

Commercial Light Industry and Storage Sites – South Whiteshell Provincial Park

Cottage Based Businesses (CBB) in the past have had challenges registering their respective business operations due to difficulties in obtaining written support from adjacent cottage owners as per the Departmental requirements for cottage based businesses. Obtaining the support of adjacent cottagers often poses challenges due to conflicts arising from equipment use, material(s) storage, traffic, vehicle parking and noise within the cottage subdivision. With these challenges in mind, many CBB's have been lobbying the department to provide commercial workshop areas and storage lots for business operations and equipment storage. The intent of these Commercial Light Industry and Storage Sites is to provide light industry and storage opportunity for registered CBB's away from cottage subdivisions, thus reducing conflicts between cottagers and CBB owners.

Conservation and Climate staff in conjunction with members of the Commercial Light Industry Storage group have developed a detailed application process including eligibility criteria, a draw process to acquire a lot, guidelines and standard operational conditions for lot/site development. Staff have identified two proposed sites for commercial light industrial development with a plan to move forward with this initiative. The first proposed site is the "old dump" site near Star Lake (see below map). It is a previously developed/impacted site with existing road accessibility requiring minimal vegetative clearing. It is centrally located to Falcon, West Hawk and Caddy Lake. A second location has been identified and currently supports one commercial storage location under issuance of an annual Provincial Park permit at the McDougall's Landing area on the North West end of West Hawk Lake (see below map).

The department will implement a formal process of application and a public draw system for lot/site distribution to those CBB's meeting specific eligibility criteria. Successful awardees will be issued annual Parks Controlled General Permits for these with site-specific special operating conditions applied addressing use, operational times, and development guidelines.

Conservation and Climate is seeking the local public input in regards to these locations being selected for Commercial Light Industry and Storage use. To provide your comments or suggestions on this initiative, please contact Dale Sobkowich, Head of Commercial Policy, Planning and Programming (Parks & Protected Spaces – Winnipeg) by September 18, 2020 via email at Dale.Sobkowich@gov.mb.ca.

Thank you!