



The Cottager's Handbook

**Vacation Home Lots
Manitoba Provincial Parks**

FOURTH EDITION



Manitoba Parks – Cottage Program

Manitoba Parks – Cottage Program, is responsible for the administration of approximately 6,200 vacation home lots within Manitoba's provincial parks. Vacation home lots located on Crown land typically maintain a lease (or annual permit) with the province; however, some provincial parks also contain titled private land. The Provincial Parks Act and the regulations apply to both Crown lands and private lands within provincial parks.

Manitoba Parks manages and controls land use activities and development approvals on vacation home lots within Manitoba's provincial parks, with management direction prescribed in various legislation, regulations and policy guideline documents such as the Cottager's Handbook and the Development Requirements for Vacation Home Lots. Manitoba Parks is here to serve your needs and to ensure you enjoy your cottage experience.

Additional program information, including contact information, forms and applications can be found online on the Manitoba Provincial Parks Cottage Program webpage. Visit **www.ManitobaParks.com**.

This Handbook has been prepared as a convenient reference document to provide cottagers with general information on the cottaging program within provincial parks. In consultation with cottage associations, a Cottager's Etiquette section has been prepared, with the intention to share valuable information that will promote a positive and enjoyable cottage experience.



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General Cottage Information

Quiet Enjoyment

While at your vacation home lot, some activities may cause a disturbance and interfere with the normal, quiet and peaceful enjoyment of the provincial park by others. It is important to understand that noise travels farther over water. When hosting larger groups or engaging in boating activities, please be respectful and consider the impact your activities have on the cottage subdivision and neighbouring lots.

Keeping Your Lot Clean

As an owner or occupier of a vacation home lot, it is expected that your lot remain clean and tidy and that all structures are in good and safe repair. Unwanted items should be removed from the park and disposed of in an appropriate manner. Fire hazards, such as brush piles, are to be removed and disposed of in an appropriate manner.

Night Light Pollution

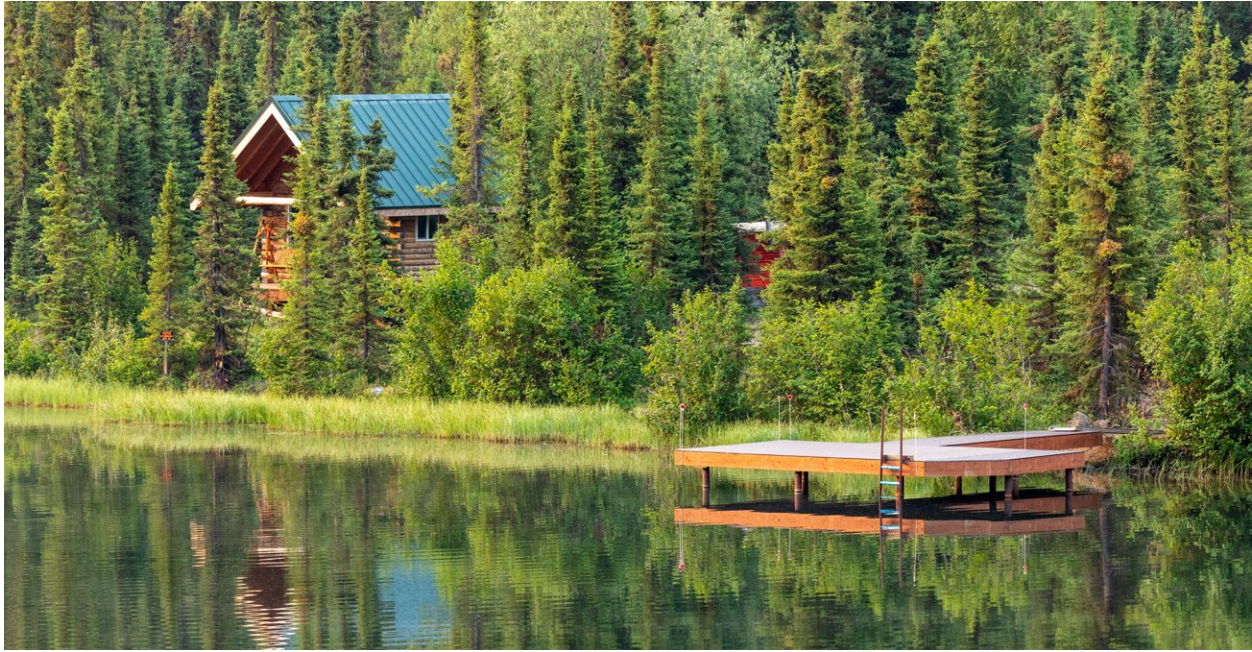
Manitoba Parks is committed to protecting our night skies. Promoting and demonstrating the use of night-sky friendly outdoor lighting is key to protecting the night sky in our parks. Light pollution is a relatively easy environmental problem to resolve. When reviewing your own residential lighting, considering the following steps:

- Light only if needed, and only when needed. Use motion sensors or timers.
- Light only where needed. Shield lights to direct down to only illuminate the area needed.
- Use warm-white or amber light (avoid blue-white light).
- Use the minimum amount of light needed.
- Use energy-efficient lights.



