



**RM OF HOODOO NO. 401
BYLAW 7, 2024**

**A BYLAW OF THE R.M. OF HOODOO No. 401 TO AMEND BYLAW No. 14, 2018,
KNOWN AS THE ZONING BYLAW**

The Council of the Rural Municipality of Hoodoo No. 401, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 14, 2018, as follows:

- 1. THE ZONING BYLAW OF THE RURAL MUNICIPALITY OF HOODOO NO. 401** (in its entirety), is amended by deleting the incorrect spelling “Waka” and replacing it with the correct spelling “Wakaw” in the following listed applicable clauses and subclauses of the bylaw:
 - a) Subclause 2.4.1 a); and,
 - b) Clause 6.4.1.

- 2. SUBSECTION 3.12, General Regulations, Home Based Businesses,** is amended by:
 - a. Deleting the subsection heading title “Home Based Businesses” and replacing it with “Home Based Businesses, including (Lakeshore Recreational Service)”;
 - b. Adding the following new subclause to clause 3.12.1:
“
 - a) The business may be operated from the principal residence, or a secondary and subordinate building, as allowable within an applicable Zoning District. Where provided for in an applicable Zoning District, a home based business may exceed the size and floor area of the principal use to which it is ancillary.”; and,
 - c. Deleting clause 3.12.3 and replacing it with:
“

3.12.3 A home based business shall maintain and complement the character and appearance of the residential use to which it is ancillary, except for permitted signs, and shall be evaluated by Council.”

- 3. SUBSECTION 6.2, CA – Conservation District, Discretionary Uses,** is amended by adding the following new clause after clause 6.2.1 *Principal Uses*:
“
 - 6.2.2 Accessory/Ancillary Uses
 - a) Home Based Business, including (Lakeshore Recreational Service)”

- 4. SUBCLAUSE 6.3.3 b), CA – Conservation District, Regulations, Floor Area, Lakefront lots,** is amended by:
 - a. Deleting paragraph *ii*), and replacing it with the following:
“
 - ii) Detached garages and Home Based Businesses:

Notwithstanding the qualifications for accessory and ancillary buildings and uses, as herein defined, to be subordinate and lesser in size to the principal use, floor area regulations shall apply as follows for uses accessory and ancillary to a principal residential use:

Within 150 metres from bank:	Maximum – 118.92 square meters (1,280 square feet)
150 metres to 400 metres from bank:	Maximum – 232.26 metres (2,500 square feet)
Greater than 400 metres:	no requirements”

b. Deleting paragraph *iv*) in its entirety.

5. **SUBSECTION 6.3, CA – Conservation District, Regulations**, is amended by adding the following new clause after clause 6.3.3:

“

6.3.3A Building Height

- a) Lakefront lots, and where within 150 metres of the bank:
 - i) Detached residential accessory and ancillary buildings and structures:
Roof peak: Maximum - 4.88 metres (16 feet)
Wall Height: Maximum - 3.66 metres (12 feet)
- b) Lakefront lots, greater than 150 metres of the bank:
 - i) Detached residential accessory and ancillary buildings and structures:
No minimums or maximums

6. **SUBSECTION 6.4, CA – Conservation District, Discretionary Use Standards & Criteria**, is amended by adding the following new subheading and clauses after clause 6.4.6:

“

Home Based Businesses, including (Lakeshore Recreational Service)

The following supplementary regulation, standards, and evaluation shall apply in addition to any matter addressed in 6.4.1 – 6.4.6:

- 6.4.7 Any minimum or maximum requirements for density, site size, frontage, and setbacks for principal uses and buildings shall apply to businesses as an ancillary use.
- 6.4.8 Notwithstanding the definition of a *garage*, an existing attached or detached private garage, where permitted, may be converted and used to accommodate a proposed business, and may be evaluated on the basis of feasibility for conversion to achieve compliance with any other bylaw of the municipality or of a higher order of government.
- 6.4.9 Council will consider the complementary nature of the character and appearance of the proposed business.
- 6.4.10 In evaluating a proposed business, Council will consider the type of business and whether it provides a desirable service to the local lake community.
- 6.4.11 Council will consider the proposed hours and dates of operation.

6.4.12 To minimize potential land use conflict and to maintain a suitable level of municipal servicing, Council may impose development standards and/or permit conditions related to any evaluative or regulatory matter addressed for the proposed use contained within this bylaw.”

7. **SECTION 15, DEFINITIONS**, is amended by adding the following new definitions in the appropriate alphabetical sequence:

“

Building Wall Height: the vertical distance of an exterior building or structure wall as measured from the finished grade level to the underside of the building eaves or supporting roof structure.

Home Based Business (Lakeshore Recreational Service): a sub-category of *Home Based Business* uses providing sales and services generally associated with lakeshore residential forms of development; the overarching concept of a *Home Based Business* shall apply. Uses in this sub-category include, but are not limited to:

- a) recreational vehicle and watercraft repair and servicing;
- b) watercraft and recreational equipment rental;
- c) firewood sales (excluding milling or processing);
- d) small: landscape materials sales and service, greenhouses, produce stands, market gardens, or orchards, to which a retail component may be included;
- e) artisans and art studios;
- f) recreational (commercial) uses; and,
- g) similar non-intensive uses.

Unless captured in this definition, it does not include other uses as specifically defined in this bylaw.

This Bylaw shall come into force and take effect upon the date it is approved by the Minister of Government Relations.

[SEAL]

Reeve

Administrator

Read a First time this 12th day of June 2024.

Read a Second time this ___ day of _____.

Read a Third time this ___ day of _____.