

**THE RURAL MUNICIPALITY OF BRITANNIA NO. 502  
BYLAW NO. 01 - 2021**

**A BYLAW TO AMEND BYLAW NO. 18-2014 KNOWN  
AS THE LLOYDMINSTER PLANNING DISTRICT ZONING BYLAW**

The Council of the Rural Municipality of Britannia No. 502, in the Province Saskatchewan, enacts to amend Bylaw No. 18-2014, known as the Lloydminster Planning District Zoning Bylaw as follows:

1. By removing the following definition under Section 2 *Interpretation*:

**Transloading Facility for Oil and Gas Resources:** means a facility used to transfer oil and resources from one mode of transportation to another and may include rail lines, pipelines, tank storage, rail loading buildings, instrumentation, related office buildings, and other related facilities.

2. By adding following definitions to Section 2 *Interpretation*:

**Indoor storage and rental facilities:** a building or series of buildings comprising multiple storage bays intended for lease or rent by the public for the purpose of indoor storage of private goods.

**Railway Freight Yard:** a series of railroad tracks for storing, sorting, or loading and unloading, railroad cars and locomotives, with tracks in parallel for keeping rolling stock stored off the mainline.

**Sale and storage of agricultural supplies and equipment:** a use related to the sale of products or machinery of an agricultural nature and may include repair, rental, greasing, washing, servicing, adjusting, including painting, body work and major repairs

**Sign, A – Board:** A sign that is “A” shaped and is set upon the ground. An A-Board sign has no external support structure.

**Sign, Awning:** A sign attached to or constructed in or on the face of an awning or canopy.

**Sign, Balloon:** A inflated, three dimensional device that is affixed or anchored to the ground or structure.

**Sign, Banner:** A lightweight, flexible fabric or material mounted to a pole, structure or building and does not include federal, provincial or municipal flags

**Sign, Digital:** means any sign or portion of a sign that has electronically controlled, computer-generated changeable letter, numerical, or pictorial panel copy that remains static for a specified time frame and then regenerates to a new image. These signs include digital displays using incandescent lamps, LED’s, LCD’s, plasma or related technology whereby the message can be altered by electric or electronic means.

**Sign, Fascia:** Sign attached flush to, or marked, painted or inscribed on a vertical surface of a building, but does not include a billboard sign

**Sign, Fence:** A sign attached to a fence

**Sign, Free Standing:** A sign that is supported independently of a building wall or structure.

**Sign, Hanging:** A sign that is suspended from a structure

**Sign, Neighborhood:** A sign which states the name of a community

**Sign, Roof:** a sign which projects above the top eaves or is erected upon a roof of a building to which the sign is attached.

**Transload Facilities:** facility for transferring bulk or breakbulk commodities between rail and truck freight. Common transload freight includes lumber, steel, bulk liquids (oil, fuel, fertilizers etc.) and solids (cement, grain, fly ash, etc.).

**Truck and Manufactured Homes Sale/Rentals:** Development used for the sale or rental of new or used trucks, motorhomes, manufactured homes and automobiles together with incidental maintenance services and the sale of parts and accessories

3. By amending Section 3 *Administration*, Subsection 3.7.3. *Terms and Conditions for Discretionary Use Approvals* and replacing it with the following:
  - (2) Council may approve discretionary use applications for a limited period of time where it is considered important to monitor and reevaluate the proposal and its conformance with the objectives of this bylaw.
4. By adding the following to Section 3 *Administration*, Subsections 3.7.5 *Use-specified Discretionary Use Evaluation Criteria* thereafter subsection (14) *Intensive Agricultural Uses (Excluding Livestock)* :
  - (15) Asphalt and cement plants and gravel yards:
    - (a) The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas. Consideration may be given but is not limited to the following effects:
      - i. municipal servicing capacity;
      - ii. anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration or other emissions emanating from the operation;
      - iii. anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians; and / or
      - iv. utilization of hazardous substances.
5. By removing subsection 4.10.3 (c) *Signs in Residential Districts* and 4.10.4 (c) *Signs on Other Districts*.
6. By adding the following after section 4.10.4 *Signs in Other Districts*:
  - 4.10.5 **Digital Signs**
    - (a) A permit may be required from the Ministry of Highways and Infrastructure for erecting any sign within 400m of the highway property line. If a permit is required, it must be obtained prior to applying for a municipal permit.
    - (b) Portable digital signs are prohibited in all Zoning Districts.
    - (c) The gross surface area of a digital sign must not exceed 7.5 m<sup>2</sup>.
    - (d) The height of any digital sign must not exceed 8.0m.
    - (e) The foundation for all free-standing digital signs exceeding 6.0m in height above the finished grade shall be structurally designed by a Registered Architect or Professional Engineer of the Province of Saskatchewan.
    - (f) Flashing images or flashing lights are not permitted on digital signs.
    - (g) Sound and live video feeds are not permitted on digital signs.
    - (h) Digital signs are prohibited to be located on residential property.
    - (i) Digital signs shall be located 50 meters from a residential property.
    - (j) Digital signs must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.
    - (k) When adjacent to parcel residential property, the sign must be dimmed between the hours of 10:00 p.m. and 7:00 a.m.
    - (l) Applications for digital signs must be accompanied by contact information that includes the name and telephone number of person(s) having access to the technology controls for the digital sign, and who can be contacted 24 hours a day
7. By adding the following to Section 4.14.7 *Service Stations* there after subsection (3):
  - (4) Access/egress points shall be at least 10 meters apart.
  - (5) Propane and natural gas pumps (retail or wholesale) shall be set back according to Provincial regulations.
  - (6) Service Stations shall locate underground storage tanks in accordance with *The Fire Safety Act*.

