

Seasonal Recreational Subdivisions	Policy	L4
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What is the policy?

It is the policy of the department to provide guidelines for the orderly development of seasonal recreational subdivisions. The following process is to be followed as it relates to development of recreational subdivisions on Crown lands and private lands.

- **Crown Lands Recreational Subdivisions**

- a) Site Identification

- (1) initiated by Crown Lands Branch
- (2) the identified site is circulated by Crown Lands Branch of Manitoba Agriculture and Resource Development (ARD) in accordance with the Crown Lands Circulation Process involving the departments and agencies listed in Schedule A (see Appendix L4-A Circulation List for Recreational Crown Lands)

- b) Review of Comments

- (1) comments are received and compiled by Crown Lands Branch
- (2) comments are reviewed by Crown Lands Branch regional manager, the recreational land development officer, the regional director of the department and the community planner from Manitoba Municipal Relations (MR) upon request by the department

- c) Decision by Review Participants

A decision is made by the reviewing participants whether the proposal will proceed.

- d) Approval to Proceed

- (1) If the decision is to proceed with the proposal, a plan of survey is developed by Crown Lands Branch and registered in the Land Titles Office as a parcel plan. This serves to legally identify the parameters of the block of land to be advertised for sale.
- (2) The land is advertised for sale by Crown Lands Branch.
- (3) The successful bidder is selected by the recreation development committee which has representation from ARD and the department. The land is leased to the purchaser until the purchaser proceeds successfully through the private subdivision process as established by the department under Policy LI Application for Subdivision Approval.
- (4) No sale of Crown lands will occur until a plan of subdivision has been approved, surveyed and submitted for registration in the Land Titles Office. Also, a development agreement must be signed with the department and filed as a caveat against the title in the Land Titles Office.

- **Private Recreational Subdivisions**

- a) Seasonal recreational subdivision applications which are initiated by private land owners on private land are to be submitted to MR. If received from any other source, they are forwarded to MR for processing.
- b) The department and municipal review processes will apply in applications of this nature. Where the planned subdivision area is within close proximity to a community, the community must be requested to provide comments and concerns. It is the policy of the department to involve the communities in this consultation process.
- c) Department clearance of applications will be reviewed in terms of:
 - (i) the general feasibility of the subdivision development in terms of size and location, provincial land use policies relating to proximity of urban-centers, recreational carrying capacity, shorelands, dedications, critical resource sites, hazard lands
 - (ii) the viability of the subdivision to generate and maintain general municipal tax revenue or special fees to cover off provisions of municipal services such as waste disposal sites, water systems, docks, roads, etc.
 - (iii) the development agreement entered into between the developer and the Manitoba government

Other information

- Appendix L4-A Circulation List for Recreational Crown Lands