

Development of Cottage Lots and Recreational Homes	Policy	L7
	Effective Date	April 2002
	Revision Date	November 2021
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What is the policy?

Department policy provides direction to cottage and recreational home owners for the development of cottages, recreational homes and related structures in subdivisions and within the jurisdiction of The Northern Affairs Act.

This policy applies to each community unless a development plan and zoning bylaw or planning scheme is adapted to the community. When the cottage subdivisions are located outside a community boundary, the department will follow the procedures set out in this policy and the conditions for development as outlined in the Parks Activities Regulation 141/96 and Cottagers Handbook for Manitoba Provincial Parks.

Cottages, other recreational homes or other structures for seasonal and/or recreational use, will not be permitted in subdivisions designed for residential purposes, except where the community has recommended and the department has approved a variance. No clearing or construction is to take place until a work permit is obtained from Manitoba Agriculture and Resource Development (ARD). Conditions of work permits must be met.

Building plans must be submitted to the Office of the Fire Commissioner of Manitoba Municipal Relations (MR) to obtain a building permit.

On lakeshore lots where conditions are suitable, an application for a site permit for additional buildings, such as a boat house or roofed boat slip or docks, must be submitted to ARD. The application for site permit and design must be approved by ARD. An annual permit is required and an annual rental fee is charged for the building on Crown reserve.

Public reserve is not part of the cottage lot, therefore no buildings are allowed on public reserve land.

All wastewater disposal systems must be approved by the appropriate environment officer of Manitoba Conservation and Climate from the same region the home is located in.

Community responsibilities

- In consultation with the department, the community should recommend building permits within the community boundary, before submitting them to MR for approval.