

## BYLAW No. 06-2025

### 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 No. 18-2014 as follows:

1. **PART 2 – INTERPRETATION**, is amended by deleting the “*Building Floor Area*”, “*Dwelling, Single Detached*” and “*Garden Suite*” definitions in their entirety.
2. **PART 2 – INTERPRETATION**, is amended by adding, in the appropriate alphabetical sequence, the following new definitions:

**“Building Floor Area:** means the maximum habitable area contained within the outside walls of a building, including area on multiple storeys, but excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

**Building Footprint:** means the area of the main floor of a building, as measured between the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement. Where applied to an accessory dwelling unit within or attached to a building, the building footprint will be measured between the exterior walls of said dwelling unit.

**Dwelling, Single Detached:** means a detached building consisting of one dwelling unit as herein defined with the exception of an approved Secondary Suite, but shall not include a manufactured or mobile home as herein defined.

**Membrane-Covered Structure:** means a structure consisting of a frame that is covered with plastic, fabric, canvass or similar non-permanent material, which typically is used to provide storage for vehicles, boats, recreational vehicles or other personal property, or on a larger scale, for storage of commercial goods and materials. The terms shall also apply to structures known commonly as ‘hoop houses’, ‘canopy-covered carports’ and ‘tent garages’, and can be fully or partially covered. Gazebos are not membrane-covered structures.

**Non-farm Residential Parcel:** A parcel severed from an agricultural holding where the principal use of the parcel is for a residential building site and space rather than for productive agricultural purposes.

**Pole Shed and Post Frame Structures:** means buildings and structures constructed using pole framing or post-frame construction technique.

**Secondary Suite:** means a self-contained dwelling unit that is an accessory use to a single detached dwelling, and is located within;

- (a) a building in which the principal use is a single detached dwelling; or
- (b) a building that is accessory to a single detached dwelling but is not otherwise a dwelling, where the building is modified and/or suitable for human habitation.

**Single-parcel Country Residential:** See “Non-farm Residential Parcel” definition.”

3. **PART 3 – ADMINISTRATION, 3.7 Discretionary Use Applications, 3.7.5 Use-Specific Discretionary Use Evaluation Criteria, clause (4) Accessory Dwelling Units, sub-clause(b)** is amended by replacing the text “floor area” with “building footprint”.
4. **PART 3 – ADMINISTRATION, 3.8 Validity of a Development Permit**, is amended by deleting subsection 3.8.3 in its entirety.
5. **PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures**, is amended by deleting clause (3) in its entirety.
6. **PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures, (5) Area of Accessory Buildings**, is amended by deleting and replacing subclause (a) “*Agricultural, Commercial and Industrial Districts:*” in its entirety with:

“(a) *Agricultural, Commercial and Industrial Districts:*

- (i) A detached accessory building in any agriculture district, commercial district or industrial district that has a building footprint greater in area than the building footprint of the principal building shall be considered a discretionary use. Where this is the case, council will evaluate the building based on clear demonstration of it supporting and being subordinate to the principal building and use.
- (ii) A maximum of five (5) detached accessory buildings or structures may be allowable on any non-farm residential site. The combined area of the building footprint(s) of all detached accessory buildings requiring a building permit, shall not exceed 371.61 square metres (4000 ft<sup>2</sup>) on any non-farm residential site.”
- (iii) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22.
- (iv) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.23.

**7. PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures, (5) Area of Accessory Buildings,** is amended by deleting and replacing subclause (b) “*Country Residential Districts*” in its entirety with:

“(b) *Country Residential Districts*:

- (i) A maximum of five (5) detached accessory buildings or structures may be allowable. On any site in any country residential district, the combined area of the building footprint(s) of all detached accessory buildings requiring a building permit, shall not exceed 371.61 square metres (4000 ft<sup>2</sup>).
- (ii) Membrane covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.22.
- (iii) Pole shed and post frame structures accessory to the principal use of the site may be permitted, subject to the provisions of Section 4.23.”

**8. PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures, (5) Area of Accessory Buildings,** is amended by deleting subclause (c) in its entirety.

**9. PART 4 – GENERAL REGULATIONS, 4.14 Special Standards and Regulations, 4.14.10 Accessory Uses, Buildings and Structures, (7) Accessory dwelling units shall only be permitted to accommodate;** is amended by deleting and replacing subclause (c) in its entirety with:

- “(c) one secondary suite, where allowable in the zoning district, subject to the following provisions:
- (i) The floor area of the secondary suite must not exceed a maximum of 40% of the total building floor area of the building in which it is located, whether principal or accessory.
  - (ii) A secondary suite may be located within the principal dwelling unit or in a building accessory to the principal dwelling but is not otherwise designated as a dwelling. It must comply with all National Building Code of Canada standards and the Municipality’s Building Bylaw.
  - (iii) The maximum number of bedrooms for a secondary suite is two (2).
  - (iv) A secondary suite must have a separate entrance from the principal dwelling unit, accessible either from a common indoor landing or directly from the building.
  - (v) The exterior appearance of the principal dwelling unit containing the secondary suite must maintain the aesthetic of a single dwelling unit. Additionally, any accessory building containing a secondary suite must be developed in a manner that does not indicate that it is an independent dwelling unit.
  - (vi) Where a secondary suite is located within a detached building that is accessory to a principal dwelling, said building must be located within 100m of the principal dwelling.”