Paws in Parks

Pets are welcome in all Manitoba provincial parks. Many park visitors find that bringing pets enhances their overall outdoor experience; however, pets and their owners share the park experience with all other visitors. If you bring a dog to a provincial park, it is your responsibility to ensure your pet is supervised and under your control at all times, everywhere in the park. For more information on recreational activities is available online.



Public Lanes

Many cottage subdivisions have narrow accesses between lakefront lots which are meant to provide public access to the lakeshore. These accesses are described as public lanes. Back tier cottages may utilize public lanes to install waterlines and pumphouses to provide water to their cottages. In the past, independents dock sites were permitted at the end of public lanes; however, Manitoba Parks will no longer accept unsolicited applications for new independent dock sites. In general, existing sites will be allowed to remain and administered as existing non-conforming developments on a case-by-case basis.

Public Reserve Areas Fronting Lakefront Cottage Lots

Where an area is recognized as being primarily for the use of a lakefront cottager, the following guidelines apply:

- Members of the public may moor their boat on the area only under unusual or emergency circumstances.
- Members of the public should not sunbathe, fish, loiter or otherwise inhabit the area fronting a lakefront lot.
- Only the lakefront cottage owner may be permitted to construct any infrastructure on that part of the public reserve.

Survey Infrastructure

Vacation home lots within provincial parks are part of a cottage subdivision plan, typically filed with the Director of Surveys or registered with Land Titles. Lot boundaries are defined by survey monuments. As an owner or occupier, it is your responsibility to know where your lot boundaries are located, and it is important that cottagers maintain survey infrastructure. Disturbing, relocating or removing survey monuments is not permitted by anyone other than a qualified land surveyor.

Leases and Permits

Established April 1, 2006, the Real Estate Services Branch (RESB) is the single point of service for all transactions involving Manitoba government provincially owned Crown lands including, but not limited to, the administration of parks vacation home leases and permits within Manitoba's provincial parks. For information about matters related to your lease, invoices, lease forms and applications, please go online or contact RESB directly.

RESB Contact Information:

Real Estate Services Branch
308-25 Tupper Street North
Portage la Prairie, MB R1N 3K1
Email: resdinfo@gov.mb.ca

Phone: 204-239-3510
Toll Free: 1-866-210-9589
Fax: 204-239-3560
Website: www.resd.ca



Parks Vacation Home Lease (PVHL)

A 21-year, renewable parks vacation home lease in a standard format is available to most cottagers in provincial parks. A vacation home lease gives you the authority to occupy your vacation home lot for a period of 21 years.

Any individual who acquires an undeveloped cottage lot will be issued a vacation home lease. The lease will specify the time (24 months) in which the exterior of the cottage must be completed. The exterior of the structure is considered complete and at lock up stage when doors, windows, finished exterior siding and shingles or other roofing material have been installed. Undeveloped or vacant lots cannot be assigned except on compassionate grounds (ex: the death or severe disability of a lessee) or where an assignment is necessary to arrange financing.

NOTE: *A garage is not considered a cottage and does not meet the development conditions.*

If you have purchased a cottage that has been confirmed to lock up stage and the interior of the cottage is incomplete, you as the new lessee, are responsible to apply for a valid building permit, issued by Inspection and Technical Services, as any permits that were issued to the previous owner are considered expired.

Annual Parks Vacation Home Permit (PVHP)

A parks vacation home permit can be issued annually to authorize occupancy of a lot. An annual permit fee is charged to those cottagers who are eligible for a vacation home lease but have not yet applied for one. Some cottage owners on un-surveyed lots in remote areas are authorized to only occupy their lot by means of an annual permit and therefore are exempt from the annual permit fee. You can obtain a vacation home lease application form from RESB — Park Land Leases and Permits.

Change in Names to a Vacation Home Lease or Permit

Adding or deleting a name on a vacation home lease is considered an assignment. For more information on lease assignments, please visit www.ManitobaParks.com or contact RESB directly.

Private Land within Provincial Parks

You, or your authorized legal representative, are responsible for notifying the Real Estate Services Branch – Park Land Leases and Permits of any change in Title to your property. This also includes change of address and new contact information of the primary contact of the private land lot, as all correspondence are received by this primary contact.

