

Rebuilding After a Wildfire - Crown Lands Act Permit Holders

1. After a wildfire, when can we return to our cottage or permitted site to assess the damage?

Before making any plans to return to your remote cottage, visit the Manitoba Wildfire website (www.manitoba.ca/wildfire/) to get up-to-date information about the fire situation, related restrictions, and travel.

2. Structures associated with my Crown land permit were lost or severely damaged as a result of recent wildfires. Am I allowed to rebuild?

Yes. You are allowed to rebuild structures that were previously approved if your permit is valid and in good standing.

3. Is an application form required to rebuild?

Yes. You are required to submit an Application for Change in Land Use or Terms form. Contact your Crown Land Specialist for a copy of the form. If you are rebuilding previously approved structures (same size and same location), the approval process will take about 10 business days.

4. Can I expand the size of structure or add new buildings? (v2.)

For **cottages within a registered plan of subdivision**, requests to expand or add a new structure, requires an Application for Change in Land Use or Terms to be completed. The application involves a longer review process with no guarantee the request will be approved.

For **remote recreational cottages** not within a traditional plan of subdivision, require an Application for Change in Land Use or Terms to request approval for rebuilding or expansion. Upon approval, the cottage may be rebuilt to a maximum of 800 square feet. Basements, lofts and second stories are not allowed.

Follow up with the Crown Land Specialist if you require clarification regarding authorized structures.

Note: All habitable structures must meet the minimum size requirements outlined in Section 5 of Manitoba's Dwelling and Buildings Regulation M.R. 322/88 R. (<https://web2.gov.mb.ca/laws/regs/current/322-88r.php>.)

5. Where am I allowed to rebuild? (v2.)

You are allowed to rebuild your structure(s) in the area originally authorized. If structures were within 99 feet of the shoreline (setback), you are required to rebuild outside of the setback. Follow up with the Crown Land Specialist if you require clarification or have concerns.

6. Are there any considerations for the rebuild?

We recommend clients review and consider information related to FireSmart. Clients are encouraged to rebuild using fire-resistant materials to reduce risk of property damage from wildfires.

Additional information on FireSmart Construction can be found at:

www.firesmartcanada.ca/firesmart-at-home/construction-guidance/

7. Can I rebuild the cottage at a new location on the lake?

No. New locations will not be considered.

8. How long do I have to decide if I want to rebuild?

Upon notification of damage to personal property, you will have six (6) months to inform the Lands Branch of your intentions to rebuild.

9. What if I choose not to rebuild?

If you choose not to rebuild, you must submit a Surrender of Permit form. For the form to be accepted and approved, the site must be cleaned up to the satisfaction of the Lands Branch within 12 months. You will be required to submit photos of the site.

10. How much time do I have to rebuild?

You will have a 24-month Development Timeframe (DTF) to rebuild the cottage to the lock-up stage.

11. What is the definition of lock-up stage?

Lock-up stage is when the exterior of the structure is completed, including installation of doors and windows, exterior walls finished with siding or metal, and shingles or other roofing material.

12. Can I put up a structure for temporary storage while rebuilding?

Yes, you can put up a structure for temporary storage during the cottage rebuild with approval from the Lands Branch. Any structures that you wish to have on site on a permanent basis must be identified on your Change in Land Use or Terms form. If temporary accommodation is required during the rebuilt, advance approval is required from the Crown Land Specialist.

13. Do I need a building permit?

Yes. Before constructing any buildings, the client must first get a building permit from Manitoba Inspection and Technical Services – Form ITS BC Form 25 - Building Permit. The form is available at [ITS BC Form 25 - Building Permit Application](#) or call 204-945-3373 for details.

14. Will the Lands Branch provide any help in cleaning up the site?

No. Clients will be responsible for the cleanup within the permitted area and the Crown reserve fronting the lakefront where they had any structures.

15. Is anything required to start cleaning up the site? How long do I have to finish the clean-up work?

Yes, the following is required:

- A Crown Land Work Permit is required for cleaning up the site and can be obtained from your local Conservation Officer. A list of the local Conservation Officer Service offices can be found at <https://www.gov.mb.ca/nrnd/co/index.html>
- All refuse and waste must be taken to an approved waste disposal site.
- Keep all the cleanup-related paperwork in case you are ever asked to provide it as proof of work completed.

For clean-up timeframes:

- Refer to Question 9, if you choose not to rebuild.
- Refer to Question 10, if you choose to rebuild.

16. Can I assign my general permit when there are no remaining structures on site?

No. If the authorized Crown land use is no longer there, then the conditions of the general permit are not being met, so the permit cannot be assigned.

If the permit is in good standing, and the conditions listed on the permit are met, an application for assignment can be submitted for review.

17. Is there a fee associated with the applications?

Yes, depending on the type of application, the following fees apply:

- Application for Crown Land Work Permit: no fee
- Application for Change in Land Use or Terms: \$52.50 (includes GST)
- Surrender of Permit/Lease Form: no fee

18. Am I required to continue paying for Crown land fees and property taxes?

Yes. As a condition of your permit, you are required to ensure all related fees are in good standing. If you have questions regarding property taxes, contact your municipal authority.

19. If I have questions regarding my permit, or use of Crown land, who should I contact?

You can contact the Crown Lands Specialist in your region as listed below. Before calling, have your general permit number and other related information available:

Eastern Region	Shaun Klassen	204-945-7781	Shaun.Klassen@gov.mb.ca
Northwest Region	Trine Nes	431-351-1285	Trine.Nes@gov.mb.ca
Northeast Region	David Hastman	204-679-0987	David.Hastman@gov.mb.ca
Central Region	Krisjan Hepples	204-671-0382	Krisjan.Hepples@gov.mb.ca
Western Region	Kirsten LeBlanc	204-476-0053	Kirsten.LeBlanc@gov.mb.ca

Regional map and contact info can be found at:

<https://www.gov.mb.ca/nrnd/forest/land-management/contact.html>

SUMMARY

- When safe to return, you should visit your site to assess damage.
- Determine if you want to rebuild or surrender your permit.
- Contact your regional Crown Land Specialist to discuss intentions for clean-up, rebuild, or surrender of the permit.
- Submit the appropriate application.
 - Change in Land Use or Terms
 - Crown Land Work Permit
 - Surrender of Permit
- Obtain a Crown Land Work Permit to begin cleaning site.
- If rebuilding with a change in use, wait for application approval before you begin development.
- If you are rebuilding, review and consider the FireSmart Canada Home Development Guide and consider using fire-resistant materials.
- Review the Manitoba Wildfire website (www.manitoba.ca/wildfire/) to get up-to-date information on the fire situation, related restrictions, and travel.
- Learn about Manitoba Wildfires Regulation 26/2024 regarding permits and fire prevention at <https://web2.gov.mb.ca/laws/regs/current/026-2024.php?lang=en>