

BYLAW No. 2024-06

A BYLAW OF THE R.M. OF SHELLBROOK No. 493 TO AMEND BYLAW No. 08-1981 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Shellbrook No. 493, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 08-1981 as follows:

- PART V ZONING DISTRICT SCHEDULES, SUBCLAUSE 1.3(a)(i) AR – Agricultural Residential District, Regulations, Site Area Requirements, Agricultural Use(s)**, is amended by deleting paragraph (1) in its entirety and replacing it with the following:

“

(1) One quarter section, 64 hectares (158 acres) or equivalent shall be the minimum site area required to constitute a farm land holding. Equivalent shall mean 64 hectares (158 acres) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or because of subdivision as permitted herein, unless otherwise specified in this bylaw. Subdivision of land will be permitted for consolidation purposes subject to meeting the total area requirement for a farm land holding.

Notwithstanding (1):

(A) A maximum of 8.08 hectares (20 acres) in total area per quarter section may be subdivided for any residential use(s) as allowed in this District. Where allowed by this Bylaw, additional area per quarter section may be subdivided subject to rezoning to an appropriate District.

(B) Where a quarter section is fragmented by a surveyed natural or man-made barrier or feature (river, creek, waterbody, developed road allowance, railway, etc.), by resolution, Council may allow its subdivision and the lesser resulting site areas, provided the specific circumstances prohibit the fragmented lands from being used effectively or for contiguous and common use, and where any density requirement is not exceeded for the District.”

- PART V ZONING DISTRICT SCHEDULES, SUBSECTION 1.3 AR – Agricultural Residential District, Regulations**, is amended by adding the following new clause after clause *(f) Signs and Billboards*:

“

(g) **Site Area and Frontage Exceptions:**

(i) Notwithstanding the prescribed site area and frontage regulations of this District, any parcel which does not conform to a minimum or maximum site area or frontage requirement, but existed in the Land Titles Office prior to January 1, 2024, shall be deemed conforming with regard to site area and frontage requirements.”

- PART V ZONING DISTRICT SCHEDULES, PARAGRAPH 3.3.1(1)(a) CR – Country Residential District, Regulation, Site Requirements; Site Area, Single detached dwelling (including mobile or modular homes)**, is amended by:

- Deleting the minimum site area value and text “Minimum 0.8 hectares (2 acres)”, and replacing it with the following:

“

Minimum* – 4.05 hectares (10 acres)

*Minimum area may be reduced to no less than 2.83 hectares (7 acres) where the resulting average site size of all CR-zoned parcels on a quarter section, excluding any parcels designated as dedicated lands, remains at 4.05 ha or greater, or to accommodate the severance of an existing farmstead from an agricultural holding by way of subdivision and rezoning to the CR District (if required).”; and,

- b. Deleting maximum site area value and text “Maximum – 16 hectares (40 acres)”, and replacing it with the following:

“

Maximum – 16 hectares (40 acres), or such greater area contained within a *Legal Subdivision (LSD)* existing in the Land Titles system provided it does not exceed 16.59 hectares (41 acres)”; and,

- c. **PART V ZONING DISTRICT SCHEDULES, PARAGRAPH 3.3.1(1)(b) CR – Country Residential District, Regulation, Site Requirements; Site Area, Dwelling groups**, is amended by deleting the minimum site area value and subsequent text, and replacing it with the following:

“

Minimum – 4.05 hectares (10 acres) for each unit or site, plus 20% for communal facilities and access.”

4. **PART V ZONING DISTRICT SCHEDULES, PARAGRAPH 3.3.1(4)(a) CR – Country Residential District, Regulation, Site Requirements; Floor Area, Detached accessory buildings**, is deleted and replaced with:

“

(a) Combined total of all detached accessory/ancillary buildings Maximum - 464.5 m² (5,000 ft²)”

5. **PART V ZONING DISTRICT SCHEDULES, CLAUSE 3.3.1 CR – Country Residential District, Regulation, Site Requirements;** is amended by adding the following new subclause after subclause (4) *Floor Area*:

“

(5) Site Area and Frontage Exceptions

(a) Notwithstanding the prescribed site area and frontage regulations of this District, any parcel which does not conform to a minimum or maximum site area or frontage requirement, but existed in the Land Titles Office prior to January 1, 2024, shall be deemed conforming with regard to site area and frontage requirements.”

