



**City of Humboldt**  
**September 29, 2025 - Special Meeting of Council - 12:00 PM**

- 1 **Call To Order**
- 2 **Land Acknowledgement**
- 3 **Adopt Agenda**
  - 3.1 Conflict of Interest
- 4 **Public Hearing - Discretionary Use**
  - 4.1 Suspend Council Meeting
  - 4.2 Recommendation - Interim City Clerk - Discretionary Use - Place of worship
    - 📎 Report - Public Hearing - Discretionary Use - Place of worship
  - 4.3 Resume Meeting
- 5 **New Business**
  - 5.1 Recommendation - Community Development Coordinator - Discretionary Use – Place of Worship
    - 📎 Report - Discretionary Use – Place of Worship
  - 5.2 Recommendation - Community Development Coordinator - Approval of Condominium Plan – 1319 Main Street
    - 📎 Report - Approval of Condominium Plan – 1319 Main Street
- 6 **Adjourn**

## CITY OF HUMBOLDT REPORT

**TITLE:** Public Hearing – Discretionary Use – Unit 5 520 9<sup>th</sup> Street

**PREPARED BY:** Jace Porten, Interim City Clerk

**REVIEWED BY:** Joe Day, City Manager

**PREPARED FOR:** City Council

**DATE:** September 29, 2025

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### RECOMMENDATION

That this report be accepted for information and filed.

### BACKGROUND

Pursuant to Section 55 of the Planning and Development Act 2007, public notice shall be provided if Council is considering a discretionary use application. The City’s Public Notice Policy #4475 requires that notice of the matter be posted ten clear days of the meeting at which Council will consider the matter.

### CURRENT SITUATION

The City received a discretionary use application for a place of worship located within Unit 5 at 520 9<sup>th</sup> Street. The notice was posted at City Hall and on the City’s web site for two clear weeks and provided to the affected property owners within 75 metres of the application. Those wishing to submit written comments on this matter must have made their submission to the Interim City Clerk by noon on Thursday, September 25<sup>th</sup>, 2025 to allow for inclusion in the agenda package.

### FINANCIAL IMPLICATION

There is no anticipated financial impact of the recommended action.

### CONCLUSION

The Interim City Clerk received one email related to this public notice by the deadline which is attached to this report.

From: [K.TW](#)  
To: [Lori Yaworski](#)  
Subject: re: Discretionary Use application to operate Place of worship at Unit 5 520 9th Street, legally described as Lot 30 – Block 6 – Plan 99H01872.  
Date: September 18, 2025 8:14:18 AM

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Good morning,

As I am unable to attend to voice my opinion on the matter. I do not want to see another place of worship in a building on the streets of Humboldt. There are already several buildings being used for this purpose around town, and unless this place of worship is that of faith with no current home in the city, there is no space for another. The business centre of this city should in fact be looking to attract business to the premises in lieu of another space for religion. It will become a space to avoid as there will be an influx of parking and traffic on that corner, this parking issue will now carry over to the businesses already in the vicinity and will deter some from using businesses in the area of a place of worship due to the lack of parking facilities.

Thank you for taking the time to consider the concerns of this type of facility.

## CITY OF HUMBOLDT REPORT

**TITLE:** Discretionary Use – Place of Worship – Unit 5 520 9<sup>th</sup> Street  
**PREPARED BY:** Oriyomi Razak, Community Development Coordinator  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** City Council  
**DATE:** September 29, 2025

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### RECOMMENDATION

That a discretionary use be approved to operate a **Place of worship** at Unit 5 520 9<sup>th</sup> Street legally described as Lot 30 – Block 6 – Plan 99H01872.

### BACKGROUND

The City has received a discretionary use application to operate a **Place of worship** at Unit 5 520 9<sup>th</sup> Street legally described as Lot 30 – Block 6 – Plan 99H01872.