10. **PART 4 – GENERAL REGULATIONS**, is amended by adding the following sections after “4.21 Prohibition of Intensive Livestock Operations”:

“4.22 Membrane Covered Structures

- 4.22.1 Membrane covered structures shall be permitted as an accessory use in all districts.
- 4.22.2 Development applications for membrane covered structures must include a drawing stamped by a Professional Engineer where available or the manufacturers specifications to ensure the structure will meet the requirements of the National Building Code and shall be installed securely anchored to the ground, when applicable.
- 4.22.3 In any Zoning District, a membrane covered structure may obtain approval as a temporary use, for a period not to exceed seven (7) days in a calendar year.
- 4.22.4 In any Zoning District, any membrane covered structure (temporary or other) must meet National Building Code Standards for the intended use and duration of use. Membrane covered structures may require periodic inspections by and at the discretion of the municipality’s Building Official to ensure continued compliance.

4.23 Pole Sheds and Post Frame Structures

- 4.23.1 Pole shed and post frame structures shall be permitted as an accessory use in all districts.
- 4.23.2 Development applications for pole shed and post frame structures for use other than as a part of an agricultural operation must include a drawing stamped by a Professional Engineer to ensure structure will meet the requirements of the National Building Code.
- 4.23.3 Development applications for pole shed and post frame structures for use as a part of an agricultural operation are encouraged to ensure that the structure is designed, constructed, erected, and placed in accordance with National Building Code standards.”

11. **PART 6 – A – AGRICULTURE DISTRICT, 6.6 Standards for Discretionary Uses**, is amended by deleting sub-section 6.6.3 “Garden Suites” in its entirety.

12. **PART 6 – A – AGRICULTURAL DISTRICT, Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District**, is amended by deleting and replacing row (2), under the heading of *Residential Uses* in Table 6-1, with [Note: Table header rows are included for reference only]:

Table 6-1 A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District							
	Permitted or Discretionary	Subject to Sections	Development Standards				
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)
Residential Uses							
(2)	Secondary Suites	P	4.14.10(7)	Same as building in which the suite is located			

13. **PART 6 – A – AGRICULTURAL DISTRICT, Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District**, is amended by deleting and replacing row (5), under the heading of *Residential Uses* in Table 6-1, with [Note: Table header rows are included for reference only]:

Table 6-1 A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District								
	Permitted or Discretionary	Subject to Sections	Development Standards					
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
Residential Uses								
(5) Single detached dwellings (as a principal use) subject to Section 6.2 of the Official Community Plan	P		2.03	4.05 <sup>(6)</sup>	30	15 <sup>(1)</sup>	10 <sup>(1)(2)</sup>	10

14. PART 7 – CR1 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT, 7.6 Standards for Discretionary Uses, is amended by deleting sub-section 7.6.2 “Garden Suites” in its entirety.

15. PART 7 – CR1 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT, Table 7-1 CR1 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District, is amended by deleting and replacing row (1), under the heading of *Residential Uses* in Table 7-1, with [Note: Table header rows are included for reference only]:

Table 7-1 CR1 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District										
	Permitted or Discretionary	Subject to Sections	Development Standards							
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Minimum Floor Area (m <sup>2</sup> )
Residential Uses										
(1)	Secondary Suites	P	4.14.10(7)	Same as building in which the suite is located						--

16. PART 8 – CR2 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT, 8.6 Standards for Discretionary Uses, is amended by deleting sub-section 8.6.2 “Garden Suites” in its entirety.

17. PART 7 – CR2 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT, Table 8-1 CR2 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District, is amended by deleting and replacing row (1), under the heading of *Residential Uses* in Table 8-1, with [Note: Table header rows are included for reference only]:

Table 8-1 CR2 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Lloydminster Planning District											
	Permitted or Discretionary	Subject to Sections	Development Standards								
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Minimum Floor Area (m <sup>2</sup> )	
Residential Uses											
(1)	Secondary Suites	P	4.14.10(7)	Same as building in which the suite is located							--

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

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Reeve

( S E A L )

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Administrator

Certified a true copy of  
Bylaw No. 06-2025 adopted by  
resolution of Council this  
..... day of ....., 20.....