

# FALL 2006

# COTTAGE LOT DRAW

## Manitoba Conservation



### APPLICATION FORM, RULES & GUIDELINES, FREQUENTLY ASKED QUESTIONS AND SUBDIVISION INFORMATION

For additional information and updates, please visit our website at:

**<http://www.gov.mb.ca/conservation/cottaging>**

For questions please contact our Public Information Line at:

**Winnipeg: (204) 945-6784**


**Toll Free: 1-800-214-6497**

**E-mail: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)**


**Manitoba** 



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# APPLICATION FORM

(PLEASE PRINT LEGIBLY)

**APPLICATION DEADLINE IS 4:30PM, FRIDAY OCTOBER 27, 2006**

<input type="checkbox"/> Mr. <input type="checkbox"/> Ms. <input type="checkbox"/> Other _____	Last Name		First Name	Middle Name
Mailing Address			City/Town	Postal Code
Work Telephone (204)	Home Telephone (204)	Alternate Telephone (204)	E-mail Address	Date of Birth – i.e. (May 30/1965)

**SUBDIVISION CHOICES:** Please circle the "1" next to your FIRST choice, circle the "2" next to your SECOND choice, and circle the "3" next to your THIRD choice.

PLEASE NOTE: **YOU ARE LIMITED TO ONLY THREE CHOICES COMBINED IN CROWN LANDS AND PROVINCIAL PARKS.**

## CROWN LANDS – SALE ONLY

### NEW SUBDIVISION

1	2	3	Pebblestone Beach
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### EXISTING SUBDIVISIONS




1	2	3	Benyks Point	1	2	3	George Lake – Site 1	1	2	3	Mitchell's East
1	2	3	Blueberry Point	1	2	3	Islandview (Matheson Island)	1	2	3	Red Deer River East
1	2	3	Bodnaruk Hill	1	2	3	Lake Athapapuskow "A" - Boathouse Bay	1	2	3	Shoal Lake
1	2	3	Burge Lake – Site 1	1	2	3	Lake Athapapuskow "B" - North Arm	1	2	3	St. Malo
1	2	3	Burge Lake – Site 2	1	2	3	Lake Athapapuskow "D" East Arm	1	2	3	The Narrows North
1	2	3	Cupar's Creek	1	2	3	Cranberry Portage	1	2	3	Totem Road
1	2	3	Driftwood Beach	1	2	3	Lake of the Prairies	1	2	3	Traverse Woods
1	2	3	Dropmore North	1	2	3	Little Deer	1	2	3	Twin Lakes
1	2	3	Dropmore South	1	2	3	Maple Creek Estates	1	2	3	Wanipigow Lake
1	2	3	Dropmore South Drive	1	2	3	Mill Creek Beaches	1	2	3	Wekusko Lake
1	2	3	Eden Lake	1	2	3		1	2	3	Whitefish Lake
1	2	3	First Cranberry	1	2	3		1	2	3	Woods Creek

## PROVINCIAL PARKS – LEASE ONLY

### EXISTING SUBDIVISIONS

1	2	3	Black's Point – Phase 2 & 3	1	2	3	Islandview North	1	2	3	North Cliffs
1	2	3	Clearwater Lake	1	2	3	Islandview South	1	2	3	South Beach

**IF YOU REQUIRE ADDITIONAL INFORMATION:**

-  Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free)
-  Visit our website at: <http://www.gov.mb.ca/conservation/cottaging/>
-  E-mail inquiries to: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)

**MAIL OR DELIVER YOUR ORIGINAL COMPLETED APPLICATION FORM, INCLUDING \$100.00 PAYMENT TO:**

Fall 2006 Cottage Lot Draw

Box 73, 200 Saulteaux Crescent, Winnipeg, MB R3J 3W3

*(Applications will NOT be accepted at any other Government Office)*

This application is not valid unless accompanied by payment in the amount of \$100.00. Payment options include: cash, debit card, credit card, cheque, bank draft, certified cheque and money order payable only to: **Minister of Finance, Manitoba**. Cash, credit card and debit card payments can be made at 200 Saulteaux Crescent. Please do not mail cash. Applications and payments will not be accepted by telephone or facsimile (fax).

**➔ INVALID UNLESS ACCOMPANIED BY PAGE 2. OVER ↓**

APPLICATION ID: \_\_\_\_\_

# APPLICATION FORM

(PLEASE PRINT LEGIBLY)

**APPLICANTS MUST ANSWER ALL OF THE FOLLOWING QUESTIONS:**

Are you an Employee of Manitoba Conservation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you an Employee of Manitoba Agriculture, Food and Rural Initiatives?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you an Employee of Manitoba Transportation and Government Services?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you hold an office under <i>The Crown Lands Act</i> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you an Immediate Family Member of an Employee or Officer of Manitoba Conservation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you an Immediate Family Member of an Employee or Officer of Manitoba Agriculture, Food and Rural Initiatives?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you an Immediate Family Member of an Employee or Officer of Manitoba Transportation and Government Services?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

*If the answer to any of the above questions is "Yes", a separate form of declaration may be required to be completed by the applicant.*

**DEFINITIONS:**

**"Employee"** means a person employed in the Manitoba Department of Conservation, the Manitoba Department of Agriculture, Food and Rural Initiatives, or the Manitoba Department of Transportation and Government Services, and includes casual, departmental, part-time, term, and regular employees.