6. **PART V ZONING DISTRICT SCHEDULES, CLAUSE 3.3.5 CR – Country Residential District, Regulation, Keeping of Animals**, is amended by deleting subclause (1), and replacing it with the following:

“

(1) The equivalent of one (1) animal unit shall be permitted per hectare of site area, up to a maximum of twenty (20) animals units per site.”

7. **PART VI – DEFINITIONS**, is amended by adding the following new definitions in the appropriate alphabetical sequence:

“

Ancillary Use – a building, structure, or use of a specific site which is related in a subsidiary manner to the principal building, principal structure, or principal use of the same site, but is not necessary for the operation of the principal use of the site.

Home Based Business – an accessory use carried on as a business conducted for gain in whole or in part in a dwelling unit or an accessory building to a dwelling unit.”

8. **PART VI – DEFINITIONS**, is amended by deleting the definition of “Site” and replacing it with the following new definition:

“

Site – a contiguous area of land, consisting of one or more surface parcels held under common ownership, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same. In the case of a bare land condominium, the concept of *site* shall apply to the bare land unit.”

9. The **Zoning District Map**, referenced in **PART IV – ZONING DISTRICTS, 3. The Zoning Districts Map** is deleted and replaced with the new series of Zoning District Maps attached to and forming part of this bylaw as “Schedule A”.

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

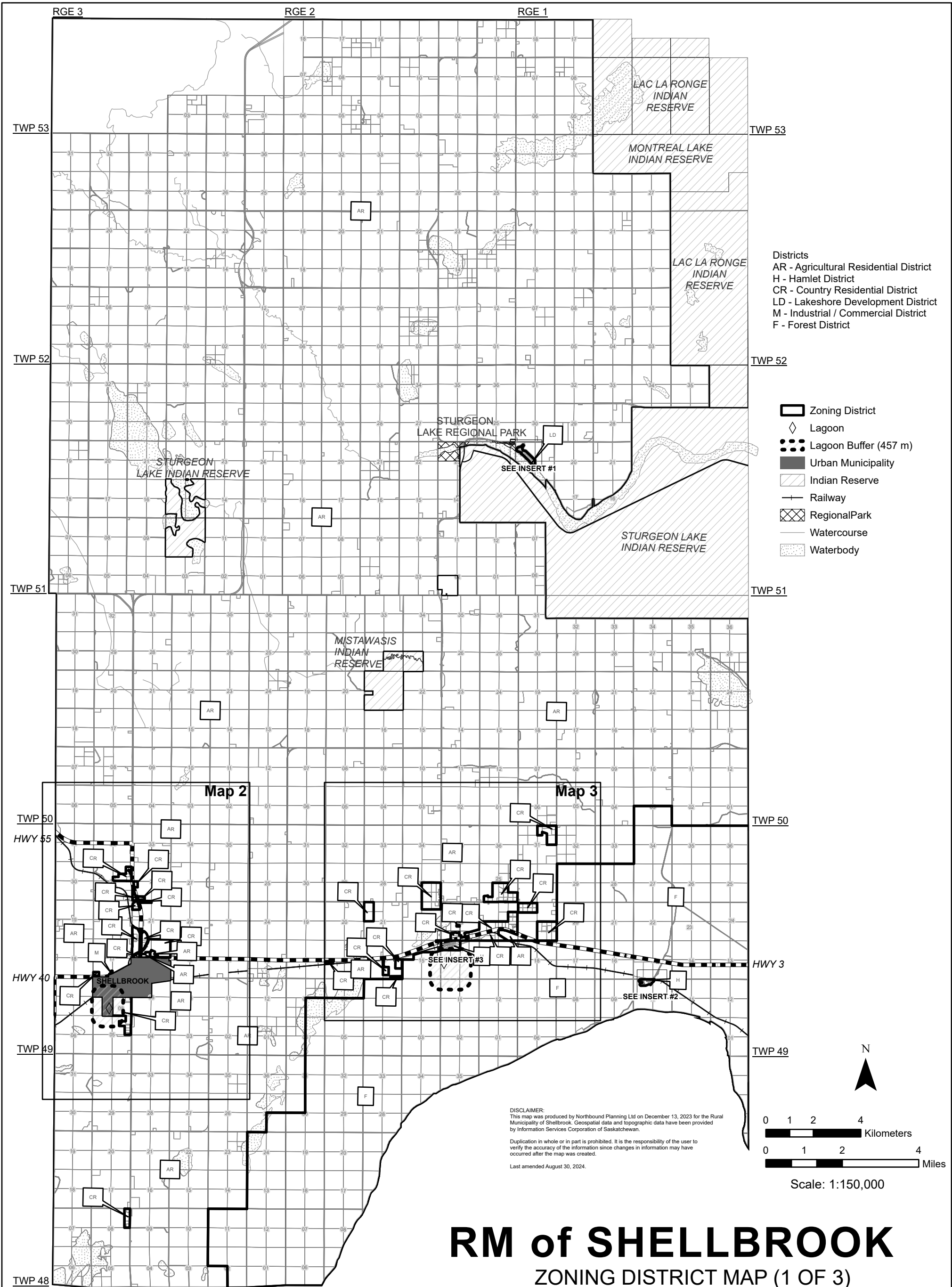
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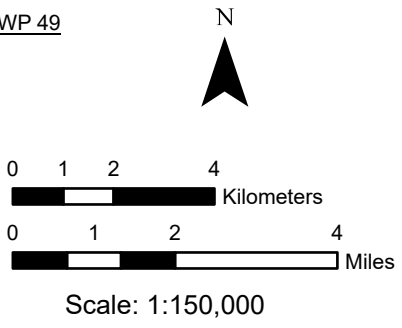
Schedule A to Bylaw No. 2024-06



