



RM of Hoodoo

Meeting Minutes

April 8, 2026 - Public Hearing - 09:00 AM

ATTENDANCE:

Reeve	Glenn Ledray *	Div. 4	Donavin Reding
Div. 1	Jason Hauber	Div. 5	Bruce Cron
Div. 2	Eugene Jungwirth	Div. 6	Darren McConnell *
Div. 3	Jesse Hackl		

* - attended virtually via Zoom

Administrator: Fay Stewart

1. Call To Order

A quorum being present, Reeve Ledray called the public hearing to order at 8:59 a.m. for the following public hearings:

- Bylaw 6, 2026 - Bylaw to amend the Zoning Bylaw (ZB) - Garage Size in LD, etc.
- Discretionary Use - Gravel Crushing/Stockpiling site - NW 25 40 27 W2
- Discretionary Use - Residence on a site less than a quarter section - NW 02 41 26 W2

At the time the hearing was called to order, there were no members of the public in attendance in Council Chambers.

2. Conflict of Interest

None declared

3. 9:00 a.m. - Bylaw 6, 2026 - A Bylaw to Amend Bylaw 14 of 2018 (Zoning Bylaw) - Garage Size in LD District, etc.

CAO Fay Stewart explained that this proposed bylaw to amend the Zoning Bylaw 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 m² (215 ft²) to 20.07 m² (216 ft²) 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 m² (753 ft²) to the lesser of either 15% site coverage or a maximum of 111.48 m² (1,200 ft²) – 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".

Reeve Ledray asked for written submissions in regard to Bylaw 6, 2026. CAO Stewart informed Council there were no written submissions. Reeve Ledray asked for any verbal submissions. None were given.

Resolution No:
2026-113

3.1 Acknowledgement - Public Hearing

Moved By: Councillor Cron

That it be acknowledged there were no written submissions and no verbal submissions in regard to Bylaw 6, 2026.

Carried

4. 9:05 a.m. - Discretionary Use - Gravel Crushing/Stockpiling site - NW 25 40 27 W2

CAO Fay Stewart explained this discretionary use application is for a gravel crushing/stockpiling site in the Agriculture District located at NW 25 40 27 W2.

Reeve Ledray asked for written submissions in regard to this discretionary use application. CAO Stewart informed Council that there were no written submissions received. Reeve Ledray asked for any verbal submissions. None were given.

Resolution No:
2026-114

4.1 Acknowledgement - Public Hearing

Moved By: Councillor McConnell

That it be acknowledged there were no written submissions and no verbal submissions in regard to the discretionary use application for a gravel crushing/stockpiling site in the Agriculture District located at NW 25 40 27 W2.

Carried

5. 9:10 a.m. - Discretionary Use - Residence on a site less than a quarter section - NW 02 41 26 W2

CAO Fay Stewart explained that this discretionary use application is for a new residential dwelling on a site of less than a quarter in the AR district. The Zoning Bylaw currently lists residential uses in the Ag District on a site of less than a quarter section as a discretionary use. There is an existing residence on site, but it is technically *existing non-conforming* as it was legally established prior to this regulation of the Zoning Bylaw coming into effect.

- Where existing non-conforming, loss of existing non-conforming status occurs when relocated or moved within a building or site (see PDA 90(2)). So, unless someone is proposing to re-use a foundation, existing non-conforming status is lost and must be treated under the current ZB listing of use and as a new application. Recall that any permit granted must comply with current ZB regulation at time of issuance.

Reeve Ledray asked for written submissions in regard to the discretionary use application. CAO informed Council there were no written submissions received. Reeve Ledray asked for any verbal submissions. None were given.

Resolution No:
2026-115

5.1 Acknowledgement - Public Hearing

Moved By: Councillor Hauber

That it be acknowledged there were no written submissions and no verbal submissions in regard to the discretionary use application for a gravel crushing/stockpiling site in the Agriculture District located at NW 25 40 27 W2.

Carried

Resolution No:
2026-116

6. Adjournment

Moved By: Reeve Ledray

That the public hearing be closed at 9:11 a.m.

Carried

Certified Correct


Reeve

Administrator

Attachments

 [Bylaw 6, 2026 - ZBA - Garage Size in LD, etc. - Public Hearing Notice](#)

 [Discretionary Use - Gravel Crushing/Stockpiling site - NW 25 40 27 W2 - Public Hearing Notice](#)

 [Discretionary Use - Residence on a site less than a quarter section - NW 02 41 26 W2 - Public Hearing Notice](#)