



**RM OF HOODOO NO. 401
BYLAW 7, 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. **CLAUSE 5.1.2, AR – AGRICULTURAL RESOURCE DISTRICT, Permitted Uses, Ancillary Uses**, is amended by adding the following new subclause after subclause *a) Uses ancillary to a principal agricultural use on the same site:*
“
b) Garden Suites”
2. **SUBSECTION 5.2.1 b), AR – AGRICULTURAL RESOURCE DISTRICT, Discretionary Uses, Residential uses**, is amended by deleting paragraph *ii) Garden Suites*.
3. **SUBSECTION 5.3, AR – AGRICULTURAL RESOURCE DISTRICT, Regulations**, is amended by adding the following new clause after clause *5.3.3 Keeping of Animals:*
“
5.3.4 Garden Suites
 - a) A single garden suite may be located on the same site as a principal dwelling or farmstead.
 - b) Garden suites shall be smaller in floor area than that of the principal residence or farmstead dwelling.
 - c) Appropriate water supply and sewage disposal shall be provided to any garden suite and shall be subject to any requirement of the applicable provincial authority for such matters. The RM may withhold any issuance of a permit until confirmation to its satisfaction is provided to it from the applicable authority that any necessary approval or permit has been obtained for establishing new water or sewage services, or for the modification of existing services.
 - d) Where water is obtained from a local water utility, arrangements shall be made for metering of individual connections, unless deemed impractical or undesirable by the Development Officer or utility provider.
 - e) There shall be direct access via an internal drive within the site to the garden suite. A shared roadway approach facilitating access to the principal residence or farmstead is allowable, but the RM may require the upgrade of any approach to accommodate the additional vehicular traffic as a condition of a permit and shall be at the sole cost of the applicant where required.
 - f) Notwithstanding the treatment of dwellings or farmsteads as either a permitted use or discretionary use based on the size of the site which they occupy, garden suites shall be considered as a permitted use regardless of site size where a principal dwelling has been legally established.”

g) An attached garage shall be allowable in conjunction with the development of a garden suite. Being attached, the regulations of any applicable district shall apply with respect to site placement and required setbacks, and size shall not be regulated insofar as the intent of the garage being subordinate and exclusively devoted to the use of the garden suite is maintained.

4. **SUBSECTION 5.4, AR – AGRICULTURAL RESOURCE DISTRICT, Discretionary Use Standards & Criteria**, is amended by deleting clause 5.4.5 *Garden Suites* and its subclauses in their entirety.

5. **SUBCLAUSE 10.4.1 d), S – STORAGE DISTRICT, Regulations, Minimum yard requirements**, is amended by adding the following new paragraph after paragraph *iii*):

iv) Notwithstanding *i)-iii*), the following minimum yard requirements shall apply to sites of an irregular nature and which have additional development constraints:

1) Front: 1.5 metres (5 feet)

2) Side: 1.5 metres (5 feet)

3) Rear: 4.5 metres (15 feet)

4) Applicable to:

i. Lot 5, Blk 4, Plan 102439605 Ext 0

ii. Lot 6, Blk 4, Plan 102439605 Ext 0

v) Where minimum front, side, or rear yards are required, the following yard encroachments shall be permitted:

1) Window sills, roof overhangs, eaves, and gutters, projecting a distance of 0.6 metres (2 feet) into any required yard.”

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

7. 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 _____.