- (7) An Emergency Management Plan must be submitted to the Municipality.
- (8) The applicant shall provide written confirmation that the Fire Chief for that specific area has been notified of the type and amount of substance(s) stored on site.

8. By Amending Section 4.14.20 *Transloading Facilities for Oil and Gas Resources* to the following:

**4.14.20 Transloading Facilities**

Transloading Facilities shall be subject to the following requirements:

- (1) In addition to any other information required by Council, the applicant shall submit, as part of their development permit application, information regarding any hazardous material to be kept or stored on site, an emergency management plan, a screening and landscape plan, as well as site grading and drainage plans.
- (2) Transloading facilities shall not be located within 90 metres of a residence or on hazardous lands.
- (3) The applicant shall suitably screen and landscape the facility from neighbouring properties to the satisfaction of Council.
- (4) Council may require the developer to undertake specific safeguards to address safety issues related to material kept on the site and nuisance issues related to dust, noise, odour, smoke, traffic or other similar conditions.
- (5) Transloading facilities shall be developed and shall operate in compliance with all relevant federal and provincial requirements.

9. By adding the following to 4.14 Special Standards and Regulations:

**4.14 (21) Telecommunication Facilities**

This section refers to telecommunication facilities and towers owned by an individual or company other than a crown corporation or other provincial or federal agency or authority as these towers are not considered a public utility.

- (1) The erection of telecommunication facilities and towers shall not be permitted in, or closer than 100 meters to any residential property.
- (2) The erection of telecommunication facilities and towers shall not be permitted in or closer than 300 meters to any Urban District or Hamlet.
- (3) Satellite dishes may be erected in Commercial or Industrial Districts for communications purposes or re-broadcasting of television signals.
- (4) All telecommunication towers shall be enclosed within a locked protective chain link fence of a minimum height of 1.85 meters.
- (5) All guy-wire anchors shall be setback at least 1 meter from the property line and be clearly marked and visible.
- (6) The telecommunication tower shall not be illuminated unless required by Transport Canada Regulations and except for the manufacturer's logo, shall not exhibit or display any advertising.

- (7) When located adjacent to a provincial highway or municipal road allowance, the tower must be setback the equivalent of the height of the tower from the property line.
- (8) Council, at its discretion, may seek approval of this development from external referral agencies.

4.14 (22) **Indoor storage rental facilities, recycling and collection depots, and storage garages:**

- a) The use shall be located, where practical, in a non-highly visible area, and screened to avoid any adverse visual impact. Landscaping and screening acceptable to Council shall be provided in all yards facing a public roadway or properties in residential use.

4.14 (23) **Temporary Development Permits**

- (1) The Development Officer may issue a Temporary Development Permit, with specified conditions for a specific period of time, to accommodate developments incidental to approved construction including the placement of a single temporary accommodations unit.
- (2) The Development Officer shall take the following factors into account when determining if a building, structure or use is temporary:
  - a) The nature of the principle use, if any, with which it is associated;
  - b) The practicality of removing the use at the end of the approval period, with consideration given factors such as the time of year, and the equipment required to remove it; and
  - c) The actual duration of similar uses in the municipality.
- (3) Every Temporary Development Permit shall be approved for a specified period, but in no case shall it exceed twelve (12) months.
- (4) Upon request, and at the discretion of the Development Officer, a temporary development permit may be renewed up to two times, with a maximum period of no more than three years from the initial date of issue.
- (5) An applicant may be required to enter into a Development Agreement with the municipality to ensure the temporary development or use complies with all relevant requirements of the Bylaw.
- (6) All temporary uses must be located on an existing site; no subdivision will be permitted for a temporary development or a temporary development use.
- (7) Any buildings or structures placed or assembled on a site to facilitate the carrying out of a temporary development or temporary use, must be removed on or before the expiry date stated in the Temporary Development Permit for the temporary development or temporary use.
- (8) All buildings or structures that are permitted to be constructed as part of a Temporary Development Permit are required to be movable with or without assembly and/or disassembly.
  - a. All temporary buildings shall conform the National Building Code, where applicable.
- (9) A Temporary Development Permit may be approved for a development or use in any zone, unless specified elsewhere in this Bylaw and must conform to the use provisions, setbacks and other requirements of the Zoning District which the temporary use is located.

