

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:

1. **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.”

2. **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.”

3. **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:

- a. 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 3.24 hectares (8 acres) to accommodate the severance of an existing yard site, or where natural physical and topographical circumstances make a 4.05 hectare site unreasonably achievable.”; and,

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”.

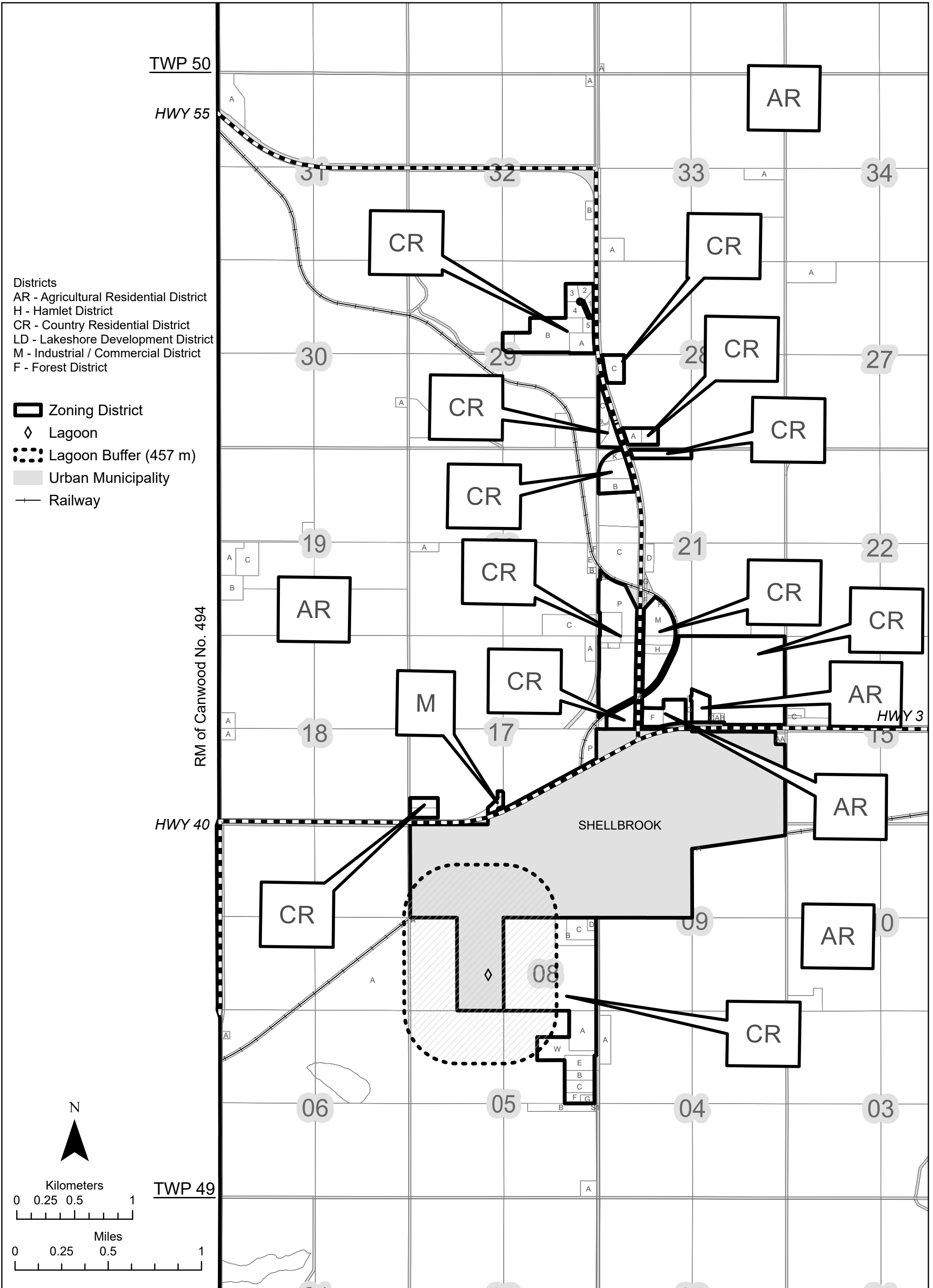
This bylaw shall become effective on the date of approval of the Minister of Government Relations.

