

BYLAW No. 10-2025

A BYLAW OF THE R.M. OF BRITANNIA NO. 502 TO AMEND BYLAW No. 18-2014 KNOWN AS THE LLOYDMINSTER PLANNING DISTRICT COMMISSION ZONING BYLAW

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw 18-2014 as follows:

1. **PART 2 – INTERPRETATION**, is amended by adding, in the appropriate alphabetical sequence, the following new definitions:

“

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.

Real Property Surveyor’s Report: a legal document created by a licensed Saskatchewan Land Surveyor that illustrates the location of all relevant visible public and private improvements relative to property boundaries. It is in the form of a plan or illustration of the various physical features of the property including a written statement detailing the surveyor’s opinions or concerns. It is relied upon by the municipality as an accurate representation of the improvements to property.”

2. **PART 3 – ADMINISTRATION, 3.5 Application Requirements**, is amended by adding a new subclause after subclause 3.5.1(4)(d) as follows:

“

(e) 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, or under provincial legislation or regulation, or which have a development standards interest registered to title pursuant to section 130 of the Act;
- (2) A proposed development is shown on a development permit application as located within 15.0m of a prescribed yard in any district;



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(7) and moving "and," from 4.7.1(6) to 4.7.1(7):

"

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

5. **PART 4 – GENERAL REGULATIONS, 4.19 Permitted Yard Encroachments**, is amended by adding the new subsections after subsection 4.19.2 as follows:

"

4.19.3 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 commercial or industrial building complex, where the building crosses one or more unit boundaries in a bare-land condominium, and common walls are proposed along the unit boundaries.

4.19.4 Where a yard encroachment is proposed under section 4.19.3, 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 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures**, is amended by deleting clause 4.14.10(7)(b) in its entirety and replacing it with the following:



“(b) 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:

- i. Where 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;
- ii. An attached business dwelling shall have a main entrance separate from that of the commercial or industrial establishment;
- iii. An attached business dwelling must provide an emergency exit in addition to the main entrance;
- iv. Only one (1) dwelling or business dwelling is allowed on a commercial or industrial site; and
- v. The business dwelling must clearly be subordinate to and support the principal commercial or industrial use.”

7. PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, is amended by adding the following subsections after “4.14.23 Temporary Development Permits”:

“

4.14.24 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) Commercial and Industrial Building Complexes must provide parking as prescribed in section 4.16.

4.14.25 Bare-land Condominiums

Bare-land condominiums shall be subject to the following:

- (1) All bare land units must be accessed through common property.
- (2) Individual uses on bare-land units are subject to all regulations and permit requirements for that use.
- (3) Unless otherwise specified, accessory building regulations prescribed in section 4.14.10 apply to each bare-land condominium unit.
- (4) Where a proposal for a bare-land condominium includes units that will be entirely covered by a building or structure, at least 50% of the total parcel area must be dedicated to undeveloped common property.
 - (a) Where this applies, front, side and rear yards within said units will be reduced to zero meters.
 - (b) Where this applies, minimum bare-land unit area will be reduced to 185.8m².
- (5) Parking requirements pursuant to section 4.16 may be accommodated on common property.
- (6) 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 C1 – Rural Commercial district:
 - (i) Minimum unit area: 550 m².
 - (c) Commercial and Industrial Building Complexes in the M1 –Industrial district:
 - (i) Minimum unit area: 550 m².”

7. **PART 9 - C1 – RURAL COMMERCIAL DISTRICT, Table 9-1: C1 – RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District**, is amended by adding a new row after row (28) *Veterinary Clinics* under the heading of *Commercial Uses* in Table 9-1, with [Note: Table header rows are included for reference only]:

Table 9-1: C1 – RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District									
Use		Permitted or Discretionary	Subject to Sections	Development Standards					
				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)}	Maximum Bldg Height (m)
(29)	Commercial and Industrial Complexes	D		1115 ⁽⁴⁾	30	7.5	3	3	15

8. **PART 9 - C1 – RURAL COMMERCIAL DISTRICT, Table 9-1: C1 – RURAL COMMERCIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning 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 4.14.25.”



9. **PART 10 - M1 – INDUSTRIAL DISTRICT, Table 10-1: M1 – INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS** for the Lloydminster Planning District, is amended by adding a new row after row (37) *Petroleum pipelines, oil & gas wells, and related facilities* under the heading of *Industrial Uses* in Table 10-1, with [Note: Table header rows are included for reference only]:

Table 10-1: M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District								
Use		Permitted or Discretionary	Subject to Sections	Development Standards				
				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)}
(38)	Commercial and Industrial Complexes	D		1115 ⁽⁴⁾	30	7.5	3	3

10. **PART 10 – M1 - INDUSTRIAL DISTRICT, Table 10-1: M1 – INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS** for the Lloydminster Planning 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 4.14.25.”

11. 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.

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.



[Redacted Signature]
Reeve
[Redacted Signature]
Administrator



Certified to be a true and correct copy
of Bylaw No. 10-2025 passed by
Resolution of Council on 23 July 2025
Administrator [Redacted Signature]
498/25