Place of Worship: a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

Section 3.10.3 of *Bylaw No. 04/2016 – The Zoning Bylaw*, requires that a discretionary use be reviewed using the following evaluation criteria:

- i. Conformance with the Official Community Plan and applicable sections of the Zoning Bylaw.
- ii. Serviceability by community infrastructure including roadways, water & sewer services, etc.
- iii. The potential effect of noise, odour, dust, lighting, glare, vibrations, emissions, hazardous substances, etc. to the health, safety, convenience or general welfare of persons residing or working within the vicinity or injurious effects to property, or potential development in the vicinity of the project.
- iv. Landscaping and screening, and, wherever applicable, the preservation of existing vegetation.
- v. Potential traffic generation by the use, and the ability for existing roadways to accommodate for the use, as well as the adequate provision of parking accommodations.

- vi. Presence of activities located in the area and on the site, and effects to the surrounding urban environment.
- vii. Pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area.
- viii. All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development; and
- ix. Traffic entrances and exits to or from major roadways and truck routes.

Section 3.10.4 of Bylaw No. 04/2016 – The Zoning Bylaw requires that all discretionary use applications be reviewed in accordance with the Use-Specific Evaluation Criteria outlined in the bylaw.

- i. Schools, clubs and places of worship should, where possible, be located on corner sites to facilitate access.
- ii. The site should be accessible from a major road network to avoid heavy traffic volumes on residential access roads.

## **CURRENT SITUATION**

The property is in a C1 – Core Mixed Use Commercial District which is intended to provide an area that permits commercial uses in the City Centre at a scale that will serve the daily needs of the residents of the City.

The property is in a commercial area with neighboring businesses such as a department store, law offices, and a variety of other commercial uses to the north. The block transitions into a C2 – Medium Density Commercial District to the west, suggesting that the area is well-equipped to accommodate the parking needs of local businesses. Carlton Trail formerly used the said unit.

It is important to note, however, that the Discretionary Use process focuses strictly on the proposed use of the property, while any development or building-related matters will be reviewed separately through the development review process.

## **OPTIONS**

1. Approve the discretionary use as recommended.
2. Refer the matter back to administration.

## **ATTACHMENTS**

- A. Site Plan – Google Earth Pro

#### **COMMUNICATION AND ENGAGEMENT**

In the lead up to the proposed public meeting, the City undertook all required communications as prescribed in Section 55 of *The Planning and Development Act, 2007*.

#### **FINANCIAL IMPLICATION**

There are no anticipated financial implications.

#### **CONCLUSION**

The facility should include safe drop-off areas and care should be taken to ensure that its operating hours do not conflict with the peak periods of other tenants on the site.

The proposed use is consistent with the Official Community Plan, the relevant provisions of the Zoning Bylaw, and the context of the C1 corridor, as well as surrounding land uses. It is not anticipated to have any detrimental impact on the neighborhood.

520 9th Street

Legend

520 9 St

Humboldt Ink Ltd

Joanny's Bistro

The Danish Oven

6th Ave

520 9th St

520 9 St

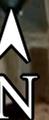
20

Humboldt Ink Ltd

5 Ave

4 Ave

Google Earth



## CITY OF HUMBOLDT REPORT

**TITLE:** Approval of Condominium Plan – 1319 Main Street  
**PREPARED BY:** Oriyomi Razak, Community Development Coordinator  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** City Council  
**DATE:** September 29, 2025

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### RECOMMENDATION

That the City of Humboldt approves the attached plans for the creation of a surface building condominium on Parcel Y, Plan 102433519, and that the Mayor and City Administration be authorized to execute all necessary documents.

### BACKGROUND

The City has received a condominium application for the property located at **1319 Main Street, Humboldt, Saskatchewan**. The following documents have been submitted for review:

- Condominium Plan prepared by a Saskatchewan Land Surveyor
- Surveyor's Certificate/ Affidavit
- Developer's Certificate
- Address for Service of the Condominium Corporation
- City of Humboldt Approval Form (Municipal Endorsement)
- Form B – Certificate of Clerk of Local Authority

Building and development permits for this project were issued to the applicant prior to the commencement of construction. The developer has demonstrated compliance with the City's zoning and development requirements and has met all applicable provisions of the National Building Code, as verified by Municode for this building.

