

THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

BYLAW NO. 04-2019

A BYLAW TO AMEND BYLAW NO. 09-1989 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts to amend Bylaw No. 9-1989 as follows:

1. That Schedule A: AR – Agricultural / Resource District, 2. Uses permitted at Council's Discretion, h. Farmstead Residential be removed.
2. By amending Part II Administration , Section 3 Application Requirements, by replacing everything after the title with:

Unless otherwise specified in this bylaw, every application for a Development Permit should be accompanied by the following:

- a. As prescribed in Section 2 of this bylaw, a copy of the layout or site plan showing the following:
 - i. An arrow identifying the north direction;
 - ii. Roads adjacent to the site, property boundaries, property dimensions, site area, locations of any encroachments, easements or right-of-ways;
 - iii. The locations and setbacks of the existing and proposed buildings and structures, utility poles and wires, underground utilities and abandoned and existing oil and gas wells;
 - iv. The existing and proposed excavation and landscaping details and site drainage patterns, waterbodies, watercourses and locations of dugouts;
 - v. The location of water source and location and method of sewage disposal including the existing and proposed servicing connections to both;
 - vi. Additional site details, including but not limited to, existing and proposed parking and loading facilities, accesses and signage.

Additional information may be required in support of the application.

- b. Where a Building Permit is required, a Real Property Report completed by a Certified Saskatchewan Land Surveyor (SLS) submitted within 14 days after the municipal building inspector has completed the foundation inspection.
 - i. Section 3.b shall not apply to residential development accessory to a principle agricultural use.
- c. Where a Building Permit is required, a Real Property Report completed by a Saskatchewan Land Surveyor (SLS) for any proposed building or structure that directly borders another property and is located within 30 meters of the property line.
- d. Where a Building Permit is required, a Real Property Report completed by a Saskatchewan Land Surveyor (SLS), for any proposed building or structure located on potentially hazardous land as defined in this bylaw and the Basic Planning Statement, or lands that have an interest registered on the title pursuant to Section 130 of the *Planning and Development Act, 2007*, the elevation of the finished main floor is above the Safe Building Elevation as defined by this bylaw.

3. By adding to Part V Definitions:

Easement: the right of a person, municipality, government agency, or public utility company to use land owned by another person for a specific purpose, or the grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation or another person.

Estimated Peak Water Level (EPWL): the water level calculated by Water Security Agency (WSA) to determine a flood hazard area. It is based on the 1:500 peak flow for rivers and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for lakes.

Foundation: any pads, pilings, pony walls or other support structures made of concrete, wood, steel or other material, placed on or in the ground where a building will be constructed or installed.

Landscaping: modification and enhancement of a site through the use of any or all of the following elements:

- a. Hard landscaping consisting of non-vegetative material, such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt;
- b. Soft landscaping consisting of vegetation such as, trees, shrubs, hedges and grass and/or;
- c. Architectural elements.

Monolithic concrete: concrete structural elements such as footings, slabs, foundations, grade beams, piers, and columns being poured simultaneously.

Real Property Reports: a legal document 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.

Safe Building Elevation (SBE): the elevation level defined by the Ministry of Government Relations at time of subdivision and by municipal bylaw for which flood-proofing must be undertaken for developments in the flood hazard area. The SBE is calculated as the Estimated Peak Water Level plus a freeboard value. The freeboard allows for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion.

Waterbody: any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

Watercourse: a river, stream, creek gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.

4. By amending Part II Administration Section 9. Offence and Penalties, by removing everything following the title and replacing it with:
 - a. Pursuant to Section 242 of *The Planning and Development Act, 2007*, the Development Officer may inspect any development suspected of contravening *The Planning and Development Act, 2007*, or any regulation or bylaw made pursuant to *The Planning and Development Act, 2007*. If it is determined that a contravention exists, the Development Officer may notify the owner in writing and instruct the owner to correct the contravention within a set time period. If for any reason the contravention has not been corrected within that time, the Development Officer may extend the time period or issue a Zoning Compliance Order pursuant to Section 242(4) of *The Planning and Development Act, 2007* to achieve bylaw conformance.
 - b. Any person who contravenes this Bylaw is guilty of an offence and is liable, on summary conviction, to the penalties provided by section 243 of *The Planning and Development Act, 2007*.

Reeve

(SEAL)

Administrator

Read a first time this ___ day of _____, 20__.

Read a second time this ___ day of _____, 20__.

Read a third time this this ___ day of _____, 20__.