Renewing Your Vacation Home Lease

In all likelihood, you will want to renew your lease after the original term has expired. Generally, RESB – Park Land Leases and Permits will notify you six months prior to your lease expiring, but it is your responsibility to apply for a renewal lease. For more information on the renewal process or for applications and forms, please go online or contact RESB directly.

NOTE: *A lease will be renewed without confirming the size and location of buildings. Manitoba Parks will only address the compliance of size and location of structures upon receipt of a building location and survey staking certificate.*

Search Requests

Prior to engaging the assignment process (i.e., transferring of a lease), a complimentary Search Request is recommended and can be obtained from RESB. The request will:

- confirm lease or permit particulars
- provide account/annual fee information
- provide a list of assignment requirements
- advise of any associated independent developments on file (i.e., independent docks or boathouses)
- advise of any outstanding work orders and/or collateral recordings applicable to the lease or permit

Buying or Selling a Cottage and Transferring a Vacation Home Lease or Permit

If you sell your cottage and wish to transfer your lease, you will be required to follow the assignment application process. It is up to you, as the vendor, to initiate this process or authorize your real estate agent or legal representative to do so. To avoid unnecessary delays, it is recommended you contact RESB to conduct a search of the lease and obtain all the correct forms and requirements. For more information on the how to obtain search results, the assignment process or for applications and forms, please go online or contact RESB directly.

Before purchasing a cottage, buyers should:

- verify that all structures, either on the lot or public reserve fronting a lakefront lot, are located within the lot boundaries or projected lot lines,
- confirm all structures have received the necessary permits and approvals,
- learn about insurance requirements,
- ensure you are aware of the maximum allowable development on the lot, as well as existing development, for those considering future development.

Manitoba Parks strongly encourages that a Surveyor's Staking and Building Location Certificate (BLC) be obtained and submitted with the assignment application form. It is the responsibility of the lessee/permittee to ensure that all structures are located within the surveyed lot boundary, public reserve and that the respective buffer zones have been maintained.

Tenancy – Parks Vacation Home Leases

When entering into a vacation home lease agreement with more than one individual, it is important to understand:

- All correspondences sent by Manitoba Parks or RESB, including notices and annual invoicing, are sent to the primary contact. At the time of assignment, please ensure to appropriately identify the primary contact.
- At the time of assignment, you are given the opportunity to select the tenancy of the lease. Carefully select what best suits your individual situation and if you are unsure of which tenancy is most suitable in your situation, you may want to consider seeking legal advice.

Tenancy Definitions:

Joint Tenants: Two or more people, who each hold an undivided equal interest in the property. After death, the surviving tenant(s) acquire(s) the deceased tenant's interest.

Tenants in Common: Two or more people who each hold an undivided interest in the property. Each tenant may occupy the land in common with each other. Each tenant may dispose of their interest by will or deed. There is no right of survivorship.

Individual: Only one person who holds all interest in the property.

Annual Invoicing

Approximately 6,200 cottage lots are situated within 15 of Manitoba's provincial parks. These cottage subdivisions span across 18 park districts in which the province provides services to cottagers. Your annual invoice for owning or occupying a vacation home lot within a provincial park is issued by and remitted to the Real Estate Services Branch – Park Land Leases and Permits. If you have any questions about your account, please contact the RESB directly.

Park District Service Fees: If your cottage is located within a park district, you are charged an annual service fee for the services that your subdivision receives. The service fee does not include costs for services such as interpretive programs, problem wildlife control, campground and day use programs, wildfire detection and suppression and public recreational facilities.

Land Rental: Of the approximately 6,200 cottage lots, roughly 95 per cent of cottagers lease their vacation home lot with the province. If you maintain a lease agreement with the province, you will receive a land rental fee on your annual invoice. Your annual land rental fee is based on a percentage of the assessed raw land value.

Crown Land Permits for Development on the Public Reserve

If you have received approval to construct development on Crown land outside of your leased or private vacation home lot, such as a shed, dock or well, you will have been issued a Crown Land Permit, which will be subject to an annual fee that will appear on your annual invoice.

Chief Place of Residence (CPR) Levy

The Chief Place of Residency Levy is a levy established under The Provincial Parks Act. The levy requires payment to the Minister from anyone who occupies a building on provincial park land that is their chief place of residency. In addition, a parks vacation home lease requires occupiers to obtain prior permission of the Crown to use their cottage as a chief place of residence. If you have declared your vacation home lot as a CPR, a fee will appear on your annual invoice.

All cottagers must complete and submit a chief place of residence declaration form. This applies to private landowners, as well as to lease and permit holders. It is the cottager's responsibility to notify the Real Estate Services Branch — Park Land Leases and Permits, if their status of using their cottage as a chief place of residence changes.

