



**RM OF HOODOO NO. 401
BYLAW 6, 2026**

**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. **SUBSECTION 2.6 – Administration, Issue of Permits**, is amended by adding the following new subclause after subclause 2.6.1 c) *Prohibited Use*:

“

d) Optional Permit Conditions and Standards

- i) In conjunction with the approval of an application for a permitted or discretionary use or form of development, the Development Officer or Council may impose additional development standards and conditions deemed necessary to secure the objectives of the zoning bylaw, and the suitability and compatibility of proposed development. Such conditions or standards may involve, but are not limited to:

- a. The protection of people and property as it relates to natural and human-induced hazards;
- b. Site drainage and surface water management;
- c. The location of buildings with respect to building and uses on adjacent properties;
- d. Access to, and the number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicular traffic;
- e. Ensuring adequate levels of servicing and access as it relates to the provision of municipal services, public utilities, and emergency service protection;
- f. Control of noise, glare, dust, odour, and similar characteristics which may extend beyond the boundaries of a site;
- g. Landscaping, screening, berming, fencing, and preservation of existing vegetation to buffer adjacent properties;
- h. The size, shape, and arrangement of buildings and structures and arrangement of lighting, signs, etc.;
- i. Intensity of use or hours of operation;
- j. Any form of financial assurance (eg. bonds, letters of credit, etc.) required by the municipality;
- k. Registration of agreements and interests to title;
- l. Any safeguards to protect the natural environment;

- ii) Where additional permit standards or conditions are imposed to secure the objectives of this bylaw, they may be appealed in accordance with development appeals provisions under *The Planning and Development Act, 2007*.”
2. **SUBSECTION 3.23, General Regulations, Private Garages, Carport, Sunrooms, Solariums, Greenhouses and Decks**, is amended by deleting clause 3.23.1 and replacing it with the following:
“
3.23.1 Where a building or structure on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building or structure is deemed to be part of the principal building and is not considered as an accessory building or structure.”
3. **SUBSECTION 3.23, General Regulations, Private Garages, Carport, Sunrooms, Solariums, Greenhouses and Decks**, is amended by adding the following new clause after clause 3.23.2:
“
3.23.3 The area of an attached private garage, carport, sunroom, solarium, greenhouse, or deck shall be excluded from any calculation of floor area of the principal building to which it is attached.”
4. **SUBSECTION 3.33, General Regulations, Accessory Buildings, Uses and Structures**, is amended by deleting clause 3.33.3 and replacing it with the following:
“
3.33.3 Where a building or structure on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building or structure is deemed to be part of the principal building and is not considered as an accessory building or structure.”
5. **SUBSECTION 3.33, General Regulations, Accessory Buildings, Uses and Structures**, is amended by adding the following new clause after clause 3.33.6:
“
3.33.7 The area of an attached private garage, carport, sunroom, solarium, greenhouse, or deck shall be excluded from any calculation of floor area of the principal building to which it is attached.”
6. **SUBSECTION 3.41, General Regulations, Bunkhouses**, is amended by deleting paragraph 3.41.5 c)iii. and replacing it with the following:
“
iii. No minimum floor area; maximum floor area – 20.07 square metres (216 square feet)”
7. **SUBCLAUSE 6.3.2 a), CA – CONSERVATION DISTRICT, Regulations, Setback Requirements**, is amended by deleting subclause *a)* in its entirety.
8. **SUBCLAUSE 6.3.3 b), CA – CONSERVATION DISTRICT, Regulations, Floor Area, Lakefront lots**, is amended by deleting paragraph *iii.* and replacing it with the following:
“
iii. All other accessory buildings: Maximum (each building) – 20.07 square metres (216 square feet)”
9. **CLAUSE 7.1.2, MCR – MEDIUM (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by deleting subclause *a.* and replacing it with the following:
“
a. Private garages and carports, where detached from a dwelling unit (see 3.23 and 3.33)”
10. **CLAUSE 7.3.2, MCR – MEDIUM (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Regulations, Setback Requirements**, is amended by deleting the subclause numbering/lettering [incorrectly beginning the subclause numbering/lettering under this subsection heading with “e”]

and renumbering all existing subclauses in the format and order of a), b), c), etc., with no other change to the text therein contained or ordering of clauses.

