

ZONING AMENDMENT PROCESS

APPLICATION

Submit completed application form along with the application fee to the Community Development & Communications Services Department.

FIRST READING

The administration will prepare a draft bylaw and an accompanying report and present it to City Council. City Council will then either give first reading to the bylaw, or decide not to move forward with the amendment at all.

ADVERTISING

Assuming Council has given first reading, the amendment is publically advertised, and neighbouring properties are notified of the date for a public hearing.

APPROVAL/REFUSAL

At the Council meeting a public hearing is held to allow those affected to bring their concerns to Council. Then, Council may decide to refuse the amendment, or to give second and third reading; formally adopting it. The applicant will be contacted and informed of the approval or refusal of the proposed Zoning Amendment.

Note: The process generally takes between six and eight weeks to complete, and may take longer for more complex amendments.

For more information please contact:

COMMUNITY DEVELOPMENT DEPARTMENT

Box 640 | 715 Main Street
S0K 2A0

Phone: (306) 682-2525 ext. 304

Fax: (306) 682-3144

Email: planning@humboldt.ca

www.humboldt.ca

ZONING AMENDMENTS



**Humboldt**

These pamphlets have no legal status and cannot be used as an official interpretation of the various codes, regulations or bylaws 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. February 2017.

ZONING AMENDMENTS

The Zoning Bylaw No. 04/2016 controls the use and development of land within the City of Humboldt. The Bylaw divides the City into Zoning Districts. Each Zoning District specifies the land uses allowed, and regulations that apply to those uses within that District.

There are two types of amendments that may be made to the Zoning Bylaw:

1) TEXT AMENDMENT:

Involves a change to the wording of the Bylaw to change development standards or regulations.

2) MAP AMENDMENT:

Involves redrawing of the Zoning District Boundaries and therefore changing the zoning designation of a parcel of land.

APPLICATION

Prior to making an application, it is recommended that the Community Development and Communications Services Department be contacted to discuss the amendment to ensure that it will meet the needs of the associated project.

Zoning Amendment Application Forms are available at City Hall or at www.humboldt.ca. Submit the complete application form to the Community Development and Communications Services Department along with the application fee (cheque made payable to "City of Humboldt") and any other supporting documentation.

Please note that there is no guarantee that a Zoning Amendment, Text, or Map will be approved by Council.

ZONING DISTRICTS

- R1—Low Density Residential District
- R2—Medium Density Residential District
- R3—Core Mixed Residential District
- R3A—Small Lot Residential District
- R4—Acreage Residential District
- R5—Manufactured Home Residential District
- C1—Core Mixed Use Commercial District
- C2—Medium Density Commercial District
- C3—Commercial—Industrial Mixed Use District
- M1—Light Industrial District
- M2—Heavy Industrial District
- CS—Community Service / Institutional District
- PR—Parks and Recreation District
- FUD—Future Urban Development District

The application fee for both Text and Map Amendments is \$750.

**The Fee may be increased in the event of a highly complex amendment.*

