EXHIBIT "B"

BYLAW NO. 4-2012

A BYLAW OF THE RURAL MUNICIPALITY OF MOOSE MOUNTAIN NO. 63, TO AMEND BYLAW NO. 2-2006 KNOWN AS THE ZONING BYLAW OF THE R.M. OF MOOSE MOUNTAIN NO. 63.

The Council of the Rural Municipality of Moose Mountain No. 63, in the Province of Saskatchewan enacts as follows:

1. To amend Bylaw No. 2-2006 as follows:

A. Section 3.15 General Development Standards Applicable to All Discretionary Uses in this Bylaw is amended by adding the following bullets:

- A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- The proposed development shall be located on a parcel conforming to all requirements of this zoning bylaw, including site size, frontage, setbacks and access and to all provincial requirements.
- No new or expanded discretionary uses shall be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigating measures.
- The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- Year round access to the site shall be available.

2. The following Section is added immediately after Section 10 ES – Environmentally Sensitive Overlay District:

SECTION 11: HIGHWAY COMMERCIAL DISTRICT 2

INTENT: The Highway Commercial District 2 is intended to allow for slightly larger scale commercial and industrial uses that require larger lot sizes. Allowed uses include those that typically would benefit from access from major highway corridors. New developments shall not conflict with other adjoining uses and will not be prohibitively difficult or costly to service.

11.1 PERMITTED USES

(1) Industrial and Commercial Principal Uses:
- Machine shops and metal fabricators
- Contracting and service establishments
- Trucking and/or hauling operations

(2) Resource based principal uses:
- Petroleum, metallic or non-metallic mineral processing and extraction facilities

(3) Accessory uses:
- Buildings including private garages, shed and buildings accessory to any permitted or approved discretionary uses
- Buildings and uses accessory to resource based principal uses

(4) Other Principal Uses:
- Linear public or private utilities, excluding solid and liquid waste disposal sites and facilities

11.2 DISCRETIONARY USES

(1) Resource based principal uses:

- Gravel pits, gravel storage areas and related contractor's yards

(2) Agricultural Principal Uses:

- Agricultural equipment, fuel and chemical supply establishments
- Major agricultural product processing including but not limited to, seed cleaning or packaging plants
- Grain terminals, elevators, and related uses

(3) Recreational commercial uses:

- including but not limited to, sports arenas, golf courses or tourist campsites/campgrounds

(4) Other Principal Uses:

- Abattoirs, including retail meat sales outlets
- Concrete plants
- Solid and liquid waste disposal sites and facilities
- Vehicle storage yards
- Camps -temporary mobile construction or oil field lodging camps
- Cold storage yard and warehouses
- Manufacturing or fabrication establishments

11.3 DISTRICT REGULATIONS

11.3.1 Subdivision and Site Development Requirements:

(1) Proposed subdivisions in this District shall comply with the following:

- Minimum site area – 0.8 hectares (2 acres)
- Maximum site area – 12.141 hectares (30 acres)
- Minimum site frontage – 30 m (100 ft.)
- Minimum front yard – along Provincial Highways will be as per the provincial regulations, otherwise 30 meters (100 ft.). Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest.
- Minimum side yard – 8 meters (26 feet)
- Minimum rear yard – 6 meters (20 feet)
- All outdoor storage areas or compounds shall be screened from view, and shall require the approval of Council to ensure that they will be safely located and do not conflict with other uses in this District or with uses in an adjoining District.

11.3.2 Discretionary Use Development Standards

(1) A road of adequate standard shall provide access and egress to the operation from a provincial highway to the site. The Ministry of Highway and Infrastructure may be consulted to ensure the proposal is consistent with provincial setback requirements from provincial highways and other regulations.

(2) Other requirements of this bylaw specific to the proposed use shall be met.

(3) Council may establish specific screening requirements for any form of storage facilities.

11.3.3 Campgrounds

(1) The operator of a campground shall provide the development officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.

(2) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres, which shall contain no buildings.

(3) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres in area with its corners clearly marked.

(4) No portion of any campground shall be located within a roadway or required buffer area.

(5) Each campsite within the campground shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.

(6) Each trailer coach shall be located at least 4.5 metres from any other trailer coach and each campsite shall have dimensions sufficient to allow such location of trailer coaches.

(7) The space provided for roadways within a campground shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway.

(8) No trailer coach shall be stored on any campsite when the campground is not open.

(9) A campground may include as ancillary uses, a laundromat or a confectionary designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.

(10) The Public Health Act and the Regulations passed there under, shall be complied with in respect to all operations and development of the campground.

11.3.4 Camps -temporary mobile construction or oil field lodging camps

(1) A development permit application has been submitted that contains the following information, to the satisfaction of Council:

(a) The location, type and purpose of the camp which shall include a site plan specifying the number of buildings and their location.

(b) Method of supplying water, sewage and waste disposal facilities, which must comply with provincial regulations.

(c) The number of persons proposed to live in the camp.

(d) The start date of construction, the date of occupancy and the removal date.

(e) Reclamation measures once the camp is no longer needed.

(2) The developer is to maintain any existing natural buffers (trees, natural topography, etc.), where possible.

(3) The camp shall be contained within the commercial use or resource based use site.

(4) The developer shall provide Council with information regarding the necessity of the camp in attracting and attaining skilled workers for the operation of the commercial use.

(5) The site shall be adjacent to an all-weather road to provide year round access to the site.

3. Part II – DEFINITIONS is amended by adding the following immediately after "Campground":

Camps-temporary mobile construction or oilfield lodging camps: one or more buildings used to house workers of various contracting firms on a temporary bases, generally less than 10 years in length, which provides sleeping, eating, recreation and other basic living facilities.

4. **The Table of Contents Part I is amended by adding the following immediately after Section 10 ES –Environmentally Sensitive Overlay District:**

Section	11	HC - Highway Commercial District 2
	11.1	Permitted Uses
	11.2	Discretionary Uses
	11.3	District Regulations

5. **This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations.**

[redacted]
Reeve

[redacted]
Administrator

Read a first time this 13th day of September, 2012.

Read a second time this 13th day of December, 2012.

Read a third time and adopted this 13th day of December, 2012.

(SEAL)

RURAL MUNICIPALITY OF MOOSE MOUNTAIN NUMBER 63 INCORPORATED 1912 SASKATCHEWAN

[redacted]
Reeve

[redacted]
Administrator

Certified a True Copy of Bylaw No. 4-2012.

Adopted by Resolution of Council on the 13th

Day of December, 2012.

RURAL MUNICIPALITY OF MOOSE MOUNTAIN NUMBER 63 INCORPORATED 1912 SASKATCHEWAN

GOVERNMENT OF THE PROVINCE OF SASKATCHEWAN OFFICE OF THE MINISTER OF GOVERNMENT RELATIONS

APPROVED
REGINA, SASK.
FEB 07 2013

[redacted]
Assistant Deputy Minister
Ministry of Government Relations