

## 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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# City of Humboldt



## Land Rezoning

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.

## Definition

The City's Zoning Bylaw divides the municipality into zoning districts (land use zones). For each zoning district the bylaw specifies the use and regulations that apply in the district. Land rezoning is the change in zoning designation of a property or area within a municipality to more appropriately reflect the actual use of land in a designated area.

You will need to apply for land rezoning if you want to develop land for a purpose that is not in agreement with the City's Zoning Bylaw. For example, if you propose to construct an autobody shop on land designated for residential purposes, you need to apply for and obtain a rezoning approval before any development application could be approved. Applications to rezone land for uses which are not compatible with neighbouring land uses are normally not approved.

## How to Apply

Prior to applying, you should discuss the broad outlines of your project with City Administration, who will assist you to determine if your proposal is justifiable for economic, location, timing and land use purposes. Applications for land rezoning 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.
- \$500.00 Rezoning Application Fee.
- Any other supporting material.

The normal time frame for processing land rezoning applications is 6-8 weeks. The time frame may be extended for more complicated applications.

## What Happens Next?

Upon review of your application an administrative report and recommendations are submitted to City Council.

If your application receives preliminary approval of City Council it is then publicly advertised as follows:

- In the local newspaper for two weeks.
- Residents within a 90 metre radius of the proposed rezoning are (in some cases) informed directly by mail.

Once the application is approved and upon completion of the required advertising and notification, a zoning amendment bylaw is submitted to City Council for consideration.

The bylaw requires three readings from Council and you will be notified of the outcome.

## Fees

A rezoning fee of \$500.00 is collected at the time of application.

## Appeal

City Council decisions regarding land rezoning are final and can only be appealed to the Provincial Courts on matters of law or jurisdiction.

## Other Permits or Approvals That May be Required

Prior approval from other agencies such as SERM, Public Health and School Boards may be required prior to undertaking any development on land that has been rezoned.