

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 consider two bylaws under *The Planning and Development Act, 2007*, to amend Bylaw No. 2018-09, known as the Official Community Plan (OCP), and to amend Bylaw No. 08-1981, known as The Zoning Bylaw (ZB).

INTENT: The proposed OCP amendment would redesignate on the RM's OCP Future Land Use Map, portions of NW ¼ 16-49-03-W3M from Country Residential Development Area to Agriculture Development Area and Industrial Development Area.

The proposed ZB amendment would: replace regulations, and exceptions thereto, with respect to the number of principal buildings or uses permitted on a site; introduce regulations applicable to horizontal and vertical integration (multiple complementary principal uses on a single site); add restaurants and similar uses, gas bars and service stations, to the M – Industrial District as permitted uses; add retail liquor sales and bulk fuel storage and sales to the M – Industrial District as discretionary uses and add/clarify regulation and evaluation criteria thereto; introduce a number of definitions of terms relating to the above or otherwise absent in the ZB; correct a District name on the ZB Map; and rezone portions of land within NW ¼ 16-49-03-W3M to the AR – Agricultural Residential and M – Industrial Districts.

AFFECTED LAND: The entirety of the RM would potentially be affected by proposed amendments to: modify regulations with respect to allowable number of principal buildings and uses on a site; introduce the concept and regulation of horizontal/vertical integration; and, introduce new definitions. Redesignation and rezoning of lands would affect portions of NW ¼ 16-49-03-W3M (the quarter section of land immediately north of the Town of Shellbrook bisected by Hwy 55). Legal description of the affected lands as follows: NW ¼ 16-49-03-W3M Exts. 138, 139, 141, and 142; Blk/Parcel F, Plan 85PA09448 Ext. 0; and, Blk/Parcel J, Plan 102060593 Ext. 0.

REASON: The RM is seeking to better legitimize a number of existing developments in accordance with its OCP and ZB, and assign desired land use policy designations and zoning to lands within NW ¼ 16-49-03-W3M to better reflect current and anticipated land uses; the proposed amendments are required to facilitate these goals. In addition, but related thereto, redesignation and rezoning of said lands is required to facilitate a subdivision proposal to sever parcel ties between 4 existing parcels (3 parcels being redesignated and rezoned for agricultural use; 1 parcel being redesignated and rezoned for future business development). Desired regulation and criteria for evaluation would be added to the M District, and new definitions are required for clear interpretation of the OCP and ZB as it relates to uses.

PUBLIC INSPECTION: Any person may inspect the bylaw 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 maps showing proposed land use designation and zoning changes, will be posted on the RM's 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 **May 6, 2026, at 10:00 am**, in the RM Office 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. Council will also consider written

comments received by the undersigned by **May 5, 2026**. For additional information, please contact (306) 747-2178 or admin.493@sasktel.net.

Issued at the Town of Shellbrook this 9th day of April, 2026.

Duane Storey – Administrator - RM of Shellbrook No. 493