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

Phone: 306-787-2725

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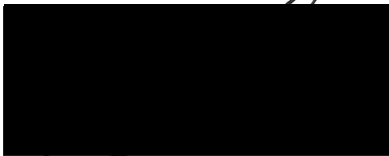
Bryson Leganchuk, Assistant Administrator
RM of Britannia No. 502
Box 661
LLOYDMINSTER SK S9V 0Y7

**Re: RM of Britannia No. 502
Bylaw No. 06-2023**

I am pleased to inform you that Bylaw No. 06-2023, the bylaw to amend the Zoning Bylaw, was approved by the Ministry of Government Relations and is now in effect. Enclosed is one certified true copy of the bylaw for your records.

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

Sincerely,



Ralph Leibel RPP, MCIP
Executive Director



THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

BYLAW NO. 06-2023

A BYLAW TO AMEND BYLAW NO. 24-2021

KNOWN AS THE RURAL MUNICIPALITY OF BRITANNIA NO. 502 ZONING BYLAW

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

1. Whereas Bylaw 24-2021 refers to "Building Inspector", remove and replace with "Building Official."
2. By amending the following definitions under Section 2 Interpretation:

Dwelling: a building used or intended for residential occupancy and may include a Modular Dwelling or a Ready-to-Move Dwelling (RTM) , Manufactured Dwelling as herein defined.

Dwelling, Manufactured: a single-unit dwelling manufactured in a facility to the CSA Standard A277 and usually transported on a steel frame. A manufactured dwelling is a mobile home that conforms to Canadian Standards Association No. Z240 MH series of standards for mobile homes or to such standards as may have been defined by the Canadian Standards Association or mobile homes at any time subsequent to the definition of the standard set out as Z240.

The CSA Standard A277 means that the dwelling (being transported to the site as modular sections or prefabricated off-site) meets the requirements of the National Building Code or other standard such as the Z240 MH Series Standard. The A277 Standard is not a building code, it is a procedure for certifying compliance with the building code or in the case of a mobile home, the Z240 MH series standard which replaced the building code in some places.

A manufactured dwelling is a dwelling that is used all year round and shall include:

- (a) water faucets and shower or other bathing facilities that are connected to a water distribution system; and
- (b) facilities for washing and a water closet or other similar facility that are connected to a sewage system.

3. By amending section 3.5.1 to add the following:

(7) Where a building permit is required, a Real Property Report completed by a certified Saskatchewan Land Surveyor shall be submitted no later than 30 days after the municipal Building Official has completed the foundation inspection.

- (a) Section 3.5.1 (7) shall not apply to residential development accessory to a principle agricultural use.
- (b) Does not apply to interior alternations or renovations where no new foundation or alteration to an existing foundation is required.

4. By adding the following to section 3.5.2:

(11) Manufactured Dwelling

Where an application is submitted for a manufactured dwelling that has been previously occupied:

- (a) A satisfactory Manufactured Home Inspection completed by the Municipal Building Official or designate, as per the Rural Municipality of Britannia's Manufactured Dwelling Inspection Bylaw, must be submitted to the Development Services Officer before a decision of the development permit application is issued.



**Rural Municipality of Britannia No. 502
Bylaw No. 06-2023**

- (b) A satisfactory Manufactured Home Inspection shall include:
- (i) A statement by the Building Official that the manufactured dwelling is in condition suitable to be considered for a development permit as per the inspection report provided.
- (c) If a satisfactory Manufactured Home Inspection completed by the Building Official or designate is not or cannot be submitted to the Development Services Officer, the development permit will be denied.

5. By removing section 3.7.1. (1) (k) as follows:

- (k) Where an application for a discretionary use does not meet the zoning regulations for the applicable zoning district, the Development Officer shall:
- (i) advise the applicant that before the discretionary use can be considered by Council, the development permit application must be refused on the grounds of zoning non-compliance but that the applicant has the right to appeal.
 - (ii) advise the applicant that if the appeal is granted, the discretionary use can then be considered by Council with any necessary rezoning requirements.

6. By adding the following to section 3.7.4:

- (15) Manufactured Dwellings:
- (a) The applicant shall provide proof that there is no caveat registered on the parcel title restricting manufactured dwellings.

7. By adding the following to Table 7-1:

TABLE 7-1 AR - AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS									
USE	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)	
Residential Use									
(8)	Manufactured Dwelling	P	3.5.2.(11)			30	35	10	10

8. By adding the following to Table 7-2:

Table 7-2 CR1 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS									
USE	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)	
Residential Use									
(6)	Manufactured Dwelling	D	3.5.2.(11) and 3.7.4.(15)	4.05	16.19	30	7.6	3	3

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9. By adding the following to Table 7-4:

Table 7-4 CRMU - COUNTRY RESIDENTIAL MIXED-USE DISTRICT DEVELOPMENT STANDARDS									
USE	Development Standards								
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)	
Residential Use									
(6)	Manufactured Dwelling	D	3.5.2.(11) and 3.7.4.(15)	4.05	16.19	30	7.6	3	3

10. By adding the following to Table 7-6:

Table 7-6 H1 - HAMLET DISTRICT DEVELOPMENT STANDARDS								
USE	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)	
Residential Use								
(6)	Manufactured Dwelling	D	3.5.2.(11) and 3.7.4.(15)	464	15	6.0	1.5 ⁽²⁾	3.0

11. By removing Table 76-1, Residential Uses (1), Agricultural equipment, fuel, and chemical supply establishments.

12. By adding the following to Table 7-7:

Table 7-7 H2 – HAMLET RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS								
USE	Development Standards							
	Permitted or Discretionary	Subject to Sections	Minimum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m) (11), (12)	Minimum Side Yard (m) (11), (12)	Minimum Rear Yard (m) (11), (12)	
Residential Use								
(6)	Manufactured Dwelling	P	3.5.2.(11)	464	15	6.0	1.5 ⁽²⁾	3.0

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13. By adding section 7.8.9:
7.8.9 Business Dwelling
A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2. (11) and section 3.7.4 (15).
14. By adding section 7.9.9:
7.9.9 Business Dwelling
A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2. (11) and section 3.7.4 (15).
15. By adding section 7.10.9:
7.10.9 Business Dwelling
A Business Dwelling may include a manufactured dwelling subject to section 3.7.4(12), section 3.5.2. (11) and section 3.7.4 (15).
16. This Bylaw shall come into force and effect upon the approval of the Minister of Municipal Affairs.

[Redacted Signature]

REEVE

[Redacted Signature]

CHIEF ADMINISTRATIVE OFFICER



Read a first time this 31st day of May, 2023.
Read a second time this 28th day of June, 2023.
Read a third time, adopted, signed and sealed this 28th day of June, 2023.

Certified to be a true and correct copy
of Bylaw No. 06-2023 passed by
Resolution of Council on 2023-06-28
Administrator [Redacted]

