

Constructing boathouses on Manitoba Hydro Water Storage Land in the Winnipeg River system

BOAT HOUSES

This Guidance Letter will assist you in completing Manitoba Hydro's Winnipeg River System Application for Shore Lands Development.

The information you provide in your application enables us to review your proposal to ensure it follows the Shore Lands Use guidelines for Manitoba Hydro Water Storage Land. If the required information is not included, your application may be delayed or may not be approved.

We recognize that there is no one-size-fits-all approach for boathouses since conditions can vary from area to area. We take into consideration existing regulations, the stability of the riverbank, the impact to the environment and impact to neighbouring property owners, among other issues. Because of this, we reserve the right to a final decision regarding any proposal affecting Manitoba Hydro Water Storage Land.

Some rules to keep in mind:

- It must be continuously non-habitable.
- It must not have any form of climate control (such as heating or air conditioning).
- It must be a single storey.
- It must have a roof with a 4/12 pitch (no flat-top roofs or attic rooms).
- It cannot be equipped with running water or washroom facilities.
- It must be at least 15 feet from the adjacent (neighbouring) property line.
- The total number of structures and development, including areas reserved for removal and storage of seasonal structures (boat lifts, ice fishing huts, etc.), cannot exceed 30 per cent development of the riparian zone (shoreline).
- The maximum size for a boat house is 24 feet x 32 feet.

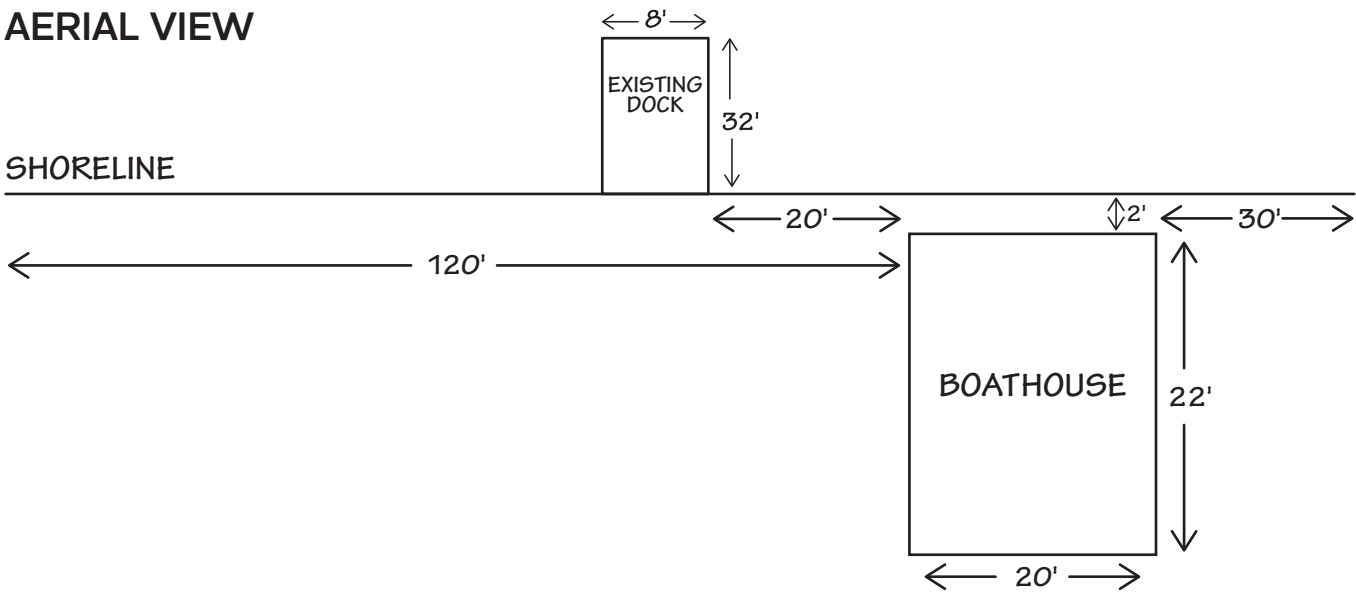
Your application must:

- ☐ include a drawing showing all existing structures and their dimensions.
- ☐ include drawings of the proposed floor plan, side view, front view, and back view.
- ☐ specify the type of foundation (e.g., screw piles or post & pad).
- ☐ include a vegetation plan showing the vegetation to be removed and replanted.
- ☐ provide excavation information (if applicable) with detailed drawings showing
 - the retaining wall detail or side slope angles.
 - the amount of material to be removed from the riverbank and Water Storage Land.
 - the re-vegetation plan.
 - the method of preventing silt runoff into the water.
- ☐ specify distances from the property lines, shoreline and existing structures.
- ☐ specify the dimensions of the boat house.
- ☐ include full design specifications, including materials for construction and foundation.
- ☐ include details on the marine rail (if applicable).

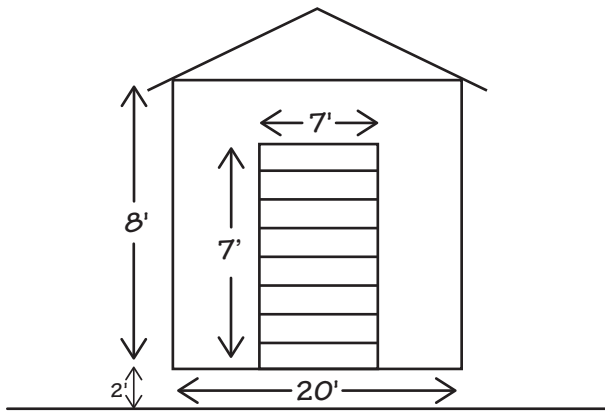
See reverse for examples of drawings to include with your application. To meet municipal code, the entire structure must reside on Manitoba Hydro property or private property.

Examples for illustration purposes only

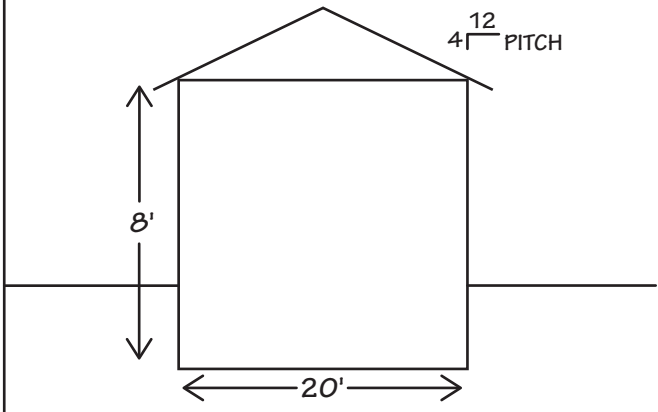
AERIAL VIEW



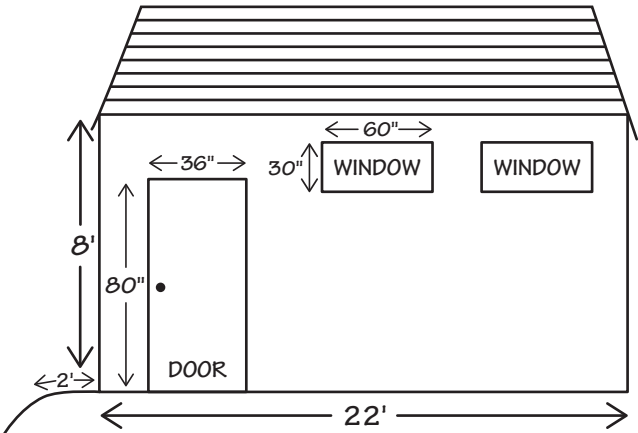
FRONT VIEW



BACK VIEW



SIDE VIEW



FLOOR PLAN