Accordingly, Administration recommends that Council authorize execution of the necessary approvals to enable registration of the condominium plan and issuance of individual unit titles.

### CURRENT SITUATION

Condominium developments in Humboldt are governed by:

- **The Condominium Property Act, 1993** (S.S. 1993, c. C-26.1)
- **The Condominium Property Regulations, 2001** (R.R.S. c. C-26.1 Reg 2)
- **City of Humboldt Zoning Bylaw No. 4/2016**

Under these regulations, before titles for individual condominium units can be issued, the condominium plan and supporting documents must be approved by the local authority and the City's authorized signatory must execute the approval form.

Administration has reviewed the submitted documents and confirms that:

- The proposed use complies with the City of Humboldt's Zoning Bylaw.
- The developer has provided all documents required under provincial legislation.
- The development meets the City's architectural and servicing standards.

## **OPTIONS**

1. Approve the recommendation as stated.
2. Refer matter back to administration.

## **ATTACHMENTS**

- Condominium Plan prepared by a Saskatchewan Land Surveyor
- Surveyor's Certificate/ Affidavit
- Developer's Certificate
- Address for Service of the Condominium Corporation
- City of Humboldt Approval Form (Municipal Endorsement)
- Form B – Certificate of Clerk of Local Authority

## **COMMUNICATION AND ENGAGEMENT**

Not Applicable

## **FINANCIAL IMPLICATION**

There is no expected financial implication at this time.

## **CONCLUSION**

The development of a multi-story apartment building at 1319 Main Street is nearing completion and the developer has asked for the City to execute the paperwork to enable the registration of titles as a condominium as intended. City Administration is satisfied that all requirements have been met and are recommending that Council authorize the Mayor and City Clerk (or designated signing authority) to execute the necessary paperwork, thereby permitting the developer to proceed with registration of the condominium plan and obtain titles for the individual units.

**NORTH TWENTY PLACE CONDOS**  
**PLAN OF SURVEY**  
**SHOWING SURFACE**  
**BUILDING CONDOMINIUM**  
**PARCEL Y, PLAN 102433519**  
**NE 1/4 SEC 30, TWP 37, RGE 22, W2 Mer**  
**HUMBOLDT, SASKATCHEWAN**  
**BY: B LUEY, S.L.S.**  
**DATE: 2023-2025**

**LEGEND:**

Area to be approved is outlined with a heavy dashed line.  
 Measurements are in metres and decimals thereof.  
 All parcels within the line of approval have an extension 0 unless otherwise shown.  
 Standard iron posts found are shown thus unless otherwise indicated. . . . . RP1 ○ RP2  
 Reference Points are shown thus . . . . .  
 Unit Corners Obstructed. Established Points shown thus unless otherwise indicated. . . . . X  
 The unique identifier of S034 has been stamped on all established standard iron posts.