**"Immediate Family Member"** of an Employee or Officer means his or her mother, father, brother, sister, son, daughter, spouse, common-law partner, ward, or relative permanently living in the Employee's or Officer's household.

**"Officer"** means a person who holds an office under *The Crown Lands Act*.

**COLLECTION OF PERSONAL INFORMATION:**

This personal information is being collected under the authority of *The Provincial Parks Act* and *The Crown Lands Act* and will be used to determine your eligibility to participate in the cottage lot draw program and to administer the cottage lot draw program. Your personal information is protected by the Protection of Privacy provisions of *The Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of your personal information, contact Public Information at 945-6784 (Winnipeg) or 1-800-214-6497 (toll-free).

**CERTIFICATION:**

- I certify that I have read, understood and I agree to comply with the Fall 2006 Cottage Lot Draw Rules and Guidelines, to which this application is subject, and that all information provided in this application is true and complete to the best of my knowledge and belief.
- I certify that I am over the age of eighteen years on or before **October 27, 2006** and classified as a resident of Manitoba under the Income Tax Act for the preceding tax year.
- I understand that, at a later date, I may have to submit supporting documentation to verify my eligibility for the Fall 2006 Cottage Lot Draw and if I fail to submit such documentation my application will be rejected.

I further understand that receipt of this application by the Government of Manitoba does not constitute a legally binding agreement and the names of successful applicants will be published on the government web site.

\_\_\_\_\_  
**PRINTED NAME OF APPLICANT**

\_\_\_\_\_  
**SIGNATURE OF APPLICANT**

\_\_\_\_\_  
**DATE**

**FOR OFFICE USE ONLY:**

Date Received	Time Received	Validation
Date Entered	Entered By	
Verified By	Draw Coordinator	

**APPLICATION CHECKLIST:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> My application will be received at 200 Saulteaux Crescent before the deadline (Friday October 27, 2006, 4:30pm). | <input checked="" type="checkbox"/> I have signed and dated this application.                       |
| <input checked="" type="checkbox"/> I have enclosed my payment (cheque or money order) of \$100.00.  | <input checked="" type="checkbox"/> I have read the "Rules and Guidelines" pertaining to this draw. |
|  | <input checked="" type="checkbox"/> I have selected a minimum of one subdivision from the list.     |

*This application form will be available in French at:*  
<http://www.gov.mb.ca/conservation/cottaging/>

**APPLICATION ID:**

## FALL 2006 COTTAGE LOT DRAW RULES AND GUIDELINES

<http://www.gov.mb.ca/conservation/cottaging>

In order to give Manitobans an opportunity to enjoy our natural areas, cottage lots in specified Provincial Crown Land subdivisions and Provincial Park subdivisions will be made available by means of a three-step process. First, eligible applicants are required to submit an application form. Second, a public draw will be held in order to identify those persons who will be eligible to select a cottage lot for a particular subdivision. Third, a lot selection meeting will be held in order for the successful applicants to choose their cottage lot.

### **SECTION A - ELIGIBILITY**

The Fall 2006 Cottage Lot Draw ("Draw") is open to any person who is 18 years or older and who is classified as a resident of Manitoba under the Income Tax Act for the preceding tax year.

Government of Manitoba (*Manitoba*) employees, except those and their immediate families who are assigned to work on the draw, are eligible to participate in the Draw. Corporations, partnerships, sole proprietorships, associations and not-for-profit organizations are not eligible to apply for a lot in the Draw.

Applicants who entered previous Cottage Lot Draws are eligible to enter the Fall 2006 Cottage Lot Draw, whether or not they were successful in previous draws, provided they still meet the above eligibility requirements.

*Manitoba* reserves the right to apply additional eligibility criteria.




### **SECTION B - APPLICATIONS**

Applicants must submit one – (1) completed **Fall 2006 Cottage Lot Draw Application Form** and personally deliver or mail the application to:

**Address:** Fall 2006 Cottage Lot Draw  
Box 73, 200 Saulteaux Crescent  
Winnipeg, Manitoba R3J 3W3

Applications must be received no later than **4:30 p.m. on Friday October 27, 2006** (the "Closing Date"). Applications received after the closing date will not be accepted. Applications submitted by facsimile transmission (fax) or electronic mail (e-mail) will not be accepted and no other forms or modifications to the approved forms will be accepted. Applications will not be accepted at any other Government office.

