

BYLAW No. 2026-03

A BYLAW OF THE RM 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 III – GENERAL REGULATIONS, 3. Number of Principal Buildings Permitted on a Lot or Parcel**, is deleted in its entirety and replaced with the following:

“

- 3. Number of Principal Buildings and Uses Permitted on a Site**

Not more than one principal building and/or use shall be placed on any one site, with the exception of sites for schools, hospitals, curling and skating rinks, recreational centres, nursing homes and senior citizen homes, multiple unit dwellings and dwelling groups, allowable development of units within a bare land condominium, mobile homes courts, and allowable horizontal or vertical integration of commercial and industrial uses.”

- PART III – GENERAL REGULATIONS**, is amended by adding the following new item after 6. *Non-conforming Uses, Buildings, Structures, and Sites*:

“

- 7. Horizontal and Vertical Integration**

(a) Multiple complementary principal industrial and/or commercial uses may be allowable per site provided each respective use complies with the regulations for said uses in accordance with this Bylaw.

(b) In addition to sharing a site, horizontally or vertically integrated uses may share a common building or structure.”

- PART V – ZONING DISTRICT SCHEDULES, 8.1.1 M – Industrial District, Permitted Uses, Principal Uses**, is amended by adding the following new uses after *d) Public Utilities*:

“

e) Restaurants, confectionaries and other places for the sale and consumption of food and related items

f) Gas bars and service stations”

- PART V – ZONING DISTRICT SCHEDULES, 8.1.2 M – Industrial District, Permitted Uses, Uses Permitted at Council’s Discretion**, is amended by adding the following new uses after *(e) Cannabis retail stores and production facilities*:

“

f) Retail liquor sales

g) Bulk fuel storage and sales”

- PART V – ZONING DISTRICT SCHEDULES, 8.3 M – Industrial District, Discretionary Use Evaluation Criteria and Regulations**, is amended by adding the following paragraph immediately after the subsection heading and before clause *a) Abattoirs, Hide defleshing, and Tanning Facilities and Stockyards*:

“

All discretionary use applications are subject to the general discretionary use evaluation criteria in *Part II 5*. Use-specific evaluation criteria and regulation is provided below for some specific uses. Where no use-specific evaluation criteria are provided, the general discretionary use evaluation criteria are deemed sufficient for the purpose of evaluating a proposed use.”

- PART V – ZONING DISTRICT SCHEDULES, 8.3 M – Industrial District, Discretionary Use Evaluation Criteria and Regulations**, is amended by deleting the heading of “(d) Cannabis

retail stores and production facilities:" and replacing it with "(d) Retail liquor sales, cannabis retail stores and production facilities:". [sub-items to remain unaffected]

7. **PART V – ZONING DISTRICT SCHEDULES, 8.3 M – Industrial District, Discretionary Use Evaluation Criteria and Regulations**, is amended by adding the following new clause after clause (d) *Cannabis retail stores and production facilities*:

"

(e) Bulk fuel storage and sales:

(i) Council will consider the adequacy of the applicant's plans for containment of spills or other site contamination mitigation.

(ii) Consideration will be given to the nature of materials kept on site and on other proximate sites, and whether such materials are problematic or a potential public safety issue.

(iii) Locations adjacent to public highways or other roadways designed for heavy and frequent vehicle traffic will be more favourably considered."

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

"

Agriculture-related Commercial – a use related to the production, handling, distribution, or sale of products or machinery of an agricultural nature, or the provision of services to the agricultural community; and, without restricting the generality of the above may include, farm implement dealerships, grain storage and processing facilities, agricultural chemical and fertilizer sales and distribution, fruit stands, veterinary clinics, and animal hospitals.

Bulk fuel storage and sales – lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales or key lock operations.

Gas Bar – a building or place used for, or intended for the provision of gasoline or diesel fuel to the traveling public, and may or may not include a convenience store or confectionary.

