

COTTAGES and CABINS

**Building Permit Requirements for Seasonal
Cottages/Cabins in Minnedosa**



WHAT IS A COTTAGE OR CABIN?

A cottage or cabin means a dwelling constructed and used as a secondary or intermittent place of residence for seasonal vacations and recreational purposes, and not used as a permanent year-round residence.

SITE PLAN

A Site Plan is required for the construction of a new building, alteration or addition to an existing building or structure.

BUILDING PERMIT

Permits are issued from the Tanner's Crossing Planning District (TCPD) to ensure Manitoba Building Code compliance.

MINIMUM DWELLING SIZE

Within the Town of Minnedosa, the general minimum size of a cottage is 700 ft², however;

Cottages in the "Cottage Overlay Area" containing the original seasonal subdivision adjacent to Minnedosa Beach are limited in size due to the small parcels. The maximum building area on those lots are determined by the area of the lot minus the minimum required setbacks of the Cottage Overlay Area.

REQUIRED SETBACKS

Q: Can I tear down my existing house or cottage and rebuild a new one, or build an addition onto my cottage if it doesn't meet the current setback requirements?

- A:** a) A maximum total area for principal buildings on existing lots in the zone overlay will be determined by the size of the existing lot and application of the required yards,
b) The required yards and setbacks to be maintained include a front yard of 20 feet, a side yard of 5 feet, and a rear yard of 15 feet,
c) A maximum height of 25 feet for all principal buildings.

There are many variables that determine whether you can re-build or build an addition onto a non-complying structure. For more information refer Zoning By-law 2567 or contact TCPD.

Q: Where is the required setback measured to on a building?

A: The setback is measured from the respective property line to the closest outside wall.

Q: There is a power line running through my property. Can I put a building or structure underneath it?

A: No. Manitoba Hydro requires a minimum 15 ft. separation between hydro lines and any construction. For more information contact Manitoba Hydro at (888) 624-9376.

Q: How do I determine the location of the high water mark?

A: The high water mark is usually taken to be the line where the land-based vegetation ends. If in doubt, we recommend contracting a registered surveyor to determine accurate setbacks.

GARAGES, SHEDS, SLEEPING CABINS & OTHER ACCESSORY BUILDINGS

Q: Am I allowed to build a sleeping cabin on my property?

A: Guest homes, bunkhouses, RV parking, and similar uses

are not permitted within the area of smaller lots used by the pre-existing cottage and cabin development.

Q: Can I put a bathroom in my private cottage?

A: A bathroom is permitted in a sleeping cottage, conditional upon approval for a septic system.

Q: Can I put a kitchen in my cottage?

A: Yes, a kitchen is permitted in a cottage.

Q: Can I erect a utility or storage shed on my property?

A: Tool houses, garages, sheds and storage buildings are limited to a maximum number of two and total combined floor area of 500 ft².

Q: Are there restrictions as to where I can put a shed or other accessory building on my property?

A: Accessory buildings are limited to a maximum building height of 15 feet and a minimum side yard requirement of 2.0 feet.

ON SITE WASTERWATER MANAGEMENT /GREYWATER

Q: When does a building permit application require a septic system approval?

A: A septic approval from the Building Department is required prior to applying for a building permit if you are (1) constructing a new building; (2) adding a bedroom, sleeping cabin, or washroom; (3) increasing the number of fixture units (sink, toilet, bathtub, shower, laundry, dishwasher, etc.); or (4) increasing the total floor area of the building by 15 percent or more.

Q: I need to replace my existing septic system – do I need a permit and where do I get it?

A: Yes, you do need to get approval prior to installing any new septic system or replacing an old one. This includes greywater leaching pits, leaching pits for overflow from composting toilets (known as a cesspool), septic tanks, tile beds and holding tanks. Septic permits are issued by Manitoba Climate and Environment.

USE OF TRAILERS, CAMPERS & MOTOR HOMES

Q: Can I park a camper, motor home or other type of travel trailer on my vacant property and use it as a weekend “getaway”?

A: No. This is not a permitted use in any zone, except in a designated campground or trailer park.

GARBAGE DISPOSAL

Q. What do I do with household garbage?

A. The Town of Minnedosa provides dumpsters for household waste which are centrally located in the cottage area.

WINTER ROADS

Q. Is the cottage area open during the winter months?

A. No, the Town of Minnedosa does not provide road clearing services during the winter months.

Contact Us

Tanner's Crossing Planning District

PO Box 1072
2nd Floor, Civic Centre
103 Main Street South
Minnedosa, MB
R0J 1E0
Phone: 204.867.2364
Cell: 204.868.5973

Email: tcpd@mymts.net

www.discoverminnedosa.com/business/planning-development/

Find Us on Facebook 

Or contact the member jurisdictions of Tanner's Crossing Planning District:

Town of Minnedosa

103 Main Street South
Minnedosa, MB
R0J 1E0
Phone: 204.867.2727

R.M. of Minto-Odanah

49 Main Street South
Minnedosa, MB
R0J 1E0
Phone: 204.867.3282