

**TOWN OF SHELLBROOK  
BYLAW NO. 2021-08**

A Bylaw to amend Bylaw No. 2018-01 known as the Zoning Bylaw.

The Council of the Town of Shellbrook, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 2018-01 as follows:

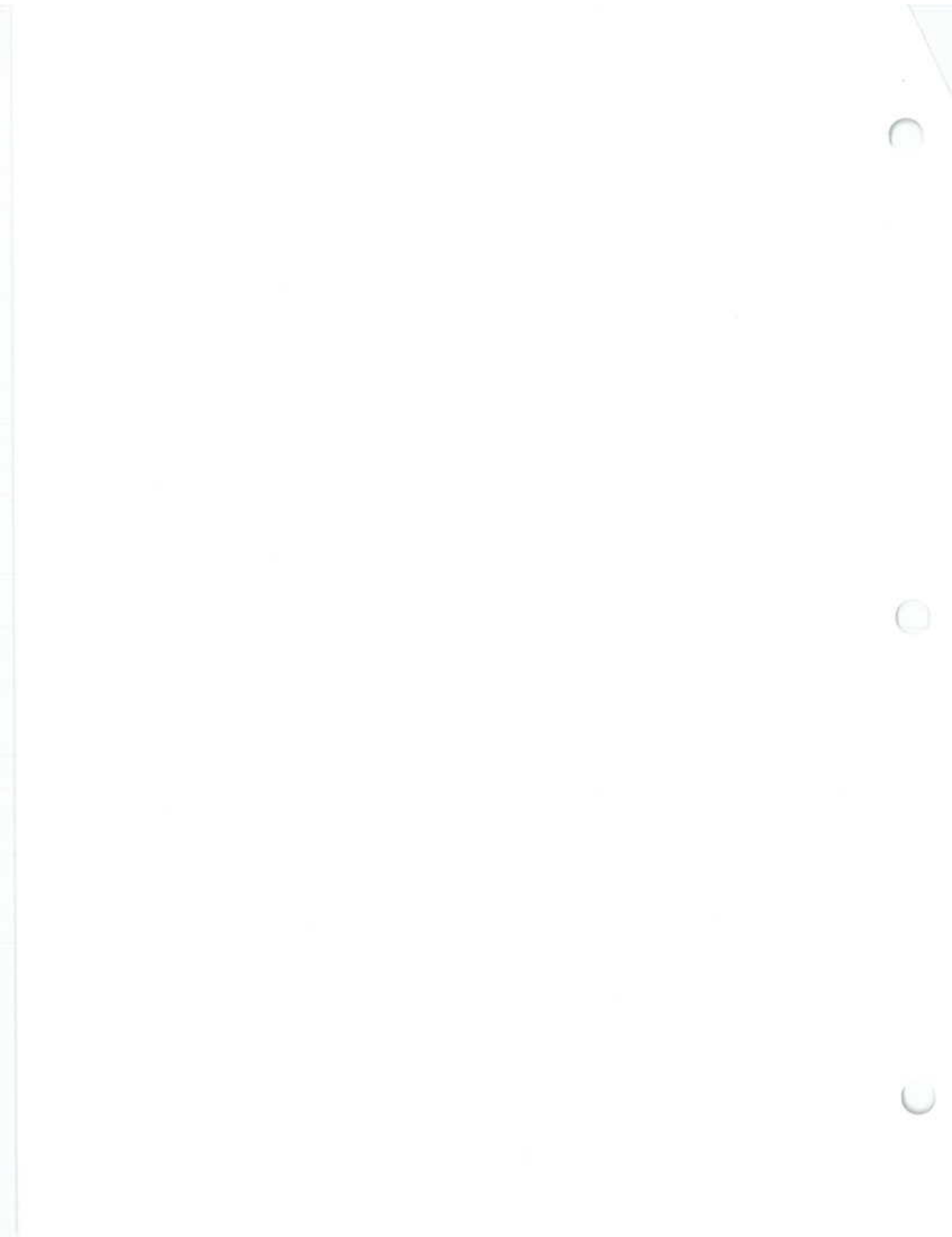
1. **Subsection 3.3.1(4)** is amended by adding the following new subsection:
  - “(e) The location of all property pins. If property pins are missing or cannot be located, the applicant must provide the Town a drawing prepared by a Saskatchewan Land Surveyor (S.L.S.) showing accurate pin locations.
  
2. **Section 3.4.2** is deleted and replaced with the following new section:

“3.4.2 The Development Officer shall issue a development permit for a development that complies with this bylaw, the Official Community Plan and *the Act*.

  - (1) An approval of a development permit application for any type of new or “move-in”, dwelling shall be issued on the condition that the applicant submit a Real Property Report (RPR), prepared by an S.L.S. to confirm the following information once the building foundation is in place:
    - (a) the location of all property pins;
    - (b) the location of the foundation for the dwelling;
    - (c) the location of all other structures on the property; and
    - (d) dimensions including the distance between buildings or foundations and property lines.”
  
3. **SECTION 5 SPECIAL STANDARDS AND REGULATIONS** is amended by adding the following new subsections:

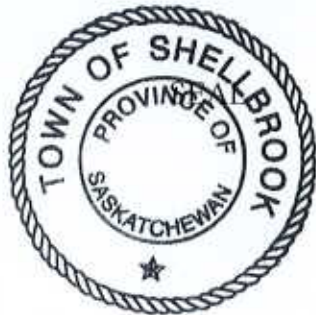
“5.17 Cannabis Retail Stores

  - (1) Cannabis Retail Stores shall be located at least 100 metres from the site of any School, Playground or Licensed Daycare.
  - (2) Cannabis Retail Stores shall only be a stand-alone business. This means they must be located:
    - (a) in a building with no other uses within it; or



- (b) located in a building with other uses that are separated from each other by internal walls that do not allow access between uses and have a separate entrance.”

4. **Table 7-7 C1** – Downtown Commercial District Development Standards and **Table 7-8 C2** – Highway Commercial District Development Standards are both amended by changing “Cannabis Retail Stores from Permitted Uses to Discretionary Uses.
5. This bylaw shall come into force and take effect when Bylaw 2021-08 is approved by Council.



*[Handwritten signature]*

Mayor

*[Handwritten signature]*

Chief Administrative Officer

This Bylaw read a first time on September 20<sup>th</sup>, 2021

This Bylaw read a second time on November 1<sup>st</sup>, 2021

This Bylaw read a third time and adopted on November 1<sup>st</sup>, 2021