Districts
 AR - Agricultural Residential District
 H - Hamlet District
 CR - Country Residential District
 LD - Lakeshore Development District
 M - Industrial / Commercial District
 F - Forest District

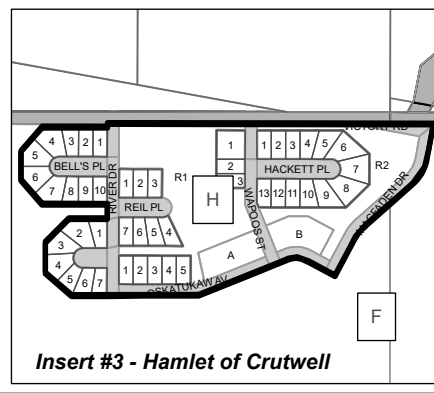
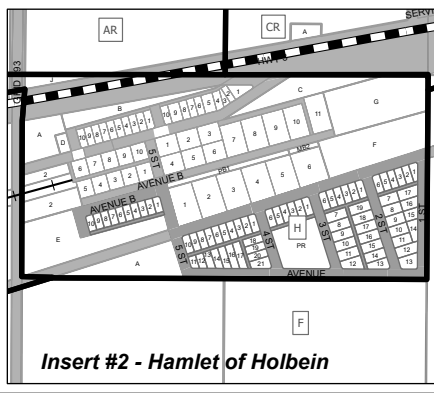
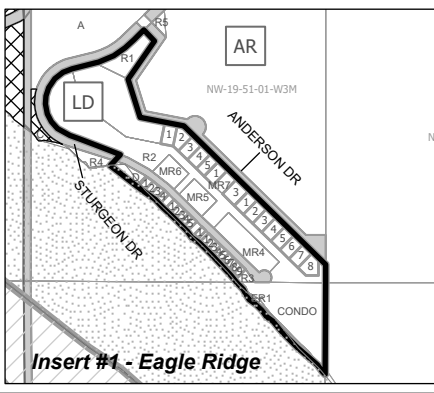
- Zoning District
- Lagoon
- Lagoon Buffer (457 m)
- Urban Municipality
- Indian Reserve
- Railway
- Regional Park
- Watercourse
- Waterbody

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 Last amended August 30, 2024.