#### **IF YOU REQUIRE ADDITIONAL INFORMATION:**

-  Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free)
-  Visit our website at: <http://www.gov.mb.ca/conservation/cottaging/>
-  E-mail inquiries to: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)

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**NOTICE: THE FALL 2006 COTTAGE LOT DRAW IS NOT A CONTEST, LOTTERY OR AUCTION. THE LOTS ALLOCATED DURING THIS DRAW ARE NOT PRIZES. THE PURPOSE OF THIS DRAW IS TO AFFORD ALL ELIGIBLE APPLICANTS AN EQUAL OPPORTUNITY TO ACQUIRE CROWN LAND OR LEASE PARK LAND FROM MANITOBA.**

## **SECTION 1 - DRAW APPLICATIONS**

### **1.1 PAYMENTS**

The application must be accompanied with full remittance of the required \$100.00 payment. Payment options for Draw applicants include cash, debit card, credit card, personal cheque, certified cheque, bank draft or money order. Cheques, bank drafts and money orders are to be made payable to the Minister of Finance, Manitoba. Credit cards, cash and debit cards are accepted only in person at 200 Saulteaux Crescent. Phone or faxed credit card transactions are not permitted.

When the Draw is completed, the \$100.00 payments will be refunded by mail to all persons whose applications are unsuccessful. For successful applicants, the payment will be retained and applied to the administrative fees (Crown Lands) or lot development fees (Parks).

**To withdraw from the Draw process and receive a refund**, a written request signed by the applicant must be received on or before **4:30 p.m. Tuesday October 31, 2006**. If a request to withdraw is not received by the above date, the applicant will be entered into the Draw and a refund will not be granted. Successful applicants who do not select a cottage lot will forfeit their \$100.00 payment.

### **1.2 REJECTIONS**

**Draw applications will be rejected and will not be placed in the Draw if:**

- they are on a form other than the Fall 2006 Cottage Lot Draw Application Form;
- they are illegible or **any areas** of the application are **not fully completed**;
- any part of the Applicant Declaration section is not completed or signed;
- they don't meet published eligibility guidelines;
- they do not contain the required \$100.00 payment;
- they are not the **original** signed application form (facsimile and photocopies are not permitted);
- they are late, the application Closing Date is 4:30 pm on Friday October 27, 2006. **Applications post stamped before - but received after the Closing Date are deemed to be late;**
- they are delivered to any office other than Manitoba Conservation's head office located at 200 Saulteaux Crescent in Winnipeg, MB R3J 3W3;
- the payment cheque is returned with non-sufficient funds (NSF);
- upon request of *Manitoba* the applicant failed to provide supporting documentation in relation to eligibility requirements; or
- it has been determined that more than one application has been submitted by the same person.

Rejected Draw applications will be returned by mail with an explanation of why the application was rejected. A refund will be processed and will follow in a separate mailing after the Draw.

All applications drawn and eligible for a cottage lot selection will become the property of *Manitoba* and will not be returned. *Manitoba* will not be responsible for any application which is lost, misdirected, illegible, incomplete or delayed for any reason.

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#### **Mail or deliver your application to:**

Fall 2006 Cottage Lot Draw  
Box 73, 200 Saulteaux Crescent  
Winnipeg, Manitoba R3J 3W3

**(Applications will not be accepted at any other Government Office)**

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*Note: It is the responsibility of the applicant to ensure that all information is completed on application forms that are dropped off in person at 200 Saulteaux Crescent. It is not the responsibility of the cashiers to validate applications.*

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### **1.3 SELECTION OF SUBDIVISIONS**

Applicants may indicate choices of up to **three (3)** subdivisions and should record the choice by circling a number (in order of preference) beside the subdivision name on page one of the application form. Do not indicate any specific lot within these subdivisions. The names of subdivisions to be chosen from are:

<b>Crown Lands – Sale Only – Subdivision Listing</b>			
<b>NEW SUBDIVISION:</b> Pebblestone Beach			
<b>Existing Subdivisions:</b>			
Benyks Point	Dropmore South	Lake Athapapuskow "D" - East	St. Malo
Blueberry Point	Dropmore South Drive	Arm Cranberry Portage	The Narrows North
Bodnaruk Hill	Eden Lake	Lake of the Prairies	Totem Road
Burge Lake – Site 1	First Cranberry	Little Deer	Traverse Woods
Burge Lake – Site 2	George Lake – Site 1	Maple Creek Estates	Twin Lakes
Cupar's Creek	Islandview (Matheson Island)	Mill Creek Beaches	Wanipigow Lake
Driftwood Beach	Lake Athapapuskow "A" - Boathouse Bay	Mitchell's East	Wekusko Lake
Dropmore North	Lake Athapapuskow