In order for the levy to be applicable:

1. You must reside in a building situated on Crown land or privately owned land in a provincial park in Manitoba. The building may be a house, a cottage, a mobile home or a trailer which provides living accommodation, living accommodations in business premises or other residential dwelling unit.
2. The building is defined to be your chief place of residence if during the year (April 1 - March 31) it is the residence where you, in the settled routine of your life, regularly, normally or customarily reside.

Chief Place of Residency declaration form is available online at www.ManitobaParks.com, located under the Downloads drop down.

Maintaining a Cottage in a Provincial Park

Waterfront Living

A lake's waterfront is an extremely rich natural environment that is crucial to your lake's health. The riparian zone is defined as the area where water meets the land and provides a buffer that will:

- protect the shoreline from erosion as a natural and living retaining wall
- creates a natural barrier for contaminants and helps maintain good water quality
- keeps water temperature moderated and shade for aquatic organisms

Equally important is the aquatic vegetation located within the lake. The benefit of maintaining undisturbed aquatic vegetation is to:

- provide food for fish and other aquatic creatures
- provide habitat for aquatic organisms and fish
- keep sediment at the bottom of the lakes and increases water clarity
- influence the oxygen levels within a water body and absorb pollutants from contaminated water

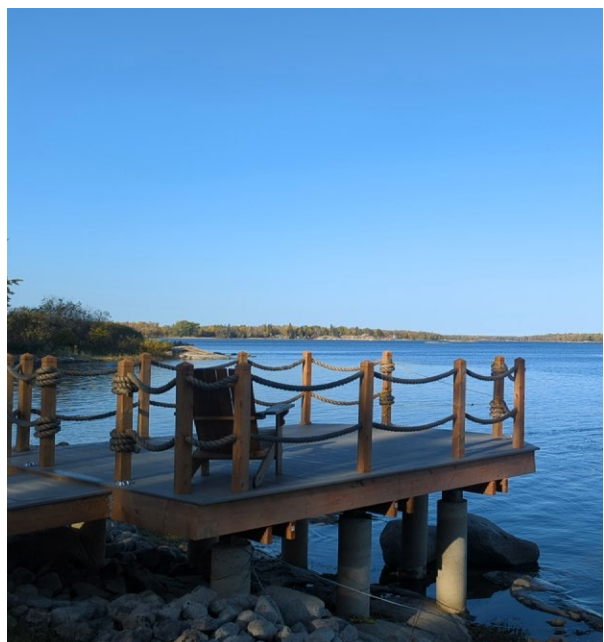
It is highly encouraged to maintain as much aquatic vegetation within the riparian buffer as reasonably possible; however, it is acknowledged that some aquatic vegetation may be removed to allow for safe swimming areas fronting a lakefront cottage.

Buffer Zones

Limit Your Activity within the Buffer Zone

Maintaining a buffer between vacation home lots is important as this will minimize the disturbance that one neighbour might cause another. When allowed to remain vegetated, buffers will provide privacy from one cottage lot to the next and help reduce noise between lots. Where possible, it is recommended that buffers be allowed to remain natural and should be considered as "no-mow" zones.

In the absence of vegetation, buffer zones are not to be used as areas for storage, whether it be seasonal equipment/ furniture, trailers, watercraft or other equipment. Often these areas become unsightly and visually impact the adjacent neighbour. If Manitoba Parks determines that you are inappropriately storing materials within the buffer, you may receive written direction to have items relocated elsewhere on your lot.



Cottage Insurance

Have you wondered about what is a reasonable amount of liability insurance to carry on the insurance policy covering your cottage? There have been some large liability claims come forward in recent years, and Manitoba Parks advises cottagers to consider a minimum of \$2 million of general liability insurance. At the very least, cottagers should carry \$1 million. By carrying sufficient liability insurance, you will be protected from the financial consequences if someone suffers a severe injury at your cottage.

Any cottager signing a new lease will find that the new standard cottager lease now requires a minimum of \$1 million in liability insurance. It is strongly recommended you discuss your insurance requirements with a licensed insurance broker to ensure you have adequate liability insurance for boats, snowmobiles, swim platforms or other equipment you may use at your cottage. You should also ask your insurance provider about wildlife coverage as this may be a separate consideration for insurance purposes.

Co-Existing with Wildlife

Remember that in cottage country, you are visiting an area where wild animals live. Be Wildlife Smart and take action to reduce your risk of negative interactions with wildlife:

- Secure your garbage and other attractants where they can't be accessed by bears and other wildlife.
- Avoid using bird feeders in cottage country. It is particularly important that these be removed between April and November when bears are active on the landscape.
- Avoid leaving your pet outside unattended and keep it on a short leash for walks.
- Be aware of your surroundings and watch for signs of wildlife presence.
- Carry deterrents and know how to respond appropriately in wildlife encounters.
- Avoid planting vegetables and fruit-bearing plants on your cottage lot.
- Never feed or approach wildlife.