RM of SHELLBROOK

ZONING DISTRICT MAP (1 OF 3)

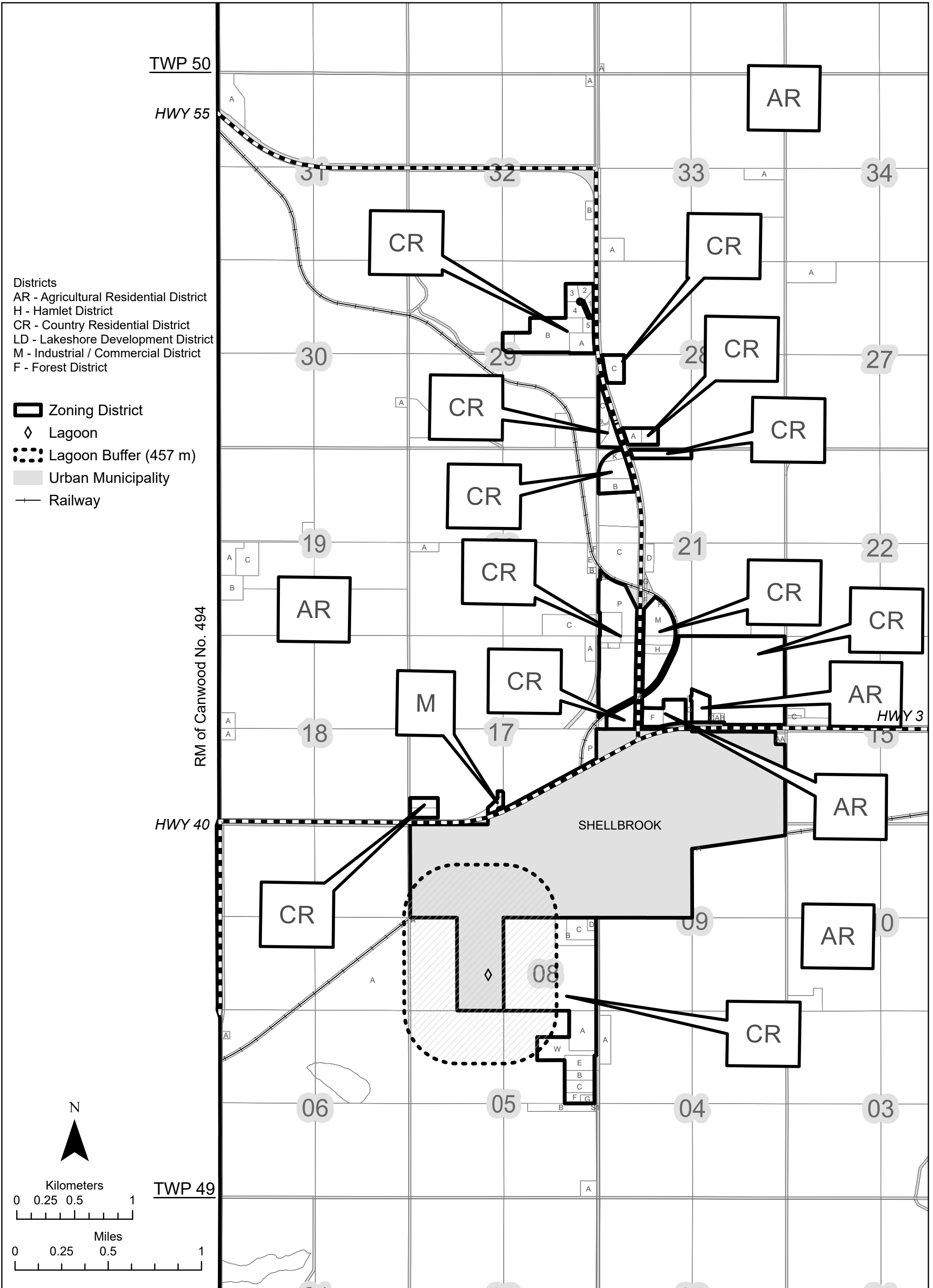


This is the Zoning District Map which accompanies Bylaw No. _____ adopted by the RM of Shellbrook No. 493.

 Administrator

 Reeve

 Date



RGE 3

This is the Zoning District Map which accompanies Bylaw No. _____ adopted by the RM of Shellbrook No. 493.

Administrator

Reeve

Date

RM of SHELLBROOK

ZONING DISTRICT MAP (2 OF 3)

DETAIL MAP

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 Last amended December 13, 2023.

RM of SHELLBROOK

ZONING DISTRICT MAP (3 OF 3)
DETAIL MAP

- Districts
- AR - Agricultural Residential District
 - H - Hamlet District
 - CR - Country Residential District
 - LD - Lakeshore Development District
 - M - Industrial / Commercial District
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- Zoning District
- Lagoon
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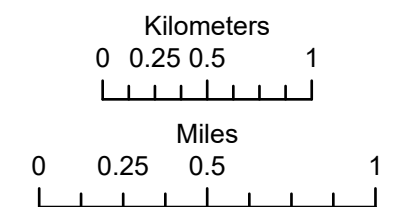
TWP 49

This is the Zoning District Map which accompanies Bylaw No. _____ adopted by the RM of Shellbrook No. 493.