.....
Reeve

.....
Administrator

DRAFT

DRAFT



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

DISCLAIMER:
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Duplication in whole or in part is prohibited. It is the responsibility of the user to verify the accuracy of the information since changes in information may have occurred after the map was created.
 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
 - F - Forest District

- Zoning District
- Lagoon
- Lagoon Buffer (457 m)
- Urban Municipality
- Railway

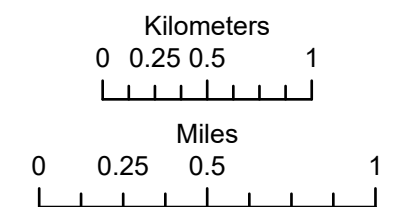
TWP 49

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

Administrator _____

Reeve _____

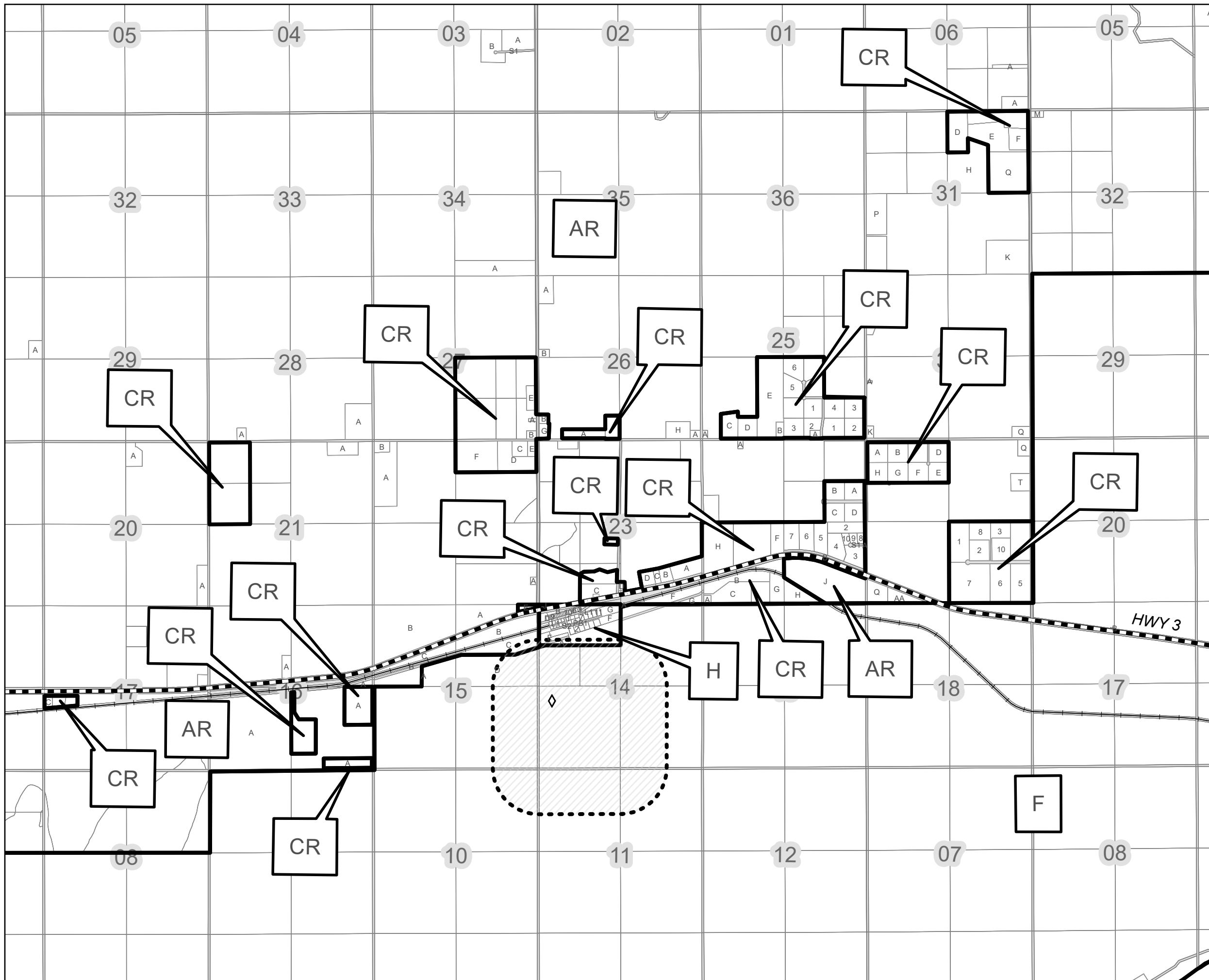
Date _____



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Last amended April 5, 2024.



RGE 3