



**RM OF HOODOO NO. 401
BYLAW 8, 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. **CLAUSE 2.4.1, Administration, Development Not Requiring a Permit**, is amended by adding the following new subclause after subclause *j*):

“

- k) Recreational vehicles (excluding any park model variant) where accessory to a permitted dwelling, and where the recreational vehicle use is provided for in a Zoning District and conforms with any general or specific regulation herein. It does not include instances in which the use is a discretionary matter of Council, or where a recreational vehicle may be a principal use.”

2. **SUBSECTION 3.33, Accessory Buildings, Uses and Structures**, is amended by deleting the clause numbering [incorrectly listing the applicable subsection as “39”] and renumbering all existing clauses in the format: 3.33.1, 3.33.2, etc., with no other change to the text or ordering of clauses.

3. **SECTION 3, General Regulations**, is amended by adding the following two new subsections after subsection *3.39 Bare Land Condominiums*:

“

3.40 Accessory Recreational Vehicles

In addition to subsection 3.33, the following general regulations apply to recreational vehicles where accessory to a residential use for which a permit has been obtained and the residence is legally established, and the zoning district allows the accessory use. These regulations may be supplemented by specific regulations or standards within an applicable zoning district, and any evaluative criteria where a discretionary matter of Council.

- 3.40.1 Notwithstanding 3.33.1, an accessory recreational vehicle may be a discretionary matter of Council where prescribed as such in an applicable zoning district.

- 3.40.2 One (1) recreational vehicle may be allowed per site as an accessory use.

- a) In addition to any recreational vehicle allowed as an accessory use, one (1) additional recreational vehicle is allowed per site to be used as temporary sleeping accommodations for guests of a principal dwelling for a period of no longer than cumulative fourteen (14) days within a calendar year.

- 3.40.3 Sites may contain a maximum of 250 gallons of propane total, and any tank size over 100 pounds shall require the landowner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallons, only a maximum of two (2) 100-pound bottles shall be used at one time.
- 3.40.4 The recreational vehicle shall not be modified to be made permanent through removal of axles and/or wheels.
- 3.40.5 No structures are permitted to be attached to the recreational vehicle, including but not limited to: decks, fences, free-standing permanent awnings, sheds or similar structures, etc.
- 3.40.6 The kitchen, bathing, and sanitary facilities of the residence to which the recreational vehicle is accessory must be available to the occupants of the recreational vehicle on a 24-hour basis.
- 3.40.7 Where *maximum non-vegetated site coverage* is prescribed in a zoning district, the area of the recreational vehicle shall be excluded from this calculation.
- 3.40.8 Where *maximum floor area* for accessory uses, buildings and structures is prescribed in a zoning district, the area of the recreational vehicle shall be excluded from this calculation.
- 3.40.9 The minimum and maximum yard requirements for accessory uses, buildings and structures prescribed in an applicable zoning district shall apply to accessory recreational vehicle(s).
- 3.40.10 No recreational vehicle shall be located within a site at an elevation below the 1:500 year flood elevation, or on lands which may potentially be unstable or prone to slumping unless determined as suitable by a certified geotechnical professional.
- 3.40.11 A recreational vehicle is not to be used as part of a home based business.
- 3.40.12 The recreational vehicle is not to be kept for rent, lease, or hire.
- 3.40.13 The recreational vehicle is not a mobile home or park model variant.

3.41 Bunkhouses

In addition to subsection 3.33, the following general regulations apply to bunkhouses where accessory to a residential use for which a permit has been obtained and the residence is legally established, and the zoning district allows the accessory use. These regulations may be supplemented by specific regulations or standards within an applicable zoning district, and any evaluative criteria where a discretionary matter of Council.

- 3.41.1 Notwithstanding 3.33.1, an accessory bunkhouse may be a discretionary matter of Council where prescribed as such in an applicable zoning district.
- 3.41.2 One (1) bunkhouse may be allowed per site as an accessory use.

3.41.3 A bunkhouse is subject to any requirement of the *National Building Code* and the *Building Bylaw* of the RM with respect to accommodations intended for human habitation and shall require a building permit.

3.41.4 The kitchen, bathing, and sanitary facilities of the residence to which the recreational vehicle is accessory must be available to the occupants of the recreational vehicle on a 24-hour basis.

