



# Official Community Plan and Zoning Bylaw Update

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**Oct 25, 2024**

**Dear Residents, Business Owners, and Stakeholders,**

We are pleased to invite you to a Public Open House to review proposed updates to the Official Community Plan (OCP) and Zoning Bylaw. These key documents have been updated to reflect recent consultations and policy renewals as part of the RM's ongoing efforts to guide responsible growth and development in line with community needs and future planning goals.

**Event Details:**

Date: Monday, December 2, 2024

Time: 5 pm to 8 pm

Location: Clavet Hall

Format: Drop-in, interactive session

**What to Expect:**

At the Open House, we will have several display boards outlining key topics related to the OCP and Zoning Bylaw updates and we want to hear your thoughts.

Topics include:

- Re-subdivision within multi-parcel country residential subdivisions
- Proposed new zoning standards to support secondary dwelling development
- The Introduction of proposed new commercial development nodes along the Highway 5 and 16 corridors
- Development Standards for Solar and Wind Energy

A brief summary of each topic has been included with this invitation for your convenience.

**Your Feedback is Crucial for Blucher's Future!**

This Open House is your opportunity to chat with us, ask questions, and provide feedback on the proposed changes. Your input will help shape the final versions of the OCP and Zoning Bylaw, ensuring land uses are reflecting the values and priorities of our community.

**FOR INQUIRIES:**

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**Associated Engineering**

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## Re-subdivision within existing multi-parcel country residential subdivisions

Current policies do not specifically address the re-subdivision of existing multi-parcel country residential lots. The only means to regulating this process is the application of maximum lot densities defined in the Zoning Bylaw. The Zoning Bylaw permits up to 4 lots per quarter section in Agricultural Residential (AR); 15 lots per quarter section in Medium Density Residential (MDR); and 40 lots per quarter section in High Density Residential (HDR).

Under the current policies and regulations, a landowner could propose to subdivide an existing lot into one or more additional smaller lots subject to complying with the maximum lot density as defined by the Zoning Bylaw.

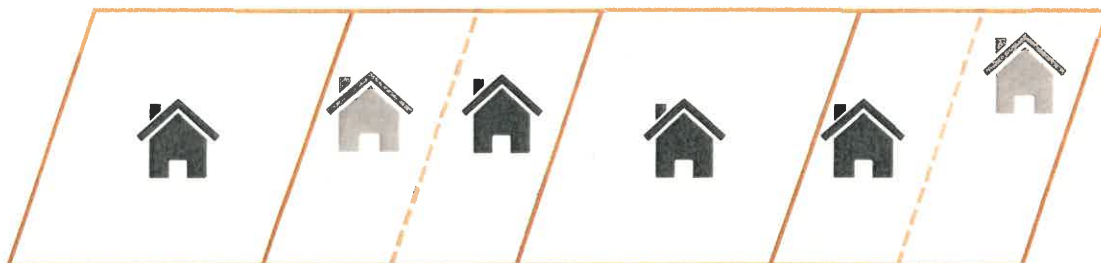
Council is currently considering policy amendments which would either permit or prohibit further subdivision of the existing country residential lots.

Prohibiting re-subdivision would ensure that the character of an existing country residential community would not change relative to built form, natural features, and demographic composition.

Permitting re-subdivision offers an opportunity to expand housing opportunities in the RM without converting additional agricultural land. It also allows development to occur with minimal investment in new infrastructure.

The adoption of supportive policies would be accompanied by additional zoning regulations defining the process and submission requirements needed to demonstrate to Council's satisfaction that the further subdivision can successfully incorporate into the current community.

Council is seeking your perspectives concerning this topic to assist in defining a path forward.



## **Secondary Dwellings**

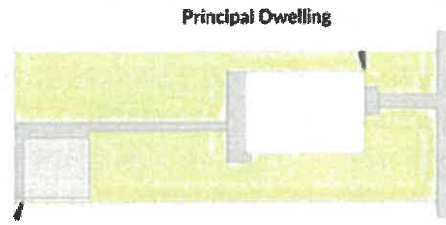
Housing inaccessibility has become a concerned topic for many, as there is a housing shortage due to the high cost of land and construction.

Council is considering adopting policy to support secondary dwelling development within a property as a means of supporting affordable country and rural living options.

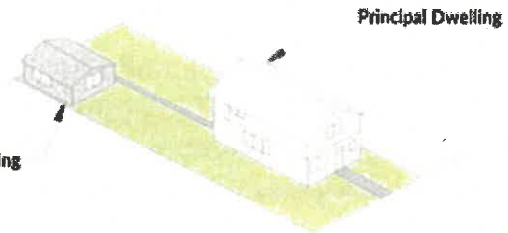
The RM is proposing new zoning regulations to clarify development standards and to support secondary dwellings in the RM.

The principal regulatory changes include:

- Making secondary dwelling permanent structure on a property rather than temporary as currently provided.
- Maximum size of a secondary dwelling is relative to the principal dwelling rather than defining a specific floor area.
- The secondary dwelling may be connected to an independent utility rather than requiring common utilities with the principal dwelling.



Secondary Dwelling



Secondary Dwelling

Principal Dwelling

### ***Above-grade and At-grade Secondary Dwellings***





## Adding Commercial Designations along Highways 5 and 16

Highway 5 and Highway 16 are both considered major transportation routes with high traffic volumes. The lands along the highways are attractive to businesses seeking exposure to the travelling public.

The RM is considering amending its Future Land Use Map to support the development of commercial nodes at permanent highway access points.

This designation will support rezoning applications when there are development interests and will enable more business activities and consumer services to be established with minimal impact on municipal road infrastructure.



## Enabling Solar and Wind Energy Systems



Solar and wind energy have become more common as an alternative source of providing energy to homes and businesses. The RM is considering adopting zoning regulations to enable landowners to employ these types of systems.

Small-scale solar and wind energy facilities for on-site uses will be permitted in all zones, subject to development standards such as maximum height, minimum setback, and safety clearances.

Large-scale solar or wind farms that are built for power generation and sales are not permitted with this change.



Small-scale systems are defined by the use and intensity of power generation:

- Power should be generated for on-site use.
- Excess electricity generated can be sold but the sales of electricity shall not be the principal intention.