

## PUBLIC NOTICE

### RM of Shellbrook No. 493 Public Notice – Official Community Plan and Zoning Bylaw Amendments

Public Notice is hereby given that the Council of the Rural Municipality of Shellbrook No. 493 (RM) intends to adopt two bylaws under *The Planning and Development Act, 2007*, Bylaw No. 2024-05 to amend Bylaw No. 2018-09, known as the Official Community Plan (OCP), and Bylaw No. 2024-06 to amend Bylaw No. 08-1981, known as The Zoning Bylaw (ZB).

**INTENT:** The proposed amendment to the OCP would: add the Métis Local 66 for Crutwell to the list of First Nation and Métis communities in within the RM; create policy to direct the use of dedicated lands funds towards provision of schools within the region; add transitional policies for land use designation implementation through zoning; correctly identify Organized Hamlets in the RM on the Future Land Use (FLU) Map; change the maximum country residential parcel density from 32 to 16 parcels per quarter section; and, redesignate land use areas for a number of properties in the RM.

The proposed amendment to the ZB would: within the AR – Agricultural Residential (AR) District, clarify the minimum site size of a farm land holding, including exceptions for fragmentation, and the allowable area of land which could be subdivided for residential purposes (8.08 ha); with respect to site area and frontage requirements, legitimize parcels existing as of Jan. 1, 2024, in the AR and CR – Country Residential (CR) Districts; add flexibility to the maximum site sizes of legal subdivisions; change the minimum site area for residential parcels in the CR District from 0.8 ha to 4.05 ha but with mechanisms for flexibility to accommodate farmstead severances or where the average parcel size on a quarter would remain 4.05 ha or greater; increase the maximum floor area of detached accessory and ancillary buildings from 150 m<sup>2</sup> to 464.5 m<sup>2</sup>; clarify the calculation of number of animal units that can be kept on a CR-zoned site up to a max. of 20 units; introduce new definitions for “ancillary use” and “home based business”; replace the definition of “site” such that contiguous parcels under common ownership can be considered a single site; and replace the RM’s Zoning District Map which would rezone a large number of properties in the RM to reflect current land use and for conformity with the RMs planning bylaws.

**AFFECTED LAND:** Several of the proposed OCP and ZB amendment items would apply to the entire RM.

The following properties would be redesignated on the OCP FLU Map as follows: From various **Country Residential and Industrial Development Areas** to **Agricultural Development Area** - All of Parcel C, Plan 78PA01580, lying within W ½ 21-49-03-W3M; All of NW ¼ 21-49-03-W3M Ext 87; and, All of Parcel D, Plan 90PA11567 Ext 0, lying within SW ¼ 21-49-03-W3M. From various **Agricultural, Future Industrial, and Forestry Development Areas** to **Country Residential Development Area** - All of Parcels B and C, Plan 77PA27821, lying within SW ¼ 17-49-03-W3M; All of Parcel D, Plan 83PA00140, lying within NW ¼ 16-49-03-W3M; Parcel A, Plan 67PA03616; Parcel B, Plan 70PA12498; and, Parcel C, Plan 78PA10032, all lying within NE ¼ 16-49-03-W3M; All of SE ¼ 16-49-02-W3M; Parcel A, Plan 76PA04912, Parcel B, Plan 83PA21984, and Parcel C, Plan 101440842, all lying within SW ¼ 17-49-02-W3M; Parcels B and C, Plan 102361115, all lying within SW ¼ 23-49-02-W3M; Parcel B, Plan 101440673; Parcel C, Plan 101440651; N ½ 15-49-02-W3M, Plan 02488 Ext 1, all lying within N ½ 15-49-02-W3M; and, LSDs 12 and 13, both lying within NW ¼ 21-49-02-W3M.

Numerous properties would be rezoned by adoption and approval of a new Zoning District Map. Landowners affected by a proposed rezoning of their land(s) will be notified directly by mail. Please see public inspection options below.

**REASON:** OCP amendments: proper identification of Métis Locals in the RM; update dedicated lands policy for conformance with updated governing legislation; decrease the allowable residential parcel density in Country Residential land use areas for alignment with the corresponding proposed zoning bylaw amendment; create policy guidance for zoning implementation and transition of land use(s); properly identify Organized Hamlets on the FLU Map; and, redesignate certain lands to reflect current and desired land use types.

ZB amendments: to legitimize with respect to minimum site area, agricultural holdings which had been previously subdivided; clarify the amount of land on a quarter section that can be subdivided in the AR District without rezoning to another District; provided density exceptions in the AR District where quarter sections are fragmented by man-made or natural features where contiguous use of land is impractical; provide a mechanism to legitimize existing non-conforming parcels in the AR and CR Districts with respect to site size and frontage requirements where they may be currently non-compliant and/or restricted for future (re)development; to provide flexibility on non-standard legal subdivision site size. In the CR District: increase the minimum residential parcel size and decrease the maximum parcel density to limit further subdivision and densification of residential land use; increase the accessory/ancillary building size better suited to a large-parcel country residential context; and, simplify the calculation of allowable animal units allowed on site. To add definitions of terms employed in the ZB and add the ability to consider multiple parcels under common ownership as a single site. The need to harmonize land use policy area designation implemented through zoning for proper application of the ZB; and, to better render existing parcels conforming with site and density regulations based on current and intended future land use(s) through updated zoning assignment.

**PUBLIC INSPECTION:** Any person may inspect the bylaws at the RM office during regular office hours, excluding statutory holidays. Draft copies of the proposed bylaws are available from the RM office; hard copy at cost, digital copy free upon request or at the web address below. Copies of the proposed amendments (including associated maps), and a detailed land listing and illustrative map of properties affected by rezoning on the proposed new Zoning District map, will be posted on the RMs website at the following web address: <https://www.rmofshellbrook.com/notice>. The RM office is located at RM Office at 71 Main Street, Shellbrook, SK, S0J 2E0 (PO Box 250).

**PUBLIC HEARING:** Council will hold a public hearing on **August 13, 2024, at 7:00p.m.**, at the Shellbrook Seniors Center to hear any person or group that wants to comment on the proposed bylaws. Please contact the office prior to the hearing for protocols related to making in-person representation; prior registration is required if you wish to address Council. Council will also consider written comments received by the undersigned by **August 8, 2024 @ 4:00p.m.** For additional information, please contact (306) 747-2158 or [admin.493@sasktel.net](mailto:admin.493@sasktel.net).

Issued at the Town of Shellbrook this 20<sup>th</sup> day of June 2024.

Duane Storey – Administrator - RM of Shellbrook No. 493