

**Standard Conditions for Commercial Light Industry and Storage Sites Application, Draw
Process and Permit**

- Only one application per Registered Cottage Based Business, or if you are in the process of applying to Manitoba Conservation and Climate to become a Cottage Based Business, will be accepted for site draw.
- Occupation and authorization of use of lot will be under a renewable annual permit.
- The intent of these sites is strictly for light industry operations and storage of equipment and supplies associated with the operation of your cottage based business. Any daily activities or dealings associated with your cottage based business that are requested to take place on site, will be discussed with Conservation and Climate and if approved will be incorporated with the standard conditions under Special Conditions section of the annual permit.
- Annual permits are subject to annual Crown land rent and service fees.
- Mandatory site development must be completed within a two-year time frame.
- Permittee is responsible for all cost associated with the mandatory site developments. Mandatory site development includes perimeter fencing with a minimum standard 6 foot chain link fence with metal posts and a minimum 12 foot gate, developing access into the lot including the purchase and installation of culverts to meet drainage requirements and clear lot in a manner that is acceptable to Conservation and Climate.
- In circumstances where an adjacent lot is developed a shared fence is recommended and a cost sharing agreement between the two affected parties negotiated independently of Conservation and Climate.
- A park permit will be required for initial construction phase and will require a site plan permit application which includes review by Office of the Fire Commissioner (OFC), for Manitoba building code compliance where applicable.
- Permittee will be allowed to construct a single storey workshop, storage building and/or permanent covered open pole shed or any combination of the two to a maximum of 4,000 square feet on a lot with an area no larger than 22,000 square feet. For lots with an area of less than 22,000, the maximum development will be 3,500. **ALL DEVELOPMENT IS RESTRICTED TO ONE LEVEL OR STORY AND CANNOT EXCEED A HEIGHT OF 20 feet.**
- Permittee is responsible for any costs associated for bringing services or utility requirements to the site.
- Permittee must carry comprehensive general liability insurance of not less than two million dollars (\$2,000,000.00) protecting the potential Permittee and its employees against claims by third parties for any injury to persons (including death), damage or loss to property which may arise directly or indirectly out of the occupation of the Property or the performance of this Agreement by the Permittee, inclusive of any one occurrence and shall name the Crown as an additional named insured with respect to the operations of the Permittee under this Permit.
- Office space will not be allowed as part of the development of these premises.
- Permittee will not be allowed any living or staff accommodations.
- Permittee will not be allowed to store camper trailer(s), recreational or derelict vehicles on site.
- Permittee shall obey all requirements or prohibitions of the law whether municipal, provincial or federal, and shall comply with directives or instructions issued by Manitoba Conservation and Climate, as may be specified from time to time.
- No open soliciting or advertising of business will be allowed within the park. Placement of signs and/or advertising materials shall be subject to the approval of Manitoba Conservation and Climate. Lots must be maintained in a clean and orderly manner.
- Permit is transferable and may be assigned to another Registered Cottage Based Business meeting the criteria set out by Manitoba Conservation and Climate and does not already have a permit for a site in this area or another storage site. The Permittee shall not assign the Permit to another Registered Cottage Based Business or for collateral purposes without prior consent of the Manitoba Conservation and Climate.
- The annual permits issued in this area will be reviewed after a five (5) year period. If the Permittee has proven that their Registered Cottage-Based Business is viable and sustainable, a five (5) year commercial lease agreement may be considered, however the Registered Cottage Base Business requirement will remain in effect. The Lease will be transferable under the same conditions outlined for a transfer of permit, as noted above.