by the municipality or as directed or suggested in a section 130 development standard, as it pertains to potential flooding, slope stability, or other natural hazard. This includes, but is not limited to: foundation elevations, change in elevation throughout a parcel or site, slope setbacks, building envelopes, etc;
 - (b) Address any other matter specifically identified in a section 130 development standard where accurate and/or surveyed information is required, in the opinion of the Development Officer or as directed or suggested by the standard(s), to confirm development compliance."

4. **PART 4 – GENERAL REGULATIONS, 4.7 One Principal Building Permitted on a Site**, is amended by adding the following new clause after clause 4.7.1(12), and by moving the word "and," from clause 4.7.1(10) to clause 4.7.1(12):

"

- (13) uses within a commercial and industrial building complex."

5. **PART 4 – GENERAL REGULATIONS, 4.16 Permitted Yard Encroachments**, is amended by adding the new subsections after subsection 4.16.2 as follows:

"

4.16.3 Yard encroachments will be allowed up to the property line or bare-land unit line (zero-yard setbacks) where the following apply:

- (1) The development is a semi-detached dwelling or two-unit dwelling, where the building that is proposed crosses the property boundary between two contiguous parcels, and a common wall is proposed along the property boundary.
- (2) The development is a semi-detached dwelling, two-unit dwelling, or commercial or industrial building complex, where the building crosses one or more bare-land unit boundaries in a bare-land condominium, and common walls are proposed along the bare-land unit boundaries.

4.16.4 Where a yard encroachment is proposed under section 4.16.3, the municipality may require the following:

- (1) A party wall agreement to be registered against both certificates of title;
- (2) Individual service connections to each unit;
- (3) Confirmation of conformance to National Building Code and Fire Code;
- (4) A drainage plan; and
- (5) Any required easements."

6. **PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1 Accessory Uses, Buildings and Structures**, is amended by deleting clause 5.1.3(2) in its entirety and replacing it with the following:

“

(2) Country Residential Districts, including CR1, CR2, and CRMU:

- (a) Detached accessory buildings in any CR District shall not exceed a height of 10 metres.”

7. **PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1 Accessory Uses, Buildings and Structures**, is amended by deleting clause 5.1.3(4) in its entirety and replacing it with the following:

“

(4) Agriculture Resource, Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation Districts:

- (a) Detached accessory buildings on non-farm residential parcels in the Agriculture Resource District shall not exceed the height of 10 metres.
- (b) All other detached accessory buildings in any Agriculture Resource, Commercial/ Industrial, Restricted Commercial, Industrial, and Conservation District have no height restrictions.”

8. **PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1 Accessory Uses, Buildings and Structures**, is amended by deleting subclause 5.1.4(3)(b) in its entirety and replacing it with the following:

“

- (b) A maximum of five (5) detached accessory buildings or structures may be permitted. The maximum combined floor area for all detached accessory buildings requiring a building permit is 371.61 m² (4000 ft²).

9. **PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1 Accessory Uses, Buildings and Structures**, is amended by deleting clause 5.1.6(2) in its entirety and replacing it with the following:

“

(2) a business dwelling as a residence for an owner, operator, manager, employee and/or partner engaged in a commercial or industrial operation, subject to the following provisions:

- (a) Where the dwelling is not pre-existing on site, the dwelling unit must be physically attached to the primary building where commercial or industrial operations occur;
- (b) An attached business dwelling shall have a main entrance separate from that of the commercial or industrial establishment;
- (c) An attached business dwelling must provide an emergency exit in addition to the main entrance;
- (d) Only one (1) dwelling or business dwelling is allowed on a commercial or industrial site; and
- (e) The business dwelling must clearly be subordinate to and support the principal commercial or industrial use.”

10. **PART 5 – SPECIAL STANDARDS AND REGULATIONS**, is amended by adding the following sections after “5.27 Septic and Sanitary Services”:

“

5.28 Commercial and Industrial Building Complexes

- (1) One commercial and industrial building complex shall be allowable per parcel.
- (2) All individual uses within a parcel with an established commercial and industrial building complex shall require permitting, and must comply with all use-specific regulations unless otherwise exempted.
- (3) Notwithstanding (2):
 - (a) Required yards for individual uses within a parcel with an established commercial and industrial building complex shall be reduced to zero, where separated by a common wall.

- (b) Where separate individual uses are proposed within a building complex, the sum total of the buildings and structures covering the parcel shall not exceed 50% of the total area of the parcel; and,
- (c) The parcel area must exceed 50% of the combined minimum site area requirements of all individual uses in the applicable zoning district development standards regulations located on the parcel.
- (4) The general discretionary use evaluation in section 3.7.2 is deemed sufficient for this use.

5.29 Bare-land Condominiums

Bare-land condominiums shall be subject to the following:

- (1) All bare-land units must be directly accessed through common property.
- (2) Individual uses on bare-land units are subject to all regulations and permit requirements for the proposed use.
- (3) Unless otherwise specified, accessory building regulations prescribed in section 5.1 apply to each bare-land unit.
- (4) Where a proposal for a bare-land condominium includes bare-land units that will be entirely covered by a building or structure, at least 50% of the total bare-land condominium parcel area must remain dedicated to common property.
 - (a) Where this applies, front, side and rear yards within said bare-land units will be reduced to zero meters.
 - (b) Where this applies, minimum bare-land unit area will be reduced to 185.8m².
- (5) Bare-land units shall meet the following development standards, which supersede any development standards for the following uses:
 - (a) Commercial and Industrial Building Complexes in the H1 – Hamlet district:
 - i. Minimum bare-land unit area: 464 m².
 - (b) Commercial and Industrial Building Complexes in the C1 – Commercial/Industrial district:
 - ii. Minimum bare-land unit area: 550 m².
 - (c) Commercial and Industrial Building Complexes in the C2 – Restricted Commercial district:
 - iii. Minimum bare-land unit area: 550 m².
 - (d) Commercial and Industrial Building Complexes in the M1 – Industrial district:
 - iv. Minimum bare-land unit area: 550m².”