(10) Temporary Development Permits can be provided for permitted or accessory uses only. All discretionary uses, whether intended to be carried out temporarily or permanently, shall be applied for under the discretionary use procedure as outlined in Section 3.7 Discretionary Use Procedure.

10. By Amending Table 6 – 1, Item (3) under Resource Based Uses, Undersection 6 , A-Agricultural District to the followings:

| Table 6-1<br>A - AGRICULTURAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                            |                     |                        |                        |                        |                        |                       |                       |
|--|----------------------------|---------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|-----------------------|
| Use  | Permitted or Discretionary | Subject to Sections | Development Standards  |                        |                        |                        |                       |                       |
|  |                            |                     | Minimum Site Area (ha) | Maximum Site Area (ha) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) |
| <b>Resources Based Uses</b>  |                            |                     |                        |                        |                        |                        |                       |                       |
| 3) Transloading facilities   | P                          | 4.14.20             | No min                 | No max                 | No Min                 | 15                     | 10 <sup>(3)</sup>     | 10 <sup>(3)</sup>     |

11. By reclassifying the following from Permitted use to Discretionary use with Table 10-1 under section 10, M1 – Industrial District:

- (4) Concrete and asphalt plants, mineral aggregate processing and storage;
- (17) Refining, processing and storage of petroleum resources, and related secondary industrial activity such as co-generation plants and greenhouses;
- (19) Stockyards.

12. By adding the following to Table 10-1 under Section 10, M1 – Industrial District

| Table 10-1<br>M1 - INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS<br>for the Lloydminster Planning District |                            |                          |                        |                        |                        |                       |                       |
|--|----------------------------|--------------------------|------------------------|------------------------|------------------------|-----------------------|-----------------------|
| Use  | Permitted or Discretionary | Subject to Sections      | Development Standards  |                        |                        |                       |                       |
|  |                            |                          | Minimum Site Area (m2) | Minimum Site Width (m) | Minimum Front Yard (m) | Minimum Side Yard (m) | Minimum Rear Yard (m) |
| <b>Industrial Uses</b>   |                            |                          |                        |                        |                        |                       |                       |
| (24) Office and office buildings   | P                          |                          | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (25) Sale and storage of agricultural supplies and equipment   | P                          |                          | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (26) Indoor storage and rental facilities  | P                          | 4.14.(22)                | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (27) General Industrial  | P                          |                          | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (28) Temporary development   | P                          | 4.14(23)                 | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (29) Veterinary Clinic   | P                          |                          | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (30) Trans-load facilities   | P                          | 3.5.2.2 (OCP)<br>4.14.20 | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (31) Recycling collection depot  | D                          | 3.7.5(11)                | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (32) Services Stations   | D                          | 4.14 (7)                 | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (33) Auction Marts   | D                          | 4.14(14)                 | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (34) Telecommunication Facilities  | D                          | 4.14 (21)                | 1115                   | 30                     | 7.5                    | 3                     | 3                     |
| (35) Truck and manufacture home sale/rentals   | D                          |                          | 1115                   | 30                     | 7.5                    | 3                     | 3                     |

|  |   |           |  |  |  |  |  |
|--|---|-----------|--|--|--|--|--|
| (36) Lumber yards, home improvement centers and building supply establishments | D | 3.7.5 (8) |  |  |  |  |  |
| (37) Petroleum pipelines, oil & gas wells, and related facilities              | P |           |  |  |  |  |  |
| <b>Signs</b>   |   |           |  |  |  |  |  |
| (1) A- Board sign  | P |           |  |  |  |  |  |
| (2) Awing sign   | P |           |  |  |  |  |  |
| (3) Banner sign  | D |           |  |  |  |  |  |
| (4) Billboard sign   | D |           |  |  |  |  |  |
| (5) Fascia sign  | P |           |  |  |  |  |  |
| (6) Fence sign   | D |           |  |  |  |  |  |
| (7) Free Standing sign   | D |           |  |  |  |  |  |
| (8) Hanging sign   | P |           |  |  |  |  |  |
| (9) Neighborhood sign  | D |           |  |  |  |  |  |
| (10) Digital sign  | D | 4.10.5    |  |  |  |  |  |
| (11) Roof sign   | D |           |  |  |  |  |  |

13. This bylaw shall come into force and take effect when approved by the minister.

\_\_\_\_\_  
Reeve

(Seal)

\_\_\_\_\_  
Chief Administrative Officer