



**RM OF HOODOO NO. 401
BYLAW 10, 2025**

**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. **SUBCLAUSE 5.3.1 a), AR – AGRICULTURAL RESOURCE DISTRICT, Regulations, Site Requirements**, is amended by deleting paragraphs *i)* and *ii)* and replacing them with the following:
“
 - i) A maximum of three (3) separate sites composed of generic surface parcels (or parcel-tied groups of generic surface parcels) as classed in the *Land Titles Registry*, shall be allowable. Non-generic surface parcels such as, but not limited to: roadway, public improvement, municipal utility, dedicated lands, railway, waterbodies, etc., shall be exempt from the density calculation.
 - 1) Where a non-generic surface parcel as described in *i)* is transformed to a generic surface parcel by any action beyond the control of the municipality, parcel density on a quarter section may be exceeded as a result of the transformation. However, in all cases a maximum total of three (3) sites per quarter shall be allowed for private building and development. Parcel and building site density above this threshold may require land use redesignation and rezoning.
 - 2) Where the municipality has control over parcel transformation, such transformation will not be supported where density would be exceeded in *i)*.
 - ii) One additional site is allowed where the site to be added is physically separated from the remainder of the quarter section by man-made or natural barrier such as a registered and developed road or rail right-of-way, water body or watercourse, coulee, or similar circumstance limiting the additional land from being utilized as a contiguous site, provided the site has direct access to a developed registered roadway or such necessary arrangement have been made with the municipality for road construction to its standard, and where it complies with any other bylaw requirement. In all cases there shall be a maximum of three (3) sites containing private development.”
2. **SUBCLAUSE 6.3.1 a), CA – CONSERVATION DISTRICT, Regulations, Site Requirements**, is amended by deleting paragraphs *i)* and *ii)* and replacing them with the following:
“
 - i) A maximum of two (2) separate sites composed of generic surface parcels (or parcel-tied groups of generic surface parcels) as classed in the *Land Titles Registry*, shall be allowable. Non-generic surface parcels such as, but not limited to: roadway, public improvement, municipal utility, dedicated lands, railway, waterbodies, etc., shall be exempt from the density calculation.
 - 1) Where a non-generic surface parcel as described in *i)* is transformed to a generic surface parcel by any action beyond the control of the municipality, parcel density on a quarter section may be exceeded as a result of the transformation. However, in all cases a maximum total of two (2) sites per quarter shall be allowed for private building and development. Parcel and building site density above this threshold may require land use redesignation and rezoning.
 - 2) Where the municipality has control over parcel transformation, such transformation will not be supported where density would be exceeded in *i)*.

ii) One additional site is allowed where the site to be added is physically separated from the remainder of the quarter section by man-made or natural barrier such as a registered and developed road or rail right-of-way, water body or watercourse, coulee, or similar circumstance limiting the additional land from being utilized as a contiguous site, provided the site has direct access to a developed registered roadway or such necessary arrangement have been made with the municipality for road construction to its standard, and where it complies with any other bylaw requirement. In all cases there shall be a maximum of two (2) sites containing private development.”

- 3. The formatting scheme of new content within this bylaw amendment shall match that of the existing content in the Zoning Bylaw.
- 4. The Table of Contents is hereby updated accordingly.

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

[SEAL]

Reeve

Administrator

Read a First time this ____ day of _____.
Read a Second time this ____ day of _____.
Read a Third time this ____ day of _____.