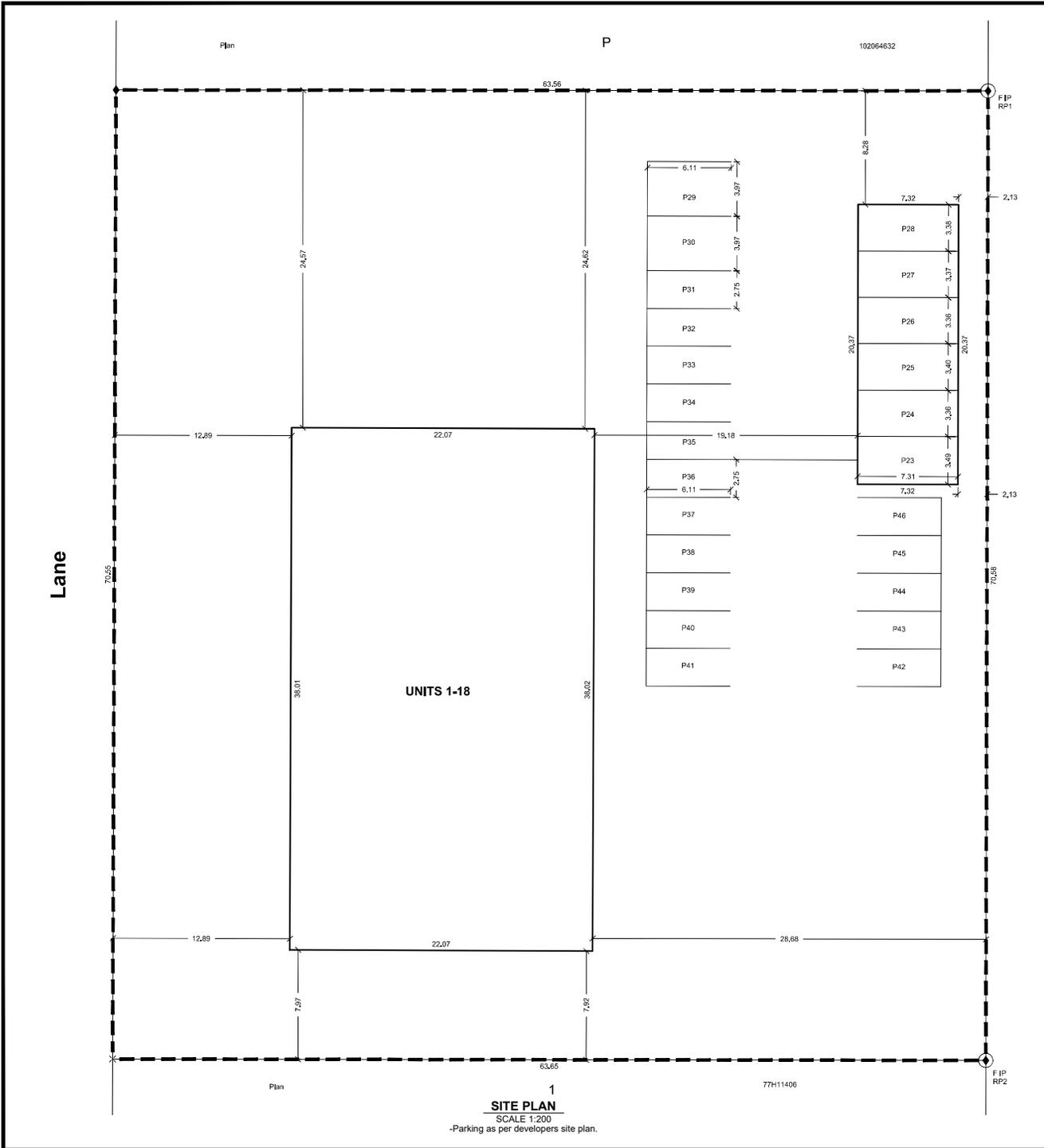
The Datum used: NAD83 (CSRS)  
 The Projection used: UTM Zone 13N (Extended).

RP Co-ordinates were derived on October 4th, 2023.  
 Geo-referenced points derived from GNSS observations.

