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## Public Notice

### Proposed Discretionary Use Application

Notice is hereby given, that the Town of Moosomin has received an application for **"Discretionary Use"** for the development of a property at 515 Saunders Road, on Lots 6 & 7, Block G, Plan 102381061 for **"Commercial Condominium Garages"**, with the garage units being marketed for potential usage for any and/or all discretionary uses, as listed within the C2 Regional Commercial classification, as per attached document highlighted in yellow.

➤ *Note that the Site Plan and Building Drawings are attached to this notice for further review.*

In accordance with Section 2.7.5 of the Town of Moosomin Zoning Bylaw No. 2022-03, the Town is currently soliciting feedback on the proposed development and will consider the discretionary use application at its Council Meeting on February 11<sup>th</sup>, 2026, @ 7:00 p.m. at the Town Office at 701 Main Street. Upon the Town's review of the application and any feedback received, Council may decide to approve the discretionary use application as is; approve it subject to standards or conditions; or reject the application.

To provide feedback on the proposed development, please submit your comments in writing to [twm.moosomin@sasktel.net](mailto:twm.moosomin@sasktel.net) prior to February 6<sup>th</sup>, 2026, at 4:00 p.m. If you wish to appear as a delegation to speak at the Council Meeting on February 11<sup>th</sup>, 2026, then please register with the CAO not later than February 6<sup>th</sup>, 2026, at 4:00 p.m., by calling 306-435-2998 Ext 7.

Dated this 23rd day of January, 2026.

  
Paul Listrom, RMA, MsGov  
Chief Administrative Officer

## 9.0 REGIONAL COMMERCIAL (C2)

### 9.1 INTENT

The purpose of the **Regional Commercial (C2)** zoning district is to facilitate a range of commercial uses and facilities that require larger sites and convenient vehicular access to for highway traffic accommodating both local and the travelling public.

### 9.2 PERMITTED & DISCRETIONARY USES

The below table outlines the Permitted Uses (approved by the Development Officer) and Discretionary Uses (approved by Council) that can be considered within the C2 zoning district in accordance with the procedures in **Section 2.0** of this Bylaw:

Permitted Uses	Discretionary Uses
<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• Retail Services.</li> <li>• Restaurants &amp; confectionaries including drive-thrus (4.14).</li> <li>• Financial services (banks, credit unions, etc.).</li> <li>• Business &amp; professional offices.</li> <li>• Personal service establishments.</li> <li>• Medical, dental, &amp; other health care offices or clinics.</li> <li>• Hotels and motels.</li> <li>• Shopping centres &amp; strip malls.</li> <li>• Service stations &amp; gas bars (4.13).</li> <li>• Car &amp; truck washes.</li> <li>• Autobody shops.</li> <li>• Establishments for the sale, storage &amp; servicing of motor vehicles, recreational vehicles, trailers, farm machinery &amp; equipment.</li> <li>• Licensed premises for the sale &amp; consumption of alcoholic beverages.</li> <li>• Theatres, cinemas, &amp; performance venues.</li> <li>• Public &amp; commercial recreational establishments (fitness gyms, arcades, etc.).</li> <li>• Garden centres &amp; commercial greenhouses.</li> <li>• Cannabis retail store (4.15).</li> </ul> <b>Community Service/Institutional Uses</b> <ul style="list-style-type: none"> <li>• Public works buildings &amp; structures excluding warehouse, storage yards, and waste or sewage facilities (3.2).</li> </ul>	<b>Principal Uses</b> <ul style="list-style-type: none"> <li>• Recycling &amp; collection depots.</li> <li>• Agricultural processing facilities.</li> <li>• Lumber &amp; building supply establishments</li> <li>• Indoor repair, rental, servicing, storage, or wholesale of any goods or materials excluding hazardous products.</li> <li>• Warehouses &amp; storage units (3.12).</li> <li>• Construction trades &amp; contractors' yards.</li> <li>• Manufacturing, fabricating, assembly, processing, production, or packaging of any goods or materials excluding hazardous products.</li> <li>• Communication towers (4.19).</li> <li>• Billboard Signs (3.9)</li> <li>• Highway Sign Corridor.</li> </ul> <b>Accessory Uses</b> <ul style="list-style-type: none"> <li>• One (1) accessory dwelling unit for caretakers, owners, or managers of an approved use.</li> </ul>