Integration, Horizontal and Vertical - the accommodation of multiple complimentary activities or uses which could be considered principal allowable uses within one or more buildings on a single site where said uses are considered to provide complimentary processing, manufacture, or services and goods offerings or activities on the site. "Horizontal" where distributed at ground level; and, "vertical" where on multiple levels, within a common building.

Restaurant – a building or part of a building wherein food is prepared and offered for sale to the public for consumption within the building or to take away. It may include a lounge or bar area where alcoholic beverages are sold and consumed.

Retail liquor sales – a retail establishment which sells beer, wine, spirits, and other similar alcoholic beverages for consumption off site. Does not include a lounge, brewery or micro-brewery, or any consumption of products on site.

Service Station - a building or place used for, or intended to be developed primarily for the repair of vehicles and supplying the vehicles with gasoline, diesel fuel, grease, tires or other similar items."

9. The **RM of Shellbrook No. 493 Zoning District Map(s)** [the complete series of 3 maps] which form part of the Zoning Bylaw, and as referenced in *Part IV – ZONING DISTRICTS*, is amended by deleting and replacing the map legend item "M – Industrial/Commercial District" and replacing it with "M – Industrial District".

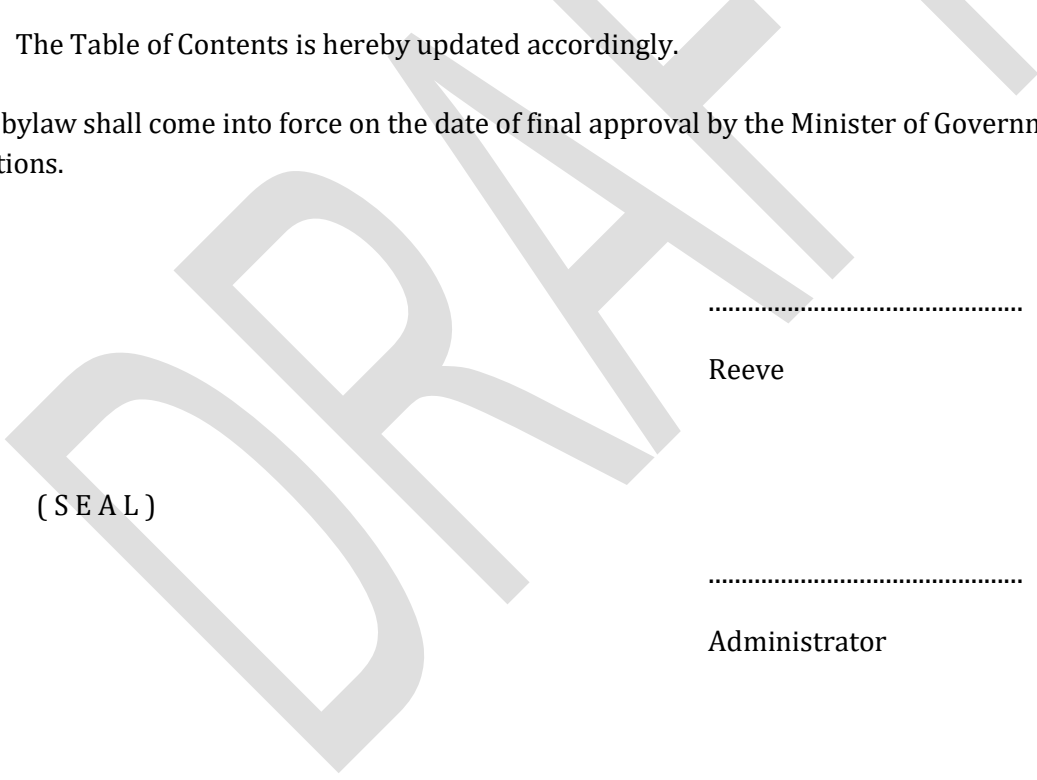
- 10. The **RM of Shellbrook No. 493 Zoning District Map(s)** [the complete series of 3 maps] which form part of the Zoning Bylaw, and as referenced in *Part IV – ZONING DISTRICTS*, is amended by rezoning all of all of NW ¼ 16-49-03-W3M Ext. 139 (surface parcel #135890286); NW ¼ 16-49-03-W3M Ext. 141 (surface parcel #165295097); and, NW ¼ 16-49-03-W3M Ext. 142 (surface parcel #202944292), from **CR - Country Residential District** to **AR – Agricultural Residential District**, as shown within the thick and bold-dashed lines on the map which is attached to and forms part of this Bylaw as Schedule “A”; and, for illustrative purposes only, further locationally shown on a copy of the RM of Shellbrook No. 493 Zoning District Map (2 of 3) Detail Map attached as Schedule “C”.