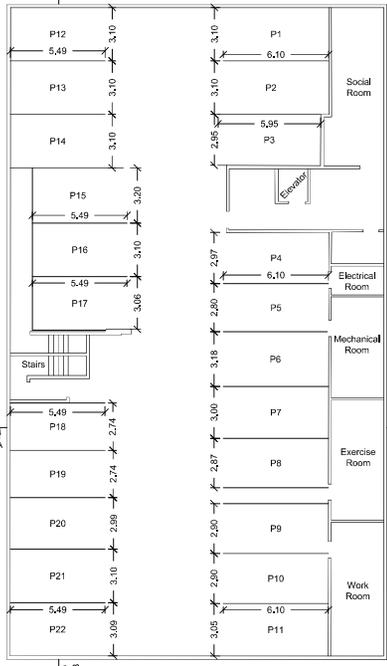
**NOTE:**

- 1-Measurements on the site plan are to the exterior face of siding, stucco, brick, etc. at ground level.
- 2-Unit boundaries are described by reference to floors, walls or ceilings and the extension thereof across doors, windows and other openings. Unless otherwise stipulated in the condominium plan, the only portion of a floor, wall or ceiling that forms part of a unit is the finishing material that is in the interior of the unit, including any lath and plaster, paneling, gypsum board, flooring material, floor covering and any other material that is attached to, laid on, glued to or applied to the floor, wall or ceiling.
- 3-Windows and doors of a unit are part of the unit.
- 4-Exterior finishing (brick, stucco, shingles, etc.) is common property.
- 5-All structural walls, columns and other supports are common property.
- 6-Unit numbers are shown UNIT 1, UNIT 2, UNIT 3, etc. on the within plans.
- 7-All areas not designated with a unit number are common property.
- 8-Parking spaces are identified on the Parking Plan as P1, P2, etc. and are designated for exclusive use, as per Section 11(1)(a) of the Condominium Property Act.
- 9-Decks are for the exclusive use of the adjoining unit.

**Service Road**

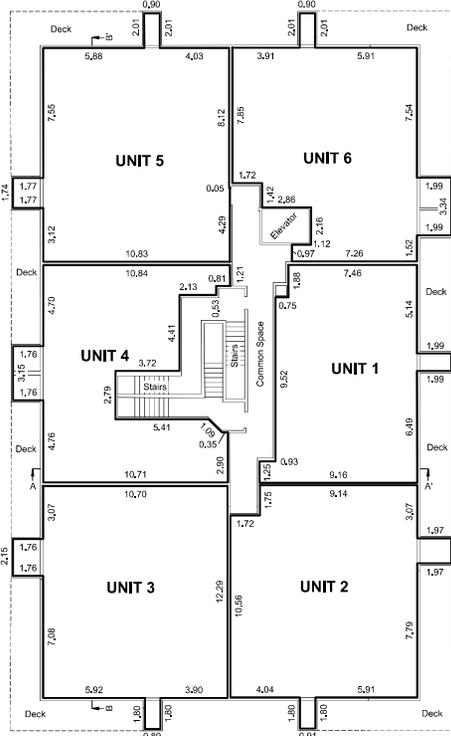


**1**  
**SITE PLAN**  
 SCALE 1:200  
 -Parking as per developers site plan.



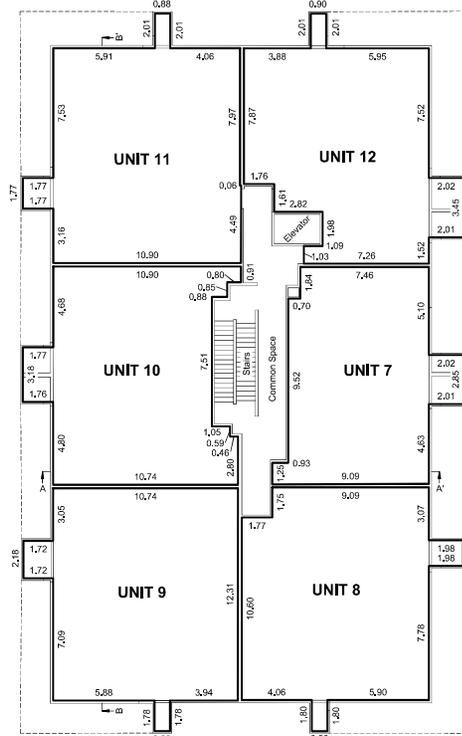
**FIRST FLOOR - PARKADE PLAN**  
SCALE 1:200

-Measurements are in metres and decimals thereof.  
-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.



