

BYLAW No. 08-2025

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, 3.5.2.2, Agricultural Land Use and Development, Objectives and Policies, Agriculture**, is amended by deleting *Policy (c1)* and replacing it with the following:

“

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, one accessory secondary suite may be allowed where provided for in the Zoning Bylaw. 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 multiple pre-existing parcels presently under common ownership as a single site; or,
 - (b) The use is proposed on a new parcel where compliance is achieved with the allowable parcel density and parcel area policies of section 3.6.2.3 for non-farm residential use, and is considered modified for application to include small farm operations.”

2. **PART 3 – OBJECTIVES AND POLICIES, 3.6.2.3 Residential Land Use and Development, Non-farm Residential Development**, is amended by deleting *Policy (a)* and replacing it with the following:

“

Policy (a) *Non-farm Residential*

To retain the agricultural character of the Municipality, a maximum of four (4) non-farm residential parcels per quarter-section (64.75 hectares, more or less) will be allowed to be subdivided, subject to council approval, in the AR – Agriculture Resource District. Where separate parcels exist on the quarter section for a small farm operation use, the combined number of parcels shall not exceed four (4) parcels.

3. **PART 3 – OBJECTIVES AND POLICIES, 3.6.2.3 Residential Land Use and Development, Non-farm Residential Development**, is amended by deleting *Policy (d)* and replacing it with the following:

“

Policy (d) *Development Standards*

- (i) The Zoning Bylaw will prescribe maximum and minimum parcel sizes and other appropriate development standards for non-farm residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Subject to the non-farm residential density policies in *Policy (a)*, the maximum combined area within one quarter-section (64.75 hectares, more or less), for non-farm residential parcels shall be limited to 8.09 hectares (20 acres). A greater area may be considered and evaluated by Council as follows, but in no case shall exceed 16.19 hectares (40 acres):
 - (a) The creation of new parcels shall avoid higher quality agricultural lands, being soil Classes 4 and above as shown on Map 2 of this bylaw, and avoid taking agricultural land out of production, unless the land specific to the proposal is



demonstrated to be of marginal agricultural capability;

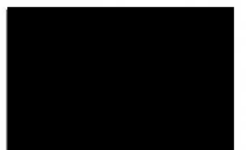
- (b) The presence of topographical or vegetative restraints hindering the contiguous operations of cultivated lands for agriculture or the ability to operate farm equipment; and
 - (c) The presence of land consisting of an existing developed farmyard which is not used directly for agricultural production.
- (iii) Notwithstanding the maximum combined parcel areas prescribed in 3.6.2.3(d)(ii), where internal boundary re-arrangement is proposed and the maximum area identified is already exceeded, such boundary re-arrangement may be allowable where the requirements of 3.6.2.3(f) are satisfied.
- (iv) Notwithstanding the maximum combined non-farm residential parcel areas prescribed in 3.6.2.3(d)(ii), should a parcel be fragmented from the balance of the quarter section by either a natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier, Council may allow a greater combined area for non-farm residential parcels within the quarter section where:
- (a) The additional area will be located within the fragmented area which is the smaller of the fragments; and
 - (b) The additional area would otherwise result in a small remainder parcel impractical for agricultural production.
 - (c) The maximum number of non-farm residential parcels in 3.6.2.3(a) applies to quarter sections with fragmented parcels.
- (v) Non-farm residential parcels existing prior to the adoption of this bylaw that are non-conforming in size (generally greater in size than typical non-farm residential parcels), shall be subject to the policies and bylaws applicable to non-farm residential parcels, including but not limited to those relating to size and number of accessory buildings. A change in designation for a parcel that is non-conforming in size (generally greater in size than typical non-farm residential parcels) from non-farm residential use to agricultural use will require proof of recognized agricultural status from the Canada Revenue Agency.”

4. PART 3 – OBJECTIVES AND POLICIES, 3.6.2.3 Residential Land Use and Development, Non-farm Residential Development, is amended by deleting *Policy (f)* and replacing it with the following:

Policy (f) *Internal Boundary Re-Arrangement*

Notwithstanding 3.6.2.3(a), should two or more non-farm residential parcels have existed within one quarter section at the time of enactment of Bylaw 16-2021, with a combined area more than 16.19 hectares (40 acres), Council may allow boundaries of said parcels to be altered through concurrent subdivision and consolidation should all of the following apply:

- (i) The resulting number of non-farm residential parcels will not exceed the current number of existing non-farm residential parcels within the quarter section.
- (ii) No additional land outside the boundaries of the existing non-farm residential parcels will be included in the new parcels.
- (iii) If applicable, parcel size exemptions that may be granted under 3.6.2.3(d).
- (iv) The resulting parcels will comply with all policies and bylaws applicable to non-farm residential or small farm operation parcels.”



5. **PART 3 – OBJECTIVES AND POLICIES, 3.6.2.4 Residential Land Use and Development, Multiple Parcel Country and Lakeshore Residential Development**, is amended by deleting *Policy (b)* and replacing it with the following:

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Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than four (4) residential parcels per quarter-section will be considered on the basis of project merits relative to the policies in this section. Such subdivision will be considered in association with redesignation for residential use and rezoning to a medium or high density country residential or resort residential zoning district as necessary.”

6. **PART 4 – FUTURE LAND USE CONCEPT, 4.1.2 Agricultural Policy Area, Separate Small Farm Operation and Residential Sites**, is amended by replacing the existing text “single parcel residential” with “non-farm residential” in both clauses (1) and (3).
7. **PART 4 – FUTURE LAND USE CONCEPT, 4.1.3 Agricultural Policy Area, Implementation**, is amended by replacing the existing text “single parcel country residential” with “non-farm residential” in clause (1)
8. **PART 4 – FUTURE LAND USE CONCEPT, 4.2 Residential Policy Area**, is amended by replacing the existing text “single parcel” with “non-farm” in subsection 4.2.1 and clause 4.2.2(3).
9. Formatting of all amendment content shall reflect the established scheme in the existing Official Community Plan.

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

Read a First time, this 11th day of June, 2025.

Read a Second time, this 23rd day of July, 2025.

Read a Third and time, this 23rd day of July, 2025.



Reeve



Administrator



Certified to be a true and correct copy
of Bylaw No. 08-2025 passed by
Resolution of Council on 23 July 2025
Administrator

494/25