

COTTAGE LOT DRAW FREQUENTLY ASKED QUESTIONS Constructing a Cottage on Crown Land (Not within a Provincial Park)

Q: “What approvals do I need to build on lots outside of Rural Municipalities (unorganized territory)?”

A: You must provide a site plan with your Building Permit Application to Manitoba Labour, showing approximate dimensions of the building(s) and location on the lot, including distances in relation to lot boundaries. The application will be forwarded to the Regional Land Manager and you will then be notified of approval or changes required. A Work Permit must also be obtained from the local Natural Resource Officer at the District Conservation Office prior to any construction. There is no fee for a Work Permit.

Q: “If the road has not been constructed yet or is currently under construction, does it extend the building time frame period?”

A: The building time frame is adjusted in accordance with available access. In subdivisions where road construction has not been complete, a separate notice will be sent at a later date, once the road has been completed. The two year time frame will begin at that time.

Q: “What types of foundations are acceptable?”

A: All building plans must be submitted to the Building Inspector, who will then advise as to what would be acceptable for that particular subdivision.

Q: “Is there a minimum square footage for the cottage?”

A: Unless otherwise specified by the Rural Municipality building codes and conditions, the minimum cottage size will be 480 square feet (20' x 24'). The maximum size is limited by the size of each lot to ensure there are appropriate distances from the sides, front and back.

Q: “What types of buildings are allowed on the lot?”

A: This will depend on the regulations in place for the Municipality in which your subdivision is located. Please contact them for building information or the Regional Land Manager if the subdivision is within unorganized territory.

Q: “Are docks, boathouses, etc. allowed?”

A: This will vary from subdivision to subdivision and depend on local municipal policies. Please contact the Municipality or the Regional Land Manager for information on specific subdivisions.

Q: “Are multiple stories allowed?”

A: All plans must be reviewed and approved by Manitoba Building inspectors.

Q: “How much of my lot or the Crown Reserve can be cleared to view the lake?”

A: The lot you have purchased may be cleared to meet your requirements. Any clearing of the Crown Reserve will require an application for a Work Permit including details relative to what is planned. A Work Permit must be obtained from the local Natural Resource Officer at the District Conservation Office prior to any clearing. There is no fee for a Work Permit.

Q: “What do we do with the slash/debris created for lot clearing work?”

A: Your Crown Land Work Permit will specify that all debris is to be managed appropriately to eliminate fire hazards and not create a nuisance to adjacent lot owners. All merchantable timber is to be salvaged (firewood) etc. Disposal of lot debris may vary depending upon your subdivision and time of year. Please contact your local Manitoba Conservation office to determine if burning is allowed or where debris can be disposed.

Q: “Are house trailers or mobile homes acceptable as cottages?”

A: No - mobile homes, travel trailers or other movable pieces of equipment are not an acceptable form of cottage. All cottages must be permanent, fixed, non-portable structures.

Q: “Can we move an old house or an RTM (Ready-to-move) onto the lot?”

A: Relocation of previous lived-in homes or RTMs may have Municipal restrictions that apply. Please contact the Rural Municipality or the Building Inspector for further information.

Q: “What additional fees or taxes may I expect to pay?”

A: Fees that you may be required to pay include the following:

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| a. Purchase Price & GST | (Less initial payment of \$100.00) |
| b. Application Fee | = \$106.00 (includes GST) |
| c. Licence of Occupation Fees | = \$10.81 (includes GST) |
| d. Purchase Agreement Fee | = \$212.00 (includes GST) |
| e. Legal Descriptions/Titles | = \$106.00 (includes GST) |
| f. Transfer Document | = \$50.00 (includes GST) |
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Please note that Manitoba Consumer and Corporate Affairs, Land Titles Office will have fees (Land Transfer Tax) related to the registration of the Transfer document. Further details related to their fees can be obtained by contacting the Land Titles Office directly at (204) 945-2042 or by email lto@gov.mb.ca.

Also, if the cottage subdivision is located within a RM, you will be responsible for payment of annual municipal taxes to the RM. If the cottage subdivision is located outside of a RM, there may be service fees applied through Manitoba Aboriginal & Northern Affairs.
