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

Phone: 306-787-2725

JUN 05 2024

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

Dear Bryson Leganchuk:

**Re: RM of Britannia No. 502
Bylaw No. 06-2024**

I am pleased to inform you Bylaw No. 06-2024, the bylaw to amend the Official Community Plan No. 16-2021, was approved by the Ministry of Government Relations and is now in effect. Enclosed is one approved copy of the bylaw for your records.

We appreciate the time and effort you and your Council have contributed on behalf of your Municipality in developing this important document and in ensuring the legislated procedures are adhered to.

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

Sincerely,



Ian Goeres
Executive Director



BYLAW No. 06-2024

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 4 – Future Land Use Concept, 4.3 Mixed Use Policy Area**, is amended by deleting it in its entirety and replacing it with the following:

“

4.3.1 INTENT

The intent of the Mixed Use Policy Area is to foster a balanced integration of residential, commercial, and industrial developments. This approach aims to enhance vibrant communities and align development along key highway corridors. It supports diverse uses coexisting and sharing infrastructure, promoting economic diversity and sustainable living. This leads to balanced growth, improved quality of life, and increased resilience within the community.

4.3.2 IMPLEMENTATION

- (1) Lands within the Mixed Use Policy Area occupied by existing residential, commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Mixed Use Policy Areas, until and unless applications for residential, commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for residential, commercial, or industrial development are made in the Mixed Use Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for residential, commercial, or industrial development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development will include landscaping; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for multiple lot country residential subdivisions or industrial developments are made in the Mixed Use Policy Area, the RM will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for the type of development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the proposed development would not conflict with surrounding land uses and development;
 - (iv) the proposed development would not compromise or restrict future long-term residential, commercial and industrial development in the broader Mixed Use Policy Area; and
 - (v) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) The CRMU – Country Residential Mixed Use District serves as another mechanism for implementing mixed-use policies. It prioritizes the establishment of a dwelling unit as a foundational element, which enables the integration of additional compatible uses, thus enhancing the overall functionality of the district. This district supports the development of sites with multiple principal uses under a single unified development plan, optimizing the area’s functionality and community benefits.
 - (a) Developments within the CRMU will be encouraged to include a combination of residential, commercial, and light industrial uses to create multi-functional sites that contribute significantly to the area's economic diversity and livability.
 - (b) Where an application for a development incorporating multiple principal uses is made, the RM will consider amending the Zoning Bylaw (if required) to accommodate such development provided it meets the following criteria:
 - (i) a residential component is included in the development and is established or initiated first;
 - (ii) the development will enhance the area’s economic diversity and improve livability by offering a range of services and amenities that meet the needs of residents and businesses;

- (iii) the development contributes to the community's economic growth, which is achieved by creating employment opportunities, supporting the growth and sustainability of local businesses, and ensuring the provision of essential services and amenities;
 - (iv) the development has sufficient infrastructure or makes provisions for new infrastructure to adequately accommodate the needs of both the new development and the existing community, without compromising existing capacity;
 - (v) the development ensures that negative environmental impacts are either avoided or suitably mitigated;
 - (vi) the development does not conflict with surrounding land uses and development; and
 - (vii) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (c) Developments proposing multiple principal uses shall be considered a discretionary use within the Zoning Bylaw, triggering the bylaw's discretionary use procedure for evaluating the proposal's site suitability and integration."



2. **PART 6: Maps, Map 5 – Future Land Use**, which forms part of Bylaw No. 16-2021, is amended by re-designating the policy area from **RESIDENTIAL to MIXED USE**, all of Lots 22-24, Block 1, Plan 01B14407, Lot 26, Block 1, Plan 102339569, Lots 1&2, Block 3, Plan 102294963, Parcel A, Plan 101495976 and Parcel A, Plan 101511357, as shown within the bold dashed line and hatched on the map attached as Schedule 'A'.

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



Certified a true copy of
Bylaw No. 06-2024 adopted by
resolution of Council this

22nd day of May, 2024



 Reeve


 Administrator

APPROVED
REGINA, SASK.
JUN 05 2024

 Minister of Government Relations

SCHEDULE 'A' TO BYLAW NO. 06-2024