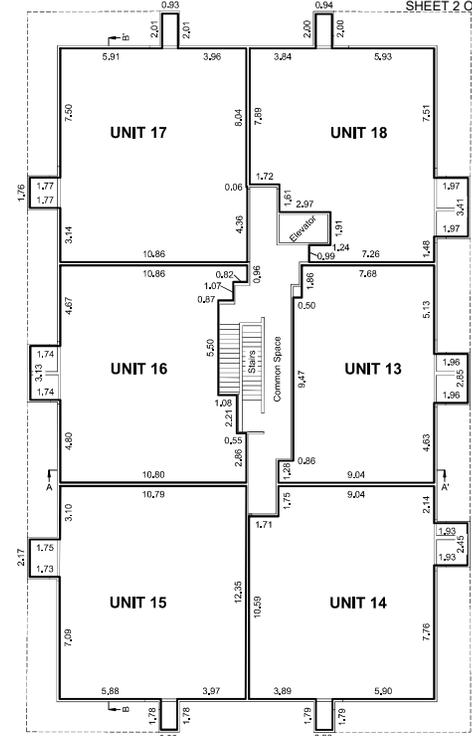
**SECOND FLOOR PLAN**  
SCALE 1:200

-Measurements are in metres and decimals thereof.  
-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.



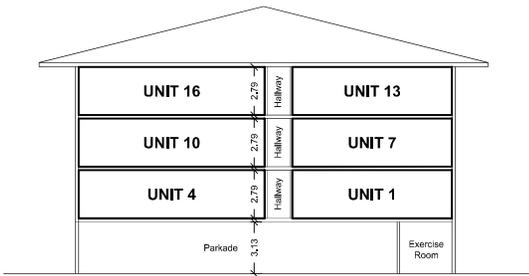
**THIRD FLOOR PLAN**  
SCALE 1:200

-Measurements are in metres and decimals thereof.  
-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.



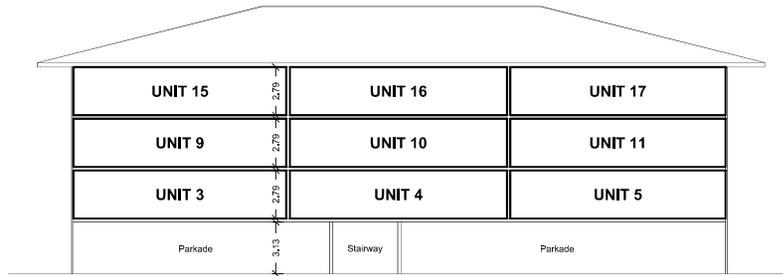
**FOURTH FLOOR PLAN**  
SCALE 1:200

-Measurements are in metres and decimals thereof.  
-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.



**CROSS SECTION A-A'**  
SCALE 1:200

-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.



**CROSS SECTION B-B'**  
SCALE 1:200

-Measurements are along unit boundary.  
-Heavy line denotes unit boundary.

**UNIT FACTOR SCHEDULE**

Unit Number	Unit Type	Unit Factor	Approximate Area Sq. m.	Other(s)
1	Reg / Res	460	106	
2	Reg / Res	584	135	
3	Reg / Res	593	137	
4	Reg / Res	472	109	
5	Reg / Res	601	139	
6	Reg / Res	545	126	
7	Reg / Res	467	108	
8	Reg / Res	588	136	
9	Reg / Res	597	138	
10	Reg / Res	563	130	
11	Reg / Res	606	140	
12	Reg / Res	550	127	
13	Reg / Res	472	109	
14	Reg / Res	588	136	
15	Reg / Res	601	139	
16	Reg / Res	567	131	
17	Reg / Res	601	139	
18	Reg / Res	545	126	
Total		10000		

# SURVEYOR'S CERTIFICATE

## NORTH TWENTY PLACE CONDOS

## PLAN OF SURVEY

SHOWING

## SURFACE BUILDING CONDOMINIUM

IN

**PARCEL Y, PLAN 102433519**

**NE1/4 SEC 30, TWP 37, RGE 22, W2 Mer**

**HUMBOLDT, SASKATCHEWAN**

BY B LUEY, S.L.S.

**DATE: OCTOBER, 2023 - MAY, 2025**

I, Bradley Luey, Saskatchewan Land Surveyor, do hereby certify that the survey represented by this plan was made under my personal supervision; that this plan is correct and true and has been prepared in accordance with The Condominium Property Act, 1993 and was performed between the dates of October 4th, 2023 and May 13, 2025; that the units shown on this plan are the same as those existing; that the building/s as shown on this plan is/are within the external boundaries of Parcel Y, Plan 102433519; that no encroachments exist onto the said property.

