



## **PUBLIC NOTICE RM OF HOODOO NO. 401 – PROPOSED ZONING BYLAW AMENDMENT**

Public notice is hereby given that the Council of the Rural Municipality of Hoodoo No. 401 (RM) intends to adopt a bylaw under *The Planning and Development Act, 2007*; Bylaw No. 6, 2026 to amend the Zoning Bylaw No. 14, 2018 (ZB).

### **INTENT**

The proposed ZB amendment would: add content to allow for the issuance of optional conditions and standards in conjunction with the approval of any development permit; clarify regulation with respect to when attached garages, carports, sunrooms, solariums, greenhouses, decks, or similar uses, are considered to form part of a principal building, and how yard setback and floor area regulations apply thereto; increase the maximum accessory building size (excluding detached garages) from 20 m<sup>2</sup> (215 ft<sup>2</sup>) to 20.07 m<sup>2</sup> (216 ft<sup>2</sup>) throughout the ZB where such regulation is existing; delete the in-District descriptions of what is considered a “lakefront lot”; within the use listings in the MCR, HCR, and LD Districts, clarify that detached garages and carports are considered an accessory use for consistency with new regulations relating content clarifying attachment vs. detachment above; correct the numbering scheme for proper alpha-numeric sequencing within 7.3.2 of the MCR, and 9.3 of the LD Districts; clarify in the MCR and LD Districts that allowable yard encroachments apply to any “uncovered and open” structure or development only; clarify a regulation in LD District as it relates to maximum accessory building site coverage within a required front yard; in LD District, replace the maximum detached accessory garage floor area from 70 m<sup>2</sup> (753 ft<sup>2</sup>) to the lesser of either 15% site coverage or a maximum of 111.48 m<sup>2</sup> (1,200 ft<sup>2</sup>) – site coverage would be indexed to site size or up to the prescribed new maximum; introduce height regulations for accessory detached garages in the LD District (roof peak - 5.49 metres (18 feet); wall height - 3.66 metres (12 feet); add definitions for “lakefront lot or site” and “lot”; and, replace the definitions of “dwelling unit” and “site”.

### **AFFECTED LAND**

All lands within the RM would potentially be affected by the proposed amendment. More specifically though, the majority of the proposed amendment content is directed to lands surrounding Wakaw Lake within the CA, MCR, HCR, LD, and MH Districts.

### **REASON**

It is the opinion of the RM that several regulations would benefit from clarity for the purpose of general readership, interpretation, and consistent implementation [this would apply to anything state above in the *intent* portion of this notice unless otherwise addressed below]. Content related to optional permit conditions are being introduced to provide the RM with tools to help ensure the suitability of development, minimizes potential risks, nuisance, and off-site impacts thereto. Small detached accessory building size would be marginally increased to better align with standard dimensional construction materials. The lakefront lot description is being broadened to include all

existing lakefront scenarios in the RM and being moved to the definitions portion of the ZB. Alpha-numeric correction items would address existing errors in the established schemes. The RM is considering allowing larger detached accessory garages in LD District where larger sites are present, indexed directly to site size up to a maximum, and where it may be more suitable for larger detached garages. Introduction of detached garage height regulations would minimize the potential for out-sized accessory garage development with existing and surrounding land uses, the development of habitable space within a garage by limiting height (already explicitly prohibited in the ZB), and harmonize regulations thereof with backshore storage lots in the S District.

### **PUBLIC INSPECTION**

Any person may inspect the bylaw at the municipal office at 525 2<sup>nd</sup> Ave Cudworth, SK, S0K 1B0, during regular business hours, excluding statutory holidays. Draft copy of the proposed bylaw may be viewed on the RM website <https://rmofhoodoo.ca/category/public-notice/>.

### **PUBLIC HEARING**

Council will hold a public hearing on **Wednesday April 8, 2026, at 9:00 AM** at the municipal office, to hear any person or group that wishes to comment on the proposed bylaw. Council will also consider written comments delivered to the undersigned at the municipal office before prior to **April 7, 2026**. Comments can also be sent to [fstewart@rmofhoodoo.ca](mailto:fstewart@rmofhoodoo.ca).

Issued at the RM of Hoodoo No. 401 this March 16, 2026.

A handwritten signature in black ink that reads "Fay Stewart". The signature is written in a cursive, flowing style.

Fay Stewart, CAO – RM of Hoodoo No. 401