

BYLAW NO. 02 - 2026

RURAL MUNICIPALITY OF LAIRD NO. 404

**A BYLAW OF THE RURAL MUNICIPALITY OF LAIRD NO. 404 TO AMEND BYLAW
NO. 6-2008 KNOWN AS THE ZONING BYLAW**

The Council of the Rural Municipality of Laird No. 404 in open meeting hereby enacts as follows:

1. **SECTION 2: General Administration**, is amended by deleting subsection 2.2 [duplicate numbering] which is/was worded as follows:

“

- 2.2 A Development Agreement is mandatory for approval of a Garden (Granny) Suite, accessory dwelling.”

2. **SECTION 4: Discretionary Use Standards for Development**, is amended by deleting the section heading and replacing it as follows:

“

SECTION 4: Supplementary Standards, Regulation, and Evaluation Criteria”

3. **SECTION 4: Supplementary Standards, Regulation, and Evaluation Criteria** [newly retitled], 4.5 Garden (Granny) Suites, is deleted in its entirety, including clauses contained therein, and is replaced as follows:

“

Garden (Granny) Suites

- 4.5A A single Garden Suite as an ancillary use, may be placed on the same site as an allowable Agricultural Residence or principal dwelling and shall be subject to the following:
 - a. A garden suite is only allowable where there is no secondary suite within the primary residence, and no other accessory or ancillary dwelling is located on the site.
 - b. The minimum yard setbacks of a garden suite shall be the same as the primary residence on the site.
 - c. The building height shall be lesser than the height of the primary residence on the same site.
 - d. The floor area of a garden suite shall be less than the floor area of the primary residence located on the same site, but is not otherwise limited by any site coverage or floor area regulation of any district for accessory or ancillary buildings.
 - e. Garden suites may be in the form of single detached dwellings, mobile homes where properly skirted and placed on a permanent foundation, modular homes (RTMs), or existing dwellings moved on to site. They cannot be in the form of a recreational vehicle, park model trailer or recreational variant, or similar item.
 - f. Garden suites shall only be allowable on sites where they can be appropriately connected to utilities and where serviced by on-site water and sewer.
 - g. There shall be direct access via an internal drive within the site to the garden suite. A shared roadway approach facilitating access to the primary residence may be 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.

- h. Where garden suites are a discretionary use within a district, Council shall apply the following evaluation criteria in its review of the proposal in addition to any general evaluation criteria in this Bylaw.
 - i. Council will consider the existing or planned density of development within the vicinity of a proposed garden suite.
 - ii. Council will consider the total proposed site coverage within a site, the carrying capacity of the lands to absorb or convey surface water such that off-site impacts are minimized or negligible, and the potential impacts of additional building massing and occupation of a site as it relates to adjacent properties. Unmanageable land use conflict with adjacent properties is to be avoided.”

4. SECTION 5: ZONING DISTRICTS, SCHEDULE A: Agricultural District (AG), is amended by:

- a. In *1.0 Permitted Uses*:, adding the following new use after *4. Public Utilities*:
“
5. Ancillary Garden (Granny) Suite”; and,
- b. In *1.1 Discretionary Uses*:, deleting item *19. Garden (Granny) Suite*.

5. SECTION 5: ZONING DISTRICTS, SCHEDULE B: Agricultural Residential District (AR), is amended by:

- a. In *1.0 Permitted Uses*:, adding the following new uses after *3. Home Occupation*:
“
4. Public Utilities
5. Ancillary Garden (Granny) Suite”; and,
- b. In *1.1 Discretionary Uses*:, deleting item *8. Garden (Granny) Suite*.

6. SECTION 6: Definitions, is amended by deleting and replacing the definition of *Garden (Granny) Suite* with the following new definition:

“
Garden (Granny) Suite: a secondary, ancillary dwelling located within a separate building on the same site as a primary residence. It is not synonymous with a secondary agricultural residence or dormitory dwelling.”

7. Formatting of all amended content shall match that of existing.

8. The Table of Contents is hereby updated to reflect the amendments made pursuant to this bylaw.

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

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Reeve

(SEAL)

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Administrator

Read a first time this ___ day of _____, 2026.

Read a second time this ___ day of _____, 2026.

Read a third time and adopted this ___ day of _____, 2026.