

## Discretionary Use Process

Submit your completed application with any supporting documents and a cheque made payable to the "City of Martensville" for the \$200.00 application fee to the Planning Department, Box 970, Martensville SK, S0K 2T0. Or drop your submission off at 37 Centennial Drive South.

A report concerning the application is prepared which may contain recommendations and comments from other government agencies. A date for City Council's public hearing is set. On-site notification sign design must be approved by Development Officer prior to installation.

On-site notification signs are to be placed and the Development Officer mails notification letters to all property owners within 75m of the site a minimum of 14 days prior to the public hearing

Council considers the application, together with the Development Officer's report and any written or verbal submissions. Council may reject or approve the application, with or without conditions.

Applicant informed whether discretionary use is granted or denied.

## Fees and Costs

An applicant seeking discretionary use approval shall pay the following:

A \$200.00 application fee is required.

If a **public hearing** is deemed necessary, with respect to the application, the associated **advertising costs** will be invoiced to the applicant.

Please note that when an applicant seeks **renewal** of a discretionary use that was previously approved for a limited time, then all application fees need to be resubmitted.

### Notice Signs

On Site Notification Signs must follow specifications set out in Martensville Zoning By-law 1-2015 and must be approved by the Development Officer prior to erecting the on-site notification sign.

## City of Martensville

Planning and Regulations Department  
City Hall  
37 Centennial Dr. S.

Phone: (306) 931-2166  
Fax: (306) 933-2468  
Email: [planner@martensville.ca](mailto:planner@martensville.ca)  
Website: [www.martensville.ca](http://www.martensville.ca)

## DISCRETIONARY USES

### City of Martensville Planning & Regulations



Phone: (306) 931-2166

# Discretionary Uses

Discretionary uses comprise various residential, community, commercial and industrial applications within zoning districts.

For purposes of definition, the Martensville Zoning Bylaw interprets **Discretionary Use** to indicate a use or form of development that may be allowed in a zoning district – following application to, and approval by City Council. The provision must comply with the Zoning Bylaw's development standards, as required by City Council.

Discretionary uses must conform to the development standards and applicable provisions of the zoning district in which they are located. In approving a discretionary use application, City Council may prescribe specific development standards with respect to that use or form of development.

The information within this brochure applies to *Residential Districts* only (R1, R2, R3, RMH). Please consult the Martensville Zoning Bylaw for additional regulations pertaining to:

- additional criteria for specific applications within each Residential District
- R1A Residential District
- Commercial and Industrial Districts
- Community Service and Mixed Districts
- Future Development Districts
- Park and Recreation Districts

## Discretionary Use applications are defined as follows, within each residential district:

### R1 Low Density District:

- semi-detached dwellings, two-unit dwellings
- adult day care (type II), bed and breakfast homes, community centres, day care centres and preschools, home-based businesses (type II), places of worship, public elementary and secondary schools, residential care homes (type I)

### R2 Medium Density District

- multiple unit dwellings, street townhouse dwellings, dwelling groups
- adult day care (type II), ambulance stations, bed and breakfast homes, boarding houses, community centres, clubs, cultural institutions, custodial care facilities, day care centres and preschools, health care clinics, home-based businesses (type II), places of worship, private schools, public elementary and secondary schools, public recreational facilities, residential care facilities (type II)

### R3 High Density District

- multiple unit dwellings, street townhouse dwellings, dwelling groups
- ambulance stations, bed and breakfast homes, boarding houses, community centres, clubs, cultural institutions, custodial care facilities, day care centres and preschools, health care clinics, home-based businesses (type II), places of worship, private schools, public elementary and secondary schools, public recreational facilities, residential care facilities (type II)

### RMH Mobile Home District

- adult day care (type I), community centres, cultural institutions, day care centres and preschools, home-based businesses (type II), places of worship, public recreational facilities, residential care homes (type II)

## Terms and Conditions

When an application for a discretionary use is **approved** (with prescribed special development standards pursuant to Martensville Zoning Bylaw), any development standards considered excessive **may be appealed**.

Where an application for a discretionary use has been **refused**, there is **no appeal** permitted.

Discretionary use applications may be approved for a **limited period** of time. In such cases, it is important to monitor and re-evaluate the proposal and its conformance with the objectives of Martensville Zoning Bylaw.

Approval of a discretionary use application is **valid for a period of 12 months** from the date of approval. However, the approval is no longer valid if the proposed discretionary use has not commenced within that time, or if it ceases to operate for a period of six months or more.

*Please see the reverse side of this brochure for information regarding the application process and fees.*

## City of Martensville

Planning and Regulations Department  
Box 970  
Martensville, SK  
S0K 2T0

Phone: (306) 931-2166

Fax: (306) 933-2468

Email: [planner@martensville.ca](mailto:planner@martensville.ca)

Website: [www.martensville.ca](http://www.martensville.ca)