For more Wildlife Smart tips on coexisting with wildlife, including fact sheets, other publications, helpful links and info about what to do when you encounter wildlife, visit www.manitoba.ca/human-wildlife.



Drinking Water

Drinking untreated water from a lake or a hand well may not be safe. Despite the fact the water may appear clear, it could contain disease-causing microorganisms. Before drinking lake water or water from hand wells, the water should be disinfected.

To disinfect water:

- Bring water to a rolling boil.
- Add non-scented household bleach to the water at a rate of five millilitres (one teaspoon) to five litres of water and let it stand for 10 minutes before using.

You can also use an alternate drinking water supply such as bottled water or treated water from a public water supply system. If your cottage is serviced by a private well, the well water should be tested at least once per year for microbiological contamination.

Docks – Winter Storage

If you have a cantilevered dock and raise the dock at the end of the season to prevent ice damage, it is highly recommended that you remove or shorten and identify the legs of the dock with reflective markings to prevent injury by neighbouring cottagers or winter park users.

Floating docks removed from the water should be stored on or fronting your lot in a safe secure manner as not to affect neighbouring lots or points of winter access.

Dock Bubblers (Ice Eaters)

Dock bubblers and/or submersible pumps installed at the edge of docks and boathouse structures, that are used as a preventative measure to mitigate against ice damage to public reserve development, are strictly prohibited. This practice of installing pumps results in areas of open water and unsafe ice conditions that pose a risk to neighbouring cottagers or anyone crossing the ice and raises concerns of liability.

Healthy Lakes – Reduce of Algae Blooms

Excessive concentrations of nitrogen and phosphorous in our lakes and rivers are causing changes to occur in water quality and biological communities. Nutrients are directly associated with the production of nuisance growths of algae that affect recreational activities such as swimming as well as fish habitat and drinking water quality.

You can help reduce algae blooms by minimizing the amount of fertilizers and silt that reach surface waters. Do not use fertilizers on land adjacent to a lake or river. Heavy rain or lawn watering can wash fertilizers off the land and into the water where algae will use them to grow. Protect and enhance your shoreline vegetation. Shorelines with little vegetation are easily eroded and allow nutrient-rich runoff water to reach surface waters. Do not mow, let it grow.



Fire and Travel Restrictions

Manitoba Parks regularly updates information on advisories, closures, fire and travel restrictions within provincial parks. More information is available online.

Manitoba Conservation Officer Service



Manitoba's Conservation Officers provide critical front-line services to protect public safety, our natural resources and the environment through education and enforcement across Manitoba, including provincial parks. Conservation Officers are peace officers who have the authority to enforce a variety of Acts and Regulations, including The Provincial Parks Act, in the interest of public safety and resource protection.

Turn In Poachers (T.I.P.) Line - 1-800-782-0076.

The TIP line is a toll free 24/7 reporting service that allows the public to report fishing, hunting, trapping or environmental law violations, report injured wildlife and wildfires. If there is a life-threatening emergency, dial 911 or the local emergency services in the area.

For more information on the conservation officer service, contact information or what activities should be reported to the TIP line, visit www.manitoba.ca/nrnd/co.

Aquatic Invasive Species

An aquatic invasive species (AIS) is an organism (animal, plant or other organism) that is not native to an area, has a negative effect on the environment, society or the economy, has few, if any natural predators, has a tendency to spread easily and relies, for at least part of its lifecycle, on aquatic (wet or semi-wet) habitats. For more information on Aquatic Invasive Species, visit www.manitoba.ca/stopais.

Wildfire Protection

By extending our lifestyles and communities further into forested areas, also referred to as the Wildland Urban Interface (WUI), we become more exposed to the danger of wildland fire, which may put your home or cottage at risk.

Preventing and preparing for wildfires before they happen is one of the best ways to keep your community safe. For more information on wildfire prevention and ways to reduce the risk of wildfire to your home and neighbourhood, visit www.manitoba.ca/wildfire or firesmartcanada.ca.

Email: FireSmart.Manitoba@gov.mb.ca.

To Report a Wildfire Toll Free: 1-800-782-0076

NOTE: *The use of drones near wildfires is strictly prohibited by Transport Canada and may be subject to fines or jail. Drones can interfere with aircraft working on the emergency response and a collision could have serious consequences. Water bombers and helicopters are unable to work on a wildfire if a drone or other aircraft is in the area, which could put firefighters on the ground at risk without air support.*

Waste Disposal

Garbage handling is becoming more and more important to cottagers. Service fees may continue to rise in certain districts because of changes in garbage management. Practicing proper garbage management may reduce future increases.

New Garbage Standards and Transfer Stations

In certain areas, Manitoba Parks has established new transfer stations and disposal grounds and is in the process of establishing more in other areas. Garbage, in most cases, must be hauled longer distances to an approved central disposal ground.