3.41.5 The following regulations and standards shall apply to bunkhouses:

- a) A bunkhouse shall be detached from any other building, structure, or use.
- b) A bunkhouse shall be placed on a permanent foundation with the interior finished floor being no greater than 0.6 metres (2 feet) above finished grade as averaged from the outer limit of all exterior building walls.
- c) Building and site regulations:
 - i. maximum building wall height - 2.44 metres (8 feet)
 - ii. maximum roof pitch - 5/12 (rise/run)
 - iii. no minimum floor area; maximum floor area - 20 square metres (215 square feet)
 - iv. The floor area of a bunkhouse shall be included in any maximum non-vegetated site coverage percentage and shall also be included as part of any maximum accessory building site coverage regulation, listed in any applicable district.
 - v. Within an applicable district, the minimum yard requirements of the principal land use shall apply unless minimum yard requirements for accessory uses are provided therein.
 - vi. A bunkhouse shall be separated from any other building or structure a minimum of 1.52 metres (5 feet).

3.41.6 A bunkhouse is not to be kept for rent, lease, or hire.

3.41.7 No bunkhouse shall be located within a site at an elevation below the 1:500 year flood elevation plus a freeboard of 0.5 metres, or on lands which may potentially be unstable or prone to slumping unless determined as suitable for use by a certified geotechnical professional.

4. **CLAUSE 6.1.6, CA – Conservation District, Permitted Uses, Accessory Uses and Buildings**, is amended by adding the following new subclause after subclause *i*):

“

j) Recreational vehicles, subject to subsection 3.40”

5. **CLAUSE 7.1.2, MCR – MEDIUM (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by adding the following new subclauses after subclause *i*):

“

j) Recreational vehicles, subject to subsection 3.40

k) Bunkhouses, subject to subsection 3.41”

6. **CLAUSE 8.1.2, HCR – HIGH (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by adding the following new subclause after subclause *i*):

“

j) Bunkhouses, subject to subsection 3.41”

7. **CLAUSE 9.1.2, LD – LAKESHORE DEVELOPMENT DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by adding the following new subclauses after subclause *h*):

“

i) Recreational vehicles, subject to subsection 3.40

j) Bunkhouses, subject to subsection 3.41”

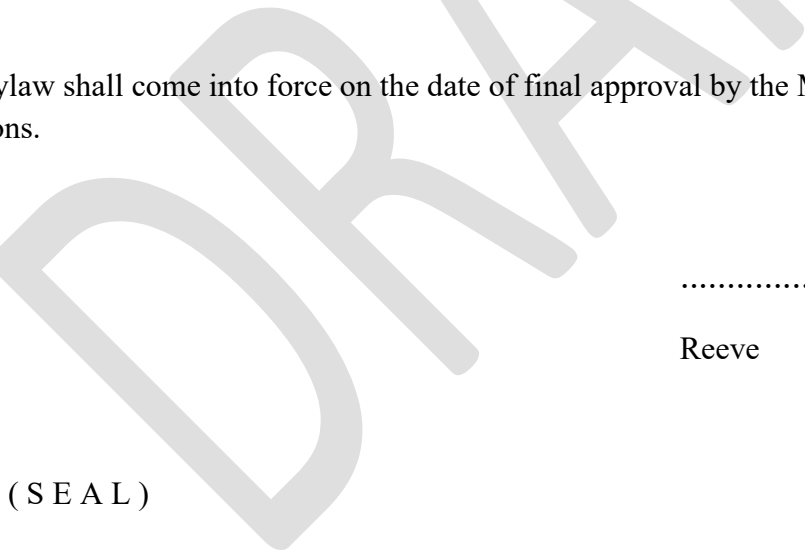
8. **SECTION 15, DEFINITIONS**, is amended by adding the following new definitions in the appropriate alphabetical sequence:

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Bunkhouse: a building which is considered accessory to an allowable residential use offering basic sleeping accommodations for residents and guests of a site. A bunkhouse shall not contain any plumbing, water, or sewer services, is subject to any requirement of the *National Building Code* and the *Building Bylaw* of the RM, cannot include a kitchen or facilities for the preparation and cooking of food, or any bathing or sanitary facilities. A bunkhouse is not a *dwelling, dwelling unit, or garage loft*, as herein defined.

Permanent Foundation: any concrete pads and footings, cement and screw pilings, insulating concrete form (ICF) foundations, pony walls with concrete footings, or other support structures made of concrete, wood, steel or other metal, placed on or in the ground where a permanent building will be constructed or installed.”

This bylaw shall come into force on the date of final approval by the Minister of Government Relations.



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Reeve

(S E A L)

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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 .