- 11. The **RM of Shellbrook No. 493 Zoning District Map(s)** [the complete series of 3 maps] which form part of the Zoning Bylaw, and as referenced in *Part IV – ZONING DISTRICTS*, is amended by rezoning all of NW ¼ 16-49-03-W3M Ext. 138 (surface parcel #135890264) from **CR - Country Residential District** to **M – Industrial District**; and ,rezoning all of Blk/Parcel F, Plan 85PA09448 Ext. 0 (surface parcel #134855804), and Blk/Parcel J, Plan 102060593 Ext. 0 (surface parcel #165295109), both parcels lying within NW ¼ 16-49-03-W3M, from **AR – Agricultural Residential District** to **M – Industrial District**; all affected lands shown within the thick and bold-dashed lines on the map which is attached to and forms part of this Bylaw as Schedule “B”; and, for illustrative purposes only, further locationally shown on a copy of the RM of Shellbrook No. 493 Zoning District Map (2 of 3) Detail Map attached as Schedule “C”.

- 12. The formatting scheme of new content within this bylaw amendment shall match that of the existing content in the Zoning Bylaw.

- 13. The Table of Contents is hereby updated accordingly.

This bylaw shall come into force on the date of final approval by the Minister of Government Relations.



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Reeve

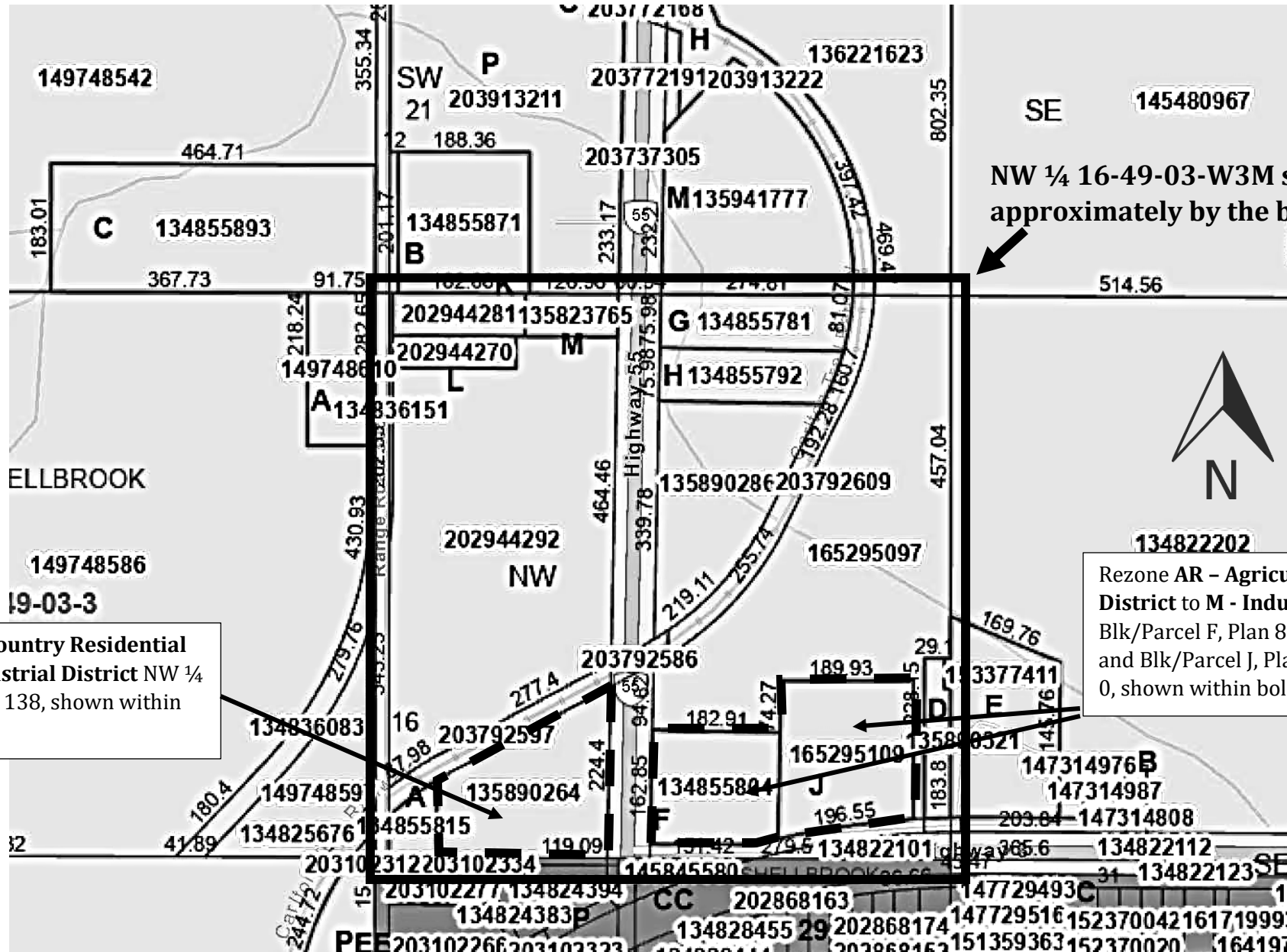
(S E A L)

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Administrator

Read a first time this ____ day of _____, 2026.
 Read a second time this ____ day of _____, 2026.
 Read a third time and adopted this ____ day of _____, 2026.