New transfer stations and disposal grounds can cost more than \$100,000 to build and sometimes require a full-time operator. Less garbage means less hauling and tipping fees, this in turn means lower service fees for cottagers under the park districts system. Please do your share by reducing, reusing and recycling.

Recycling

When it comes to protecting our environment, you can do your part every day. Where recycling programs exist, take advantage of them. A large proportion of the raw garbage now produced could be recycled. When depositing your garbage at a disposal ground, separate it as instructed at the site. If this is not done, costly separation of garbage is often required.

Old Appliances, Bulk Waste and Brush

Disposing of old appliances, mattresses, furniture and bulk waste at garbage cages, or taking derelict cars and old refrigerators to disposal grounds, creates greater waste management pressures. The increasing costs to deal with such items add to everyone's fee.

It is also important to take your brush to a local garbage disposal site. In some areas, cottagers have piled brush along local roads, or in other areas close to cottages, which can create a fire hazard. Manitoba Parks must then haul it away and add the cost to service fees. Consult with your local district office as to how to best manage garbage disposal in your area.

Tear-down Construction Material

When an older cottage is torn down, or when an renovation to your cottage produces a large amount of mixed material, such as asphalt shingles, old lumber, drywall or concrete, you must contact your district office for instructions on handling and disposing of all the old materials.

In some areas, you or your contractor may be limited as to the amount of tear-down material allowed in the local transfer station or garbage disposal sites. You may have to arrange for hauling and disposing of the material at an alternate site outside of the provincial park.

Storing Garbage on your Vacation Home Lot

On your cottage lot, garbage must be stored where it cannot be accessed by wildlife. Remember that if a storage receptacle or building can be opened with a pry bar, is accessible by wildlife.

Regulated Activities

Cottage-Based Businesses

Cottage-based businesses are generally welcomed by their neighbours and provide valuable services to fellow cottagers. However, a few businesses have occasionally caused conflicts with nearby cottagers. All cottage-based businesses are required to register their business with Manitoba Parks. Anyone who receives remuneration for providing goods or services to others or conducts activities associated with providing those goods and services at a vacation home lot, is considered to be running a business at that vacation home lot and must register their business.

All new businesses and any existing businesses that have not already done so must submit a registration form to Manitoba Parks. This form is available through Manitoba Parks by email at parkscommercial@gov.mb.ca or by phone at 204-945-4545. There is no registration fee. Manitoba Parks will consider all supporting information provided by the business as part of a decision to register a cottage-based business.

Short-Term Rental Accommodations (STRAs)

Manitoba Parks has been monitoring the use of vacation home cottage lots in all provincial parks for short-term rental opportunities. Manitoba Parks continues to evaluate concerns surrounding this activity through ongoing discussions with cottage associations, businesses, as well as participating in a newly organized inter-departmental working group that has been established to review the many issues surrounding short-term rentals. As a participant of this working group, Manitoba Parks will bring forward the many questions, comments, concerns and perspectives raised with our office regarding STRAs in provincial parks for consideration.

Drone Use

Currently, drones may be used for personal use in provincial parks, providing all Transport Canada regulations are followed. It is encouraged that drone users respect people's privacy and don't fly near other park visitors. Do not harass wildlife and never fly near wildfires.

Fires

Fires on a vacation home lot are to be contained within a firepit consisting of a non-combustible material, contained on four sides with the ability to place a grate on top. You must keep your lot free of brush and other debris that may constitute a fire hazard. Most districts will have a designated burning area to dispose of brush. Please contact your local district office. You are liable and responsible for any fire originating on your premises.

Pesticides

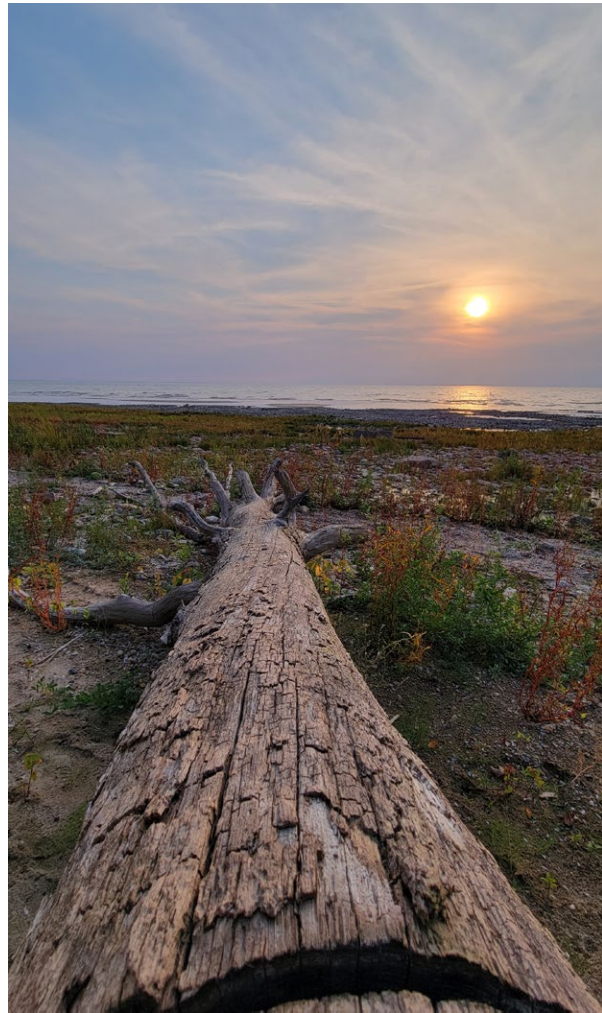
An owner or occupier of land in a provincial park may apply pesticide on their lot without a permit as long as the:

- the lessee only uses herbicides on the allowable list and they are used in accordance with the Non-Essential Pesticide Use Regulation www.manitoba.ca/cosmeticpesticides/index.html
- the pesticide is classified as “domestic” under The Pest Control Products Act (Canada)
- the lessee personally applies the pesticide
- the pesticide is not applied using an airplane or helicopter

Commercial insecticide or herbicide applicators may be used in a provincial park but will require approval and a permit from the Minister.

Fireworks

Fireworks and sky lanterns are prohibited in provincial parks. However, in some circumstances, organizers of special events may apply for a special event permit that would authorize the use of fireworks in provincial parks.



Special Event Permit

A special event is any activity out of the ordinary routine of a provincial park which is carried out by an individual or incorporated organization, or any event that is advertised to the public. Examples may include weddings, gatherings, community events or sporting events. The nature and scope of the activity requires a level of understanding between Manitoba Parks and the event coordinator.

Depending on the type and scale of the event, the event coordinator may need to obtain a special event permit to hold the event in a park. For more information on Park Facilities and Services in Manitoba Parks, visit www.ManitobaParks.com.

Removing Trees from Your Lot and the Public Reserve

Cottage lots are not to be cleared from pin-to-pin. If trees and vegetation must be removed due to either construction or disease and you wish to complete landscape work, the replanting of vegetation should include species native to the area whenever possible. To remove live trees located within the side buffer zones, you need to obtain a Provincial Park Permit from your local district office. It is recommended that trees located on the public reserve of lakefront lots not be removed as they protect the shoreline from erosion.

Note: *Buffer zones are important to provide privacy on your cottage lot and minimize disturbances that one neighbour might cause another. A minimum 10-foot side vegetated buffer zone should be maintained on all sides of your lot.*

Solar Panels

Solar panels installed as independent structures are to be contained within your lot boundaries and installed where they will have the least impact on the natural environment and your neighbours. Prior to starting any installation, it is recommended that you contact your local district office to discuss ideal placement.

Winter Roads, Ice Clearing

Anyone wishing to create a winter road, or otherwise clear snow from an ice-covered water body, must first obtain a Provincial Park Permit from the local district office. Please be advised that not all provincial parks allow winter road clearing.



Additional Cottage Subdivision Information

Camping Units

A single camping unit including a travel trailer, motor home, RV or any other recreational vehicle used as temporary accommodations may be parked on a vacation home lot if:

- a cottage of a minimum of 480 ft² has been constructed
- there is no secondary accommodation building or suite
- the owner or occupier has declared their vacation home as their chief place of residence

Note: *Camping units are not permitted within Falcon Lake Townsite or Grand Beach Provincial Park.*

If a camping unit is used for temporary accommodations, the camping unit must:

- remain mobile, capable of being removed at any given time
- maintain valid registration
- not have permanent blocking (wheels to remain on the unit)
- not have any attached structures, such as decking, cabanas or skirting
- remain in good condition

A camping unit may be utilized if a vacation home lot is under construction (i.e., new cottage) or significant renovations on a vacation home are being performed and it is not possible for the individuals to occupy the home during that period. The camping unit must be removed when the structure is at lock up stage.

Fences and Gates

In general, fences are not permitted on cottage lots or on the adjacent public reserve. If a cottager owner wishes to install a gate on their vacation home lot, the gate is required to have reasonable reflective marking.