11. **CLAUSE 7.3.2, MCR – MEDIUM (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Regulations, Setback Requirements**, is amended by deleting [newly renumbered/re-lettered] paragraph *f) i)* and replacing it with the following:
“
 - i. Uncovered and open: balconies, terraces, verandahs, decks, and patios having a maximum projection from the main wall of 3 metres (10 feet) into any required front or rear yard.”
12. **CLAUSE 8.1.2, HCR – HIGH (DENSITY) COUNTRY RESIDENTIAL DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by deleting subclause *a)* and replacing it with the following:
“
 - a. Private garages and carports, where detached from a dwelling unit (see 3.23 and 3.33)”
13. **CLAUSE 9.1.2, LD – LAKESHORE DEVELOPMENT DISTRICT, Permitted Uses, Accessory Uses and Buildings**, is amended by deleting subclause *a)* and replacing it with the following:
“
 - a. Private garages and carports, where detached from a dwelling unit (see 3.23 and 3.33)”
14. **SUBSECTION 9.3, LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations**, is amended by deleting the clause numbering for the entire subsection [incorrectly beginning the clause numbering under this subsection heading with “9.3.2”] and renumbering all existing clauses in the format and order of 9.3.1, 9.3.2, etc., with no other change to the text therein contained or ordering of clauses.
15. [newly renumbered] **SUBCLAUSE 9.3.2 a), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Setback Requirements**, is amended by deleting subclause *a)* in its entirety.
16. [newly renumbered] **SUBCLAUSE 9.3.2 c), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Setback Requirements, Lakefront residential lots**, is amended by deleting paragraph *v)* and replacing it with the following:
“
 - v) All accessory buildings, including but not limited to, detached garages and carports, shall not cover more than 30% of the area within the minimum required front yard setback of a principal building. The area of the required front yard is determined as the minimum prescribed setback for the principal building stated in *9.3.2c) i)* and *iii)* above, measured across the full width of the site at a distance equal to the prescribed minimum setback regulation. It is not the *front yard* as defined in this Bylaw.”
17. [newly renumbered] **SUBCLAUSE 9.3.2 c), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Setback Requirements, Lakefront residential lots**, is amended by deleting subparagraph *vi) 1)* and replacing it with the following:
“
 - 1) Uncovered and open: balconies, terraces, verandahs, decks, and patios having a maximum projection from the main wall of 3 metres (10 feet) into any required front or rear yard.”
18. [newly renumbered] **PARAGRAPH 9.3.2 d)v), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Setback Requirements, All other residential lots**, is amended by deleting subparagraph *1)* and replacing it with the following:
“
 - 1) Uncovered and open: balconies, terraces, verandahs, decks, and patios having a maximum projection from the main wall of 3 metres (10 feet) into any required front or rear yard.”
19. [newly renumbered] **SUBCLAUSE 9.3.3 a), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Floor Area, Residential**, is amended by deleting paragraph *ii)* and replacing it with the following:
“

- ii) Detached garages: Maximum – the lesser of either 15% of overall site coverage or 111.48 m² (1,200 ft²)*

*Note: notwithstanding the definition of floor area, the “habitable area” qualifier shall not apply to a detached garage, and only the floor area on the main floor at grade shall be calculated for this purpose of this regulation.”

- 20. [newly renumbered] **SUBCLAUSE 9.3.3 a), LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations, Floor Area, Residential**, is amended by deleting paragraph *iii)* and replacing it with the following:

“

- iii) All other accessory buildings: Maximum (each building) – 20.07 square metres (216 square feet)”

- 21. **SUBSECTION 9.3, LD – LAKESHORE DEVELOPMENT DISTRICT, Regulations**, is amended by adding the following new clause after [newly renumbered] clause *9.3.3 Floor Area*:

“

9.3.3A. Building Height

- a) Lakefront Residential sites:

- i) Accessory detached garages: Roof Peak: Maximum – 5.49 metres (18 feet)
Wall height: Maximum – 3.66 metres (12 feet)

- ii) Bunkhouses: see subsection 3.41”

- 22. **SUBCLAUSE 13.4.4 d), MH – MOTOR HOME DISTRICT, Regulations, Accessory Buildings and Structures, Building Size and Height**, is amended by deleting subparagraph *i) 1)* and replacing it with the following:

“

- 1) Accessory buildings: Maximum (each building) – 20.07 square metres (216 square feet)”

- 23. **SECTION 15, DEFINITIONS**, is amended by adding the following new definitions in the appropriate alphabetic sequence:

“

Lakefront lot or site: a lot or site which directly abuts: a lake or similar waterbody; intervening dedicated lands or roadway lying therebetween; or, combination of some or all of the above.

Lot: an area and single parcel of land with fixed boundaries, the plan of which has been filed or registered in the Land Titles Office.”

- 24. **SECTION 15, DEFINITIONS**, is amended by deleting and replacing the definition of *Dwelling Unit* as follows:

“

Dwelling Unit: a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.”

- 25. **SECTION 15, DEFINITIONS**, is amended by deleting and replacing the definition of *Site* as follows:

“

Site: an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title and for which all portions of the land are consolidated under a single title. Where this bylaw refers to “lot” for the purpose of regulation, and multiple “lots” can be considered as a “site” in accordance with this definition of “site”, the lot regulation(s) shall be applicable to the entire site and the internal/shared lot boundary can be ignored for the purpose of site regulation.”

- 26. The formatting scheme of new content within this bylaw amendment shall match that of the existing content in the Zoning Bylaw.

27. 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.

Reeve

[SEAL]

Administrator

Read a First time this ____ day of _____.

Read a Second time this ____ day of _____.

Read a Third time this ____ day of _____.

DRAFT