11. PART 7 – DISTRICT SCHEDULES, 7.1 AR – Agriculture Resources District, 7.1.5 Regulations, (1) Site Requirements, is amended by adding the following clause after clause (a):

“

- (b) The maximum site area for non-farm residential developments and small farm operations developments is based on the combined area of all non-farm residential and small farm operation sites on a quarter section, as prescribed in the Official Community Plan, section 3.6.2.3.”

12. PART 7 – DISTRICT SCHEDULES, 7.1 AR – Agriculture Resources District, Table 7-1: AR – Agriculture Resource District Development Standards, is amended by removing the entry in the Maximum Site Area (ha) column for row (5) Small Farm Operations under the heading of Agricultural Uses and rows (3) Single detached dwellings... , (4) Semi-detached dwelling... and (5) Two-Unit Dwelling... under the heading of Residential Uses.

13. PART 7 – DISTRICT SCHEDULES, 7.1 AR – Agriculture Resources District, Table 7-1: AR – Agriculture Resource District Development Standards, is amended by deleting all references to footnote (4) and deleting footnote (4) in its entirety. No footnotes will be renumbered.

14. **PART 7 – DISTRICT SCHEDULES, 7.6 H1 – Hamlet District, Table 7-6 H1 – Hamlet District Development Standards**, is amended by adding a new row after row (25) *Welding and Machine Shops* under the heading of *Commercial Uses* in Table 7-6, with [Note: Table header rows are included for reference only]:

Table 7-6: H1 - HAMLET DISTRICT DEVELOPMENT STANDARDS								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (4), (5)	Minimum Side Yard (m) (4), (5)	Minimum Rear Yard (m) (4), (5)
(26)	Commercial and Industrial Complexes	D	5.28, 5.29	928 ⁽⁶⁾	15	6.0	1.5	3.0

15. **PART 7 – DISTRICT SCHEDULES, 7.6 H1 – Hamlet District, Table 7-6 H1 – Hamlet District Development Standards**, **Special limitation and standards regarding Table 7-6 and the H1 – Hamlet District**, is amended by adding a new footnote under footnote (5) as follows:

“

⁽⁶⁾ Except for bare-land condominium units, which are subject to section 5.29.”

16. **PART 7 – DISTRICT SCHEDULES, 7.8 C1 – Commercial / Industrial District, Table 7-8 C1 – Commercial/Industrial District Development Standards**, is amended by adding a new row after row (38) *Septic and Sanitary Services* under the heading of *Commercial Uses* in Table 7-8, with [Note: Table header rows are included for reference only]:

Table 7-8: C1 - COMMERCIAL/INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
(39)	Commercial and Industrial Complexes	D	5.28, 5.29	1100 ⁽⁴⁾	10	7.6	3.0	3.0

17. **PART 7 – DISTRICT SCHEDULES, 7.8 C1 – Commercial/Industrial District, Table 7-8 C1 – Commercial/Industrial District Development Standards**, **Special limitation and standards regarding Table 7-8 and the C1 – Commercial Industrial District** is amended by adding a new footnote under footnote (3) as follows:

“

⁽⁴⁾ Except for bare-land condominium units, which are subject to section 5.29.”

18. **PART 7 – DISTRICT SCHEDULES, 7.9 C2 – Restricted Commercial District, Table 7-9 C2 – Restricted Commercial District Development Standards**, is amended by adding a new row after row (35) *Septic and Sanitary Services* under the heading of *Commercial Uses* in Table 7-9, with [Note: Table header rows are included for reference only]:

Table 7-9: C2 – RESTRICTED COMMERCIAL DISTRICT DEVELOPMENT STANDARDS								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
(39)	Commercial and Industrial Complexes	D	5.28, 5.29	1100 ⁽⁴⁾	10	7.6	3.0	3.0

19. PART 7 – DISTRICT SCHEDULES, 7.8 C1 – Commercial/Industrial District, Table 7-8 C1 – Commercial/Industrial District Development Standards, Special limitation and standards regarding Table 7-9 and the C2 – Restricted Commercial District is amended by adding a new footnote under footnote (3) as follows:

“
(4) Except for bare-land condominium units, which are subject to section 5.29.”

20. PART 7 – DISTRICT SCHEDULES, 7.10 M1 – Industrial District, Table 7-10 M1 – Industrial District Development Standards, is amended by adding a new row after row (46) *Septic and Sanitary Services* under the heading of *Commercial and Industrial Uses* in Table 7-10, with [Note: Table header rows are included for reference only]:

Table 7-10: M1 – INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS								
Use		Development Standards						
		Permitted or Discretionary	Subject to Sections	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m) (1), (2)	Minimum Side Yard (m) (1), (2)	Minimum Rear Yard (m) (1), (2)
(39)	Commercial and Industrial Building Complexes	D	5.28, 5.29	1115 ⁽⁴⁾	10	7.5	3.0	3.0

21. PART 7 – DISTRICT SCHEDULES, 7.8 C1 – Commercial/Industrial District, Table 7-8 C1 – Commercial/Industrial District Development Standards, Special limitation and standards regarding Table 7-10 and the M1 – Industrial District is amended by adding a new footnote under footnote (3) as follows:

“
(4) Except for bare-land condominium units, which are subject to section 5.29.”

22. Formatting of all amendment content shall reflect the established scheme in the existing Zoning Bylaw.

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

(S E A L)

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Reeve

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Administrator