Dated at the City of Saskatoon  
in the Province of Saskatchewan

This 21st Day of July, 2025

  
\_\_\_\_\_  
Saskatchewan Land Surveyor

**MIDWEST**

SC-0188-23-J6-CDO-1\_REV0

# DEVELOPER'S CERTIFICATE

**NORTH TWENTY PLACE CONDOS**  
**PLAN OF SURVEY**  
SHOWING  
**SURFACE BUILDING CONDOMINIUM**  
IN  
**PARCEL Y, PLAN 102433519**  
**NE1/4 SEC 30, TWP 37, RGE 22, W2 Mer**  
**HUMBOLDT, SASKATCHEWAN**  
BY B LUEY, S.L.S.

This is to certify:

1. That the subdivision of the building, assigned unit factors and parking spaces shown on these plans are in accordance with my instructions.

  
\_\_\_\_\_  
NORTH TWENTY PLACE HOMES LTD.

July 22, 2025

DATE



  
**MIDWEST**

SC-0188-23-J6-CDO-1\_REV0

# **ADDRESS FOR SERVICE**

**NORTH TWENTY PLACE CONDOS**

**PLAN OF SURVEY**

**SHOWING**

**SURFACE BUILDING CONDOMINIUM**

**IN**

**PARCEL Y, PLAN 102433519**

**NE1/4 SEC 30, TWP 37, RGE 22, W2 Mer**

**HUMBOLDT, SASKATCHEWAN**

**BY B LUEY, S.L.S.**

ADDRESS FOR SERVICE OF THE CORPORATION

**520 D AVENUE SOUTH  
SASKATOON, SK  
S7M 2K9**



SC-0188-23-J6-CDO-1\_REV0

**NORTH TWENTY PLACE CONDOS**  
**PLAN OF SURVEY**  
SHOWING  
**SURFACE BUILDING CONDOMINIUM**  
IN  
**PARCEL Y, PLAN 102433519**  
**NE1/4 SEC 30, TWP 37, RGE 22, W2 Mer**  
**HUMBOLDT, SASKATCHEWAN**  
BY B LUEY, S.L.S.

CITY OF HUMBOLDT

This is to certify:

1. That the division of the buildings as shown on these plans has been approved by the City of Humboldt. Dated at Humboldt in the province of Saskatchewan this \_\_\_\_ day of \_\_\_\_\_, 2025 A.D.

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mayor



SC-0188-23-J6-CDO-1\_REV0

FORM B  
[Section 7.1]

**Certificate of Clerk of Local Authority**

I have considered the proposed division of buildings or land, as shown on:

**1319 Main Street, Humboldt - Parcel Y, Plan No. 102433519**

*(describe plan, including legal land description)*

and I am satisfied that:

- separate occupation of the proposed units will not contravene any development control or zoning bylaw;
- any consent or approval required pursuant to a zoning bylaw or an interim development control bylaw has been given in relation to the separate occupation of the proposed units;
- the construction of any buildings and the division of the buildings and lands into units for separate occupation will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstance of the case and the public interest;
- one of the following applies:
- the requirements to designate parking spaces or parking units pursuant to subsection 11(1) of *The Condominium Property Act, 1993* have been or will be complied with; or
- there is no requirement to designate parking spaces or parking units pursuant to subsection 11(1) of *The Condominium Property Act, 1993* as a result of the operation of subsection 11(2) of *The Condominium Property Act, 1993*;
- if the application relates to the conversion of existing premises used for apartments, flats or tenements into units:
- the conversion will not reduce the availability of rental accommodation in the area below 2.5%;
- the conversion will not create significant hardship for any or all of the tenants of the existing premises, taking into consideration any mitigation plan proposed by the developer; and
- the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ .

\_\_\_\_\_  
*(Signature of Clerk of the Local Authority)*

*(affix seal here)*