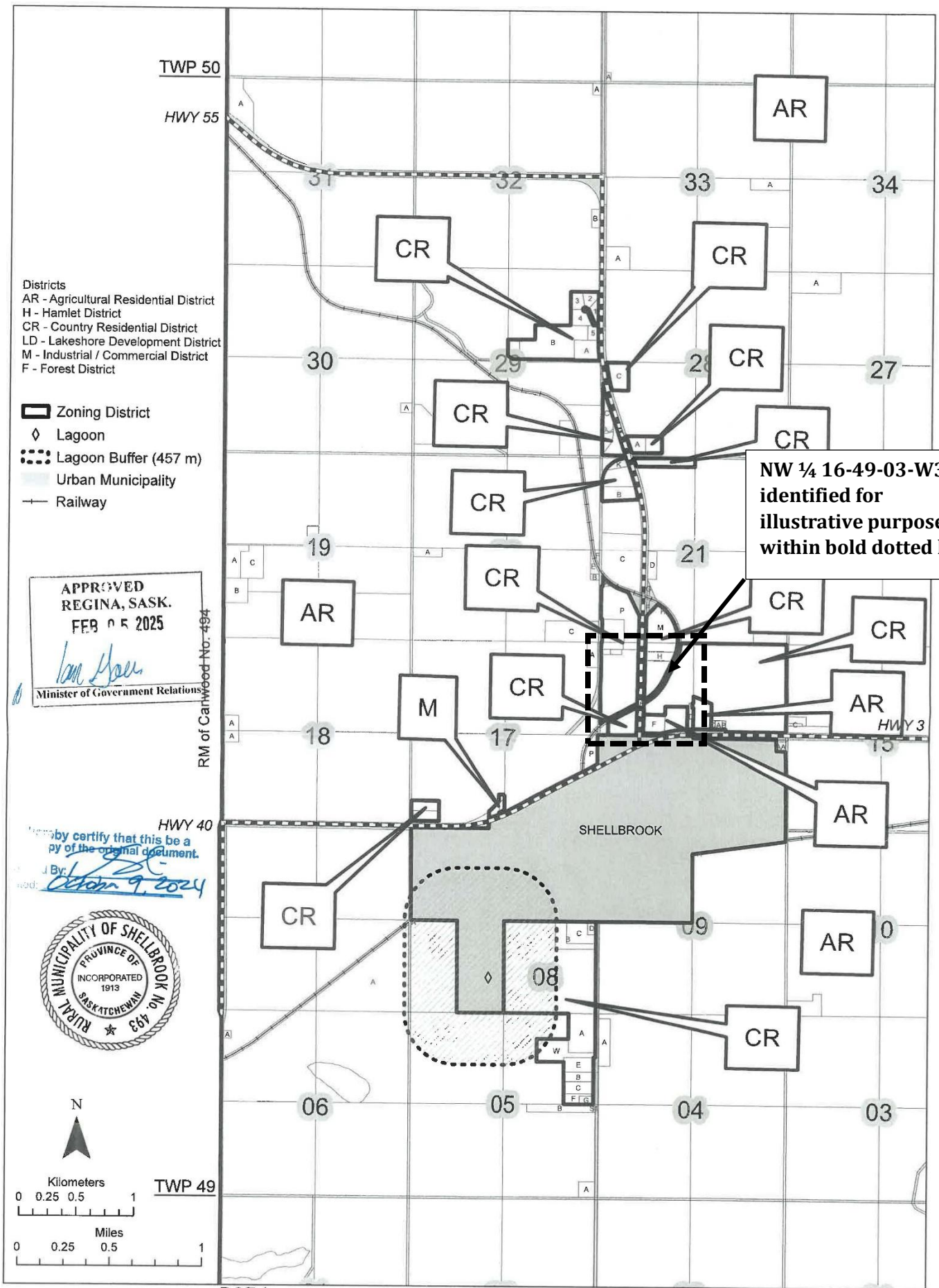
Schedule "B" to Bylaw No. 2026-03



Rezone from CR - Country Residential District to M - Industrial District NW ¼ 16-49-03-W3M Ext. 138, shown within bold-dashed line.

NW ¼ 16-49-03-W3M shown approximately by the bold solid line

Rezone AR - Agricultural Residential District to M - Industrial District Blk/Parcel F, Plan 85PA09448 Ext. 0 and Blk/Parcel J, Plan 102060593 Ext. 0, shown within bold-dashed line.



NW 1/4 16-49-03-W3M identified for illustrative purposes within bold dotted line

APPROVED
REGINA, SASK.
FEB 05 2025
Tom Horne
Minister of Government Relations

I hereby certify that this be a copy of the original document.
By: *[Signature]*
Date: *October 9, 2024*



This is the Zoning District Map which accompanies Bylaw No. *08-1981* adopted by the RM of Shellbrook No. 493.
Administrator: *[Signature]*
Reeve: *[Signature]*
Date: *October 9, 2024*

RM of SHELLBROOK
ZONING DISTRICT MAP (2 OF 3)
DETAIL MAP

DISCLAIMER:
This map was produced by Northbound Planning Ltd on December 13, 2023 for the Rural Municipality of Shellbrook. Ownership date and topographic data have been provided by Information Services Corporation of Saskatchewan. Surface Cadastrol Database for the production of this map were taken from the municipality.
Duplication in whole or in part is prohibited. It is the responsibility of the user to verify the accuracy of this information since changes in information may have occurred after the map was created.
Last amended December 13, 2023.