Green Ideas

Here are some ideas that we can all practice to safeguard the environment in the park:

- Follow the three Rs of environmental protection: Reduce. Reuse. Recycle.
- Limit your use of throwaway containers such as plastic soft-drink bottles and foam packaging that can be identified by the number six within the recycling triangle. Styrofoam is not recyclable in Manitoba.
- Where possible, use recycled paper products.
- Return recyclable products such as cans, bottles and paper to recycling depots. Check with your local recycling program to find out what items it accepts. Information on multi-material recycling in Manitoba is available at www.manitoba.ca/sd/wastewise/recycle/index.html.
- Protect your lake by ensuring your sewage and refuse are disposed of properly.
- Use soaps, shampoos and laundry detergents marked 100 per cent phosphate-free or use biodegradable products.
- Minimize or eliminate the use of lawn and garden fertilizers that can encourage weed and algae growth in your lake, and pesticides and herbicides which damage flora and fauna.

- Dispose of household garbage that is classified as hazardous waste, such as pesticides, paint strippers, solvents, stains, batteries, bleach and many household cleaners at a hazardous waste depot. Don't use garbage cages, the park dump or your drain to dispose of these items.
- One litre of used oil can contaminate one million litres of water. Take your used oil to a registered eco-location near you.
- Do not litter or dispose of any garbage or other items into water bodies.

Hunting in Parks

Hunting in provincial parks is subject to specific regulations as these are multiple-use areas where a variety of outdoor recreation occurs. The use of off-road vehicles is restricted. Persons may not hunt, possess a loaded firearm or discharge a firearm within 300 metres of recreation areas, cottages, dumps, roads and prescribed trails.

Please contact the nearest Manitoba Conservation Officer Service district office for information on hunting regulations in the park.

The Whiteshell Provincial Park has areas where no hunting of certain species is allowed.

For more information, including a map, contact one of the Manitoba Conservation Officer Service district offices in Whiteshell Provincial Park.

Identifying Your Lot

As a lot holder, you are responsible for identifying your lot on a man-made structure that is visible from the road and lakefront (if applicable). Identifying your cottage lot will not only assist department staff with onsite inspections for lease renewals and development inspections, but it will help first responders in the event of an emergency. Affixing such signs (or other items) to trees causes damage and is not allowed.

Off-Road Vehicles

Off-road vehicles (ORVs) are prohibited in Manitoba's provincial parks except on designated ORV trails or upon receipt of a travel permit. In general, an owner or occupier may use an ORV for the purpose of lot maintenance such as snow clearing. Please contact your local district office for more information.

Outdoor Showers

The water produced by outdoor showers under pressure are to be collected into an approved onsite wastewater management system, such as a holding tank.

Park Vehicle Permits

All vehicles entering Manitoba's provincial parks must have a valid Park Vehicle Permit clearly displayed at all times. Signage is posted at all park entry points, indicating that permits are required.

There are three ways to purchase a Park Vehicle Permit:

- Manitoba eLicensing website - general public access to an online system through a computer (e.g. at home, mobile phone, tablet, etc.). A printer is required to print your permit at home.
- In person – at participating retailers, Manitoba government offices and parks.
- By phone – through the eLicensing Help Desk at 1-877-880-1203 - 8 a.m. to 9 p.m., seven days per week for those individuals who do not have access to the internet but are able to pay by credit card.

No matter how you purchase your permit, whether online, in person or over the phone, it is to be printed on regular paper and must always be displayed on your vehicle while in a provincial park.

Remote Wood Heating Units

Wood-fired (or pellet) heating units or boilers, located away from the main residence with underground piping to transmit heat to a residence, have become popular in some rural areas in recent years. These units often produce an excess of smoke from low chimneys and can adversely affect neighbours. These units are not generally permitted in provincial park cottage subdivisions.

Swimming Pools

Swimming pools on vacation home lots are not permitted. A swimming pool is defined as an artificially constructed basin, lined with concrete, fibreglass, vinyl or like material that people can swim, wade or dive in, with a water depth greater than two feet. Children's wading pools are permitted with a diameter no greater than eight feet and a water depth no greater than two feet. Lessee's and property owners assume all risks and liabilities associated with these recreational pools.

Unlicensed Equipment on Lots

Equipment that is required to be registered under The Drivers and Vehicles Act (vehicles, snowmobiles, trailers, camping units, etc.) may not be operated or stored in a provincial park unless the equipment is registered under The Drivers and Vehicles Act and the valid licence plates attached as required by that Act.

Storing of such equipment on Crown land (public reserve), other than on leased cottage property, is considered an unauthorized use or occupation of Crown land within a provincial park and is not allowed.

Additional program information, including contact information, forms and applications can be found online on the Manitoba Provincial Parks Cottage Program webpage. Visit www.ManitobaParks.com.



Winnipeg Office
Manitoba Parks
Cottage Program
258 Portage Ave - 4th Floor (Box 51)
Winnipeg MB, R3C 0B6

Contact Information
Email: parkdistricts@gov.mb.ca
Phone: 204-945-8872
Fax: 204-945-0012
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