Administrator _____

Reeve _____

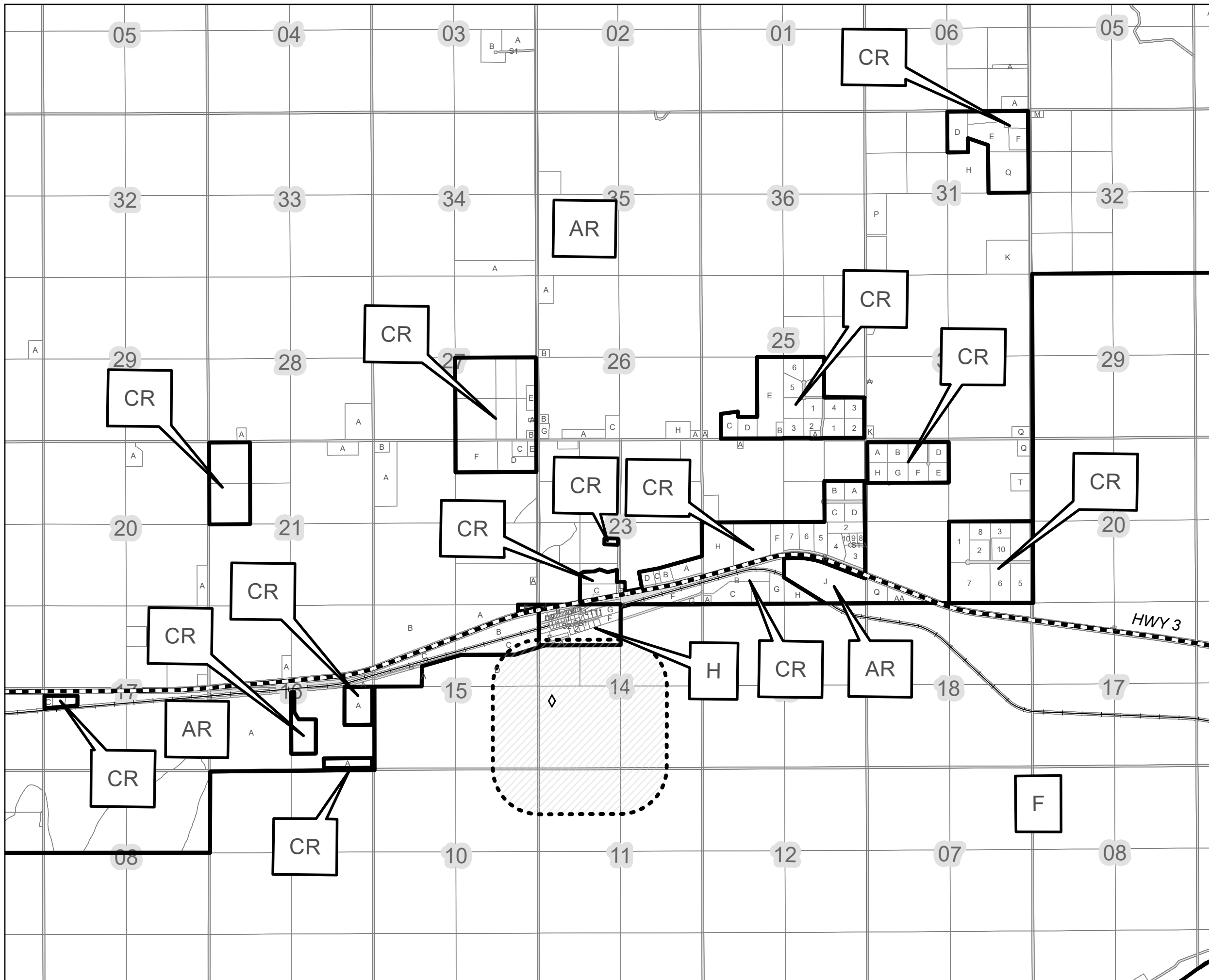
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RGE 3