

BYLAW No. 23-2024

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 inserting the following new definition after *Farm Operation*:

“

Farm Operation (Small): a small agricultural land holding containing an occupied single detached, RTM, modular, or manufactured dwelling, *and* small-scale agricultural or horticultural production; the agricultural or horticultural production being either for personal consumption and use, direct sale on site, or to local market(s). Agricultural or horticultural production and sale may include small greenhouses and nurseries, animal shelters, market gardens, produce stands, and other similar uses. It shall not include any form of use which involves commercial processing or manufacturing for sale of product or of animals. The term may be cited as “Small Farm Operation” within this Bylaw and is considered an independent use from *Farm Operations*.

2. **PART III – ADMINISTRATION, 3.7 DISCRETIONARY USE APPLICATIONS, 3.7.3 Terms and Conditions for Discretionary Use Approvals**, is amended by inserting the following new clause after clause (c), with subsequent existing clauses being renumbered in the appropriate alphabetical sequence:

“

(d) The erection of fencing and signs;”

3. **PART III – ADMINISTRATION, 3.7 DISCRETIONARY USE APPLICATIONS, 3.7.4 Use Specific Discretionary Use Evaluation Criteria**, is amended by adding the following new subclause after subclause (15) *Manufactured Dwellings*):

“

(16) Small Farm Operations:

- (a) Will only be considered on a parcel previously subdivided from a quarter section, or as per the density policies and regulation for agricultural and single parcel country residential subdivision as stated in the Official Community Plan for the creation of any new parcel.
 - (i) No new subdivided parcel will be favourably considered in excess of the density thresholds as per the above policy references.
- (b) Favourable consideration will be given to the conversion of pre-existing parcels to a small farm operation use, or the creation of a new parcel containing an existing developed farmyard. The establishment of new sites is generally discouraged.
- (c) Shall include a detailed narrative to supplement a development application outlining the nature, scope, and operational plans for Council’s evaluation. The narrative shall include (as applicable), but is not limited to:
 - (i) The proposed use of any building or structure to be located within the site.
 - (ii) The keeping of livestock, their numbers, potential seasonal fluctuations, and proposed fencing.
 - (iii) The types of crops or plants to be cultivated or grown on site, and by what growing methods (eg. open air, greenhouse, hydroponic, irrigation, etc.).



- (iv) Where irrigation is involved, the applicant's proposed source of water and estimated volume of consumption.
 - (v) The hours and days of operation where any commercial component is involved which attracts the traveling public to the site.
 - (vi) Anticipated traffic volumes and parking demand, by vehicle type, generated by the use.
 - (vii) The number of non-resident employees on site.
 - (viii) Rationale detailing the proposal's need and differentiation from treatment as single parcel country residential development (eg. non farm residential use).
 - (ix) The applicant's intentions for removal of development upon cessation, or permit expiry, of use as a small farm operation, and other means to make the site and its development compliant for future use (eg. non farm residential use).
 - (x) Any other matter deemed relevant by the Development Officer or Council in their review and evaluation of the specific application.
- (d) Generally, will only be favourably considered where one small farm operation would be active within a quarter section at any given time. However, more than one small farm operation may be considered given the pre-existing circumstances and parcel density on the quarter section, and where meeting the balance of the evaluative criteria in this Bylaw to the satisfaction of Council.
- (e) Should avoid densely populated areas, or areas zoned or identified for future residential development.
- (f) Will be evaluated on the highest and best agricultural use of land and potential impacts to adjacent conventional farming operations.
- (g) Where keeping of livestock is involved, evaluation for the suitability of the type and number of units, and any proposed plans for confinement, screening, or potential nuisance mitigation.

4. PART 5 – SPECIAL STANDARDS AND REGULATIONS, 5.1 Accessory Uses, Building and Structures, 5.1.4 Area of Accessory Buildings, (6) Agricultural Resource District, is amended by:

a. Adding the following new subclause after clause (b):

“

- (i) Notwithstanding (b), where an existing farmyard is severed from an agricultural land holding through subdivision and converted to a principal non-farm residential or small farm operation use, there shall be no restriction on the floor area of attached accessory buildings.”;

b. Adding the following new subclauses after clause (c):

“

- (i) Notwithstanding (c), where an existing farmyard is severed from an agricultural land holding through subdivision and converted to a principal non-farm residential or small farm operation use, there shall be no restriction on the number, class, or floor area of accessory buildings existing at the time of subdivision.
- (ii) Where new accessory buildings or structures are proposed following the scenario described in (c)(i) on a non-farm residential parcel, the restrictions on the number, class, and floor area of (c) shall apply, and will require the removal of buildings or structures prior to new construction”; and,



c. Adding the following new clauses after clause (e):

“

- (f) A maximum of ten (10) detached accessory buildings or structures may be permitted on sites containing a small farm operation. The maximum combined floor area for all detached accessory buildings is 929.03 m² (10,000 ft²). Clause 5.1.4(1) and its subclause (6)(a)(i) above shall not apply, and the maximum individual detached accessory building size shall be 445.93 ha (4,800 ft²).

