



### City of Humboldt Zoning Districts

- R1 - Residential, Low Density
- R2 - Residential, Medium Density
- R3 - Residential, Core, Mixed Use
- R4 - Residential Acreage
- R5 - Residential, Mobile Homes
- C1 - Commercial, Core
- C2 - Commercial, Medium Density
- C3 - Commercial/Industrial, Mixed Use
- M1 - Industrial, Light
- M2 - Industrial, Heavy
- CS - Community Services/Institutional
- UH - Urban Holding



**For further information  
please contact,**

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These pamphlets have no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact City Hall for assistance as the City of Humboldt accepts no responsibility to persons relying solely on this information.

September 2008

# City of Humboldt



## Discretionary Uses

## Definition

Pursuant to the City of Humboldt's Zoning Bylaw, land uses within the City boundaries are either permitted or discretionary. As discretionary land uses may potentially conflict with neighbouring land uses, they are allowed in specific zoning districts only with the approval of City Council.

When City Council approves a discretionary use, the discretionary use is allowed and lawful only at the location and only in accordance with the conditions imposed by Council at the time of approval.

## How to Apply

Prior to applying, you should discuss the broad outlines of your project with City Administration. They will assist you to determine if your proposal is justifiable for economic, locational, timing and land use purposes.

Applications for discretionary uses are submitted directly to City Hall and should include the following:

- An application letter explaining the proposed land use.
- Preliminary Drawings, floor plans and site development plans.
- Any supporting material.

The review process for discretionary use may take a minimum of 6 - 8 weeks.

## What Happens Next?

Discretionary use applications are publicly advertised (in the newspaper) and residents within a 90 metre radius of the proposed development are informed directly by mail.

Approval of discretionary uses may be subject to the applicant entering into a Development Agreement with the City in order to address any concerns such as access and egress, landscaping, sewage and water services, and site drainage. Development Agreements usually include bonding to ensure completion of certain aspects of the development.

If the review of your application is favourable, you will be notified that City Council has granted approval of your application. City Council makes the final decision regarding the application at a public council meeting.

## Appeal

City Council decisions regarding discretionary land uses are final and can only be appealed to the Provincial

Courts on matters of law or jurisdiction.

Development standards, however, can be appealed though the Development Appeals Board, only when City Council has approved the overall Discretionary use.

## Other Permits or Approvals That May be Required

- Zoning Bylaw Amendment: If the proposed development does not conform to the City's Zoning Bylaw.
- Land Rezoning: If the proposed development does not conform to the City's Zoning Bylaw
- Approval of discretionary use is subject to compliance with other City Bylaws.