

THE TOWN OF NEEPAWA

BY-LAW NO. 3062

BEING A BY-LAW of the Town of Neepawa to amend the Town of Neepawa Zoning By-law No. 2650, as amended.

WHEREAS Section 80(1) of The Planning Act provides that a Zoning By-law may be amended;

NOW THEREFORE the Council of the Town of Neepawa, in meeting duly assembled, enacts as follows:

1. PART SIX – INDUSTRIAL is amended by deleting the Section entitled ‘ TEMPORARY BUILDINGS, STRUCTURES AND USES’ and replacing it with the following Section entitled ‘TEMPORARY BUILDINGS, STRUCTURES AND USES’ as follows:

TEMPORARY BUILDINGS, STRUCTURES AND USES

Application

6. (1) The provisions of this Section shall apply to all Industrial Zones.

May be Permitted

6. (2) (a) A construction camp or other such temporary work camp, tool shed, travel trailer, scaffolding or other buildings, structures or uses including the storage of building materials and supplies incidental to work in progress, shall be permitted providing that these buildings, structures or uses remain necessary for work in progress which has not been finished or abandoned.
 - (b) *A temporary living quarters camp in the “MH” Industrial Heavy Zone subject to the owner providing;*
 - (i) *a temporary potable water supply and sewage collection and storage system satisfactory to Council and approved, where required, by the Province,*
 - (ii) *a general location map and a site plan showing the location of approved dwelling structures, roads, storage, parking and open areas, all to be approved by Council,*
 - (iii) *adequate parking space, street lighting and signage,*
 - (iv) *Manitoba Conservation approval with respect to site location and surrounding land uses such as industrial buildings, sewage lagoons and open or closed waste disposal grounds, etc., where applicable.*

Terms and Conditions

6. (3) A development permit for the above noted temporary use, building or structure excluding the temporary storage of building materials or supplies shall be required and subject to such terms and conditions as may be required by Council or the Development Officer. *Council reserves the right to cancel the Development Permit if the temporary use is not required any longer or is found to be detrimental to public health and welfare.*

Validation Period

6. (4) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than six (6) months and may not be renewed or re-issued for more than one (1) additional successive period at the same location.

With respect to a temporary living quarters camp, each development permit shall be valid for a period of not more than fifteen (15) months and may not be renewed or re-issued for more than one (1) additional successive period at the same location.

Size and Use of Buildings and Structures

6. (5) Temporary buildings and structures shall not exceed one thousand (1,000) square feet (*except dwelling units and food service buildings for temporary living quarter camps that shall not exceed 1600 square feet*) and one (1) storey or fifteen (15) feet in height and *no basements*.

The use of temporary buildings and structures may be as follows;

- (a) Used as an office space for the contractor or developer;
- (b) Shall not be used for human habitation except as temporary accommodation for a caretaker or watchman. *Temporary use buildings located within an approved temporary living quarter camp may be used for human habitation;*
- (c) Shall not be detrimental to the public health, safety, convenience and general welfare.

DONE AND PASSED IN COUNCIL duly assembled this ____ day of _____2008.

Mayor

Chief Administrative Officer
Town of Neepawa

RECEIVED FIRST READING ON THIS 6 DAY OF May 2008.

RECEIVED SECOND READING ON THIS DAY OF 2008.

RECEIVED THIRD READING ON THIS DAY OF 2008.