5. **PART 5 – SPECIAL STANDARDS AND REGULATIONS**, is amended by inserting the following new subsection after subsection 5.25 *Secondary Suites*:

“

5.26 Small Farm Operations

Small Farm Operations shall be subject to the following:

- (1) There shall be no restriction on the number of small farm operations on a quarter section where the use is proposed on a site created prior to the enactment of this Bylaw. A maximum of one (1) new small farm operation site may be created through subdivision per quarter section where Council has evaluated the use and granted discretionary approval. Additional sites may be considered through subdivision in the form of parcel tie removal in cases of land fragmentation as per policy 3.5.2.2(b)(ii) of the Official Community Plan.
- (2) Where a pre-existing parcel is converted to a small farm operation use, the maximum site size shall not exceed 15.38 ha (38.00 ac) subject to policy 3.5.2.2(c1)(iii) of the Official Community Plan.
- (3) No regulatory exemption in this bylaw pertaining to general agricultural or farm operations shall apply.
- (4) A home-based business, major, shall be not considered or permitted in conjunction with a small farm operation on the same site.
- (5) The commercial growing, manufacturing, processing, or sale any cannabis or its derivatives shall be prohibited.
- (6) There shall be no keeping of livestock at any threshold which triggers Agricultural Operations approval from the applicable branch of provincial government as it relates to any requirement for manure management. Where below this threshold a maximum of one (1) animal unit is allowed per 0.405 ha (1 ac) of site area, up to a maximum of twenty (20) animal units per site.
 - (i) Council may more restrictively limit the type and number of animal units allowed on the site beyond that prescribed in (4) as a means to limit potential land use conflict.
- (7) Council may require a study prepared by a licensed engineer confirming the proposed development would not negatively affect the available quality or quantity for water for land users in the vicinity. Any such study is the responsibility and sole cost of an applicant.
- (8) Council, as a permit condition, may specific the allowable hours and dates of operation where any commercial or retail component is involved.
- (9) Where a permit may be issued for a fixed and limited period of time, where the use of land ceases to be used as a small farm operation or the period expires, the use, arrangement and number of buildings, and floor area requirements, must be returned to a state of compliance.
- (10) One (1) accessory secondary suite may be allowable in accordance with 5.25 and the total *building floor area* of the suite, where detached, shall count towards maximum floor area regulations in 5.1.4(6).



6. **PART 7 – DISTRICT SCHEDULES, 7.1 AR – AGRICULTURE RESOURCE DISTRICT, Table 7-1 AR – AGRICULTURE RESOURCE DISTRICT DEVELOPMENT STANDARDS**, is amended by adding the following new row, after row (4), under the heading of *Agricultural Uses* in Table 7-1, and new superscript notes, after note (13), for *Special limitation and standards regarding Table 7-1 and the AR – Agriculture Resource District* [Note: Table header and Special limitation rows are included for reference only]:

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**Table 7-1
AR – AGRICULTURE RESOURCE 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) ^{(11), (12)}	Minimum Side Yard (m) ^{(11), (12)}	Minimum Rear Yard (m) ^{(11), (12)}
Agricultural Uses								
(5) Small farm operations ⁽¹⁴⁾	D	3.7.4(16) 5.26	0.49 ⁽¹⁵⁾	4.05 ⁽¹⁵⁾	30	35	10	10

Special limitation and standards regarding Table 7-1 and the AR - Agriculture Resource District:

(14) both the dwelling, and agricultural or horticultural component, are combined to form the principal use of the site.
 (15) for new site creation only. Where Council approves the use on a pre-existing site, or for the purpose of parcel tie removal, site area may exceed the prescribed maximum as per 5.26(2) and 3.5.2.2(c1)(iii) of the Official Community Plan.



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. 23-2024 passed by
Resolution of Council on October 23, 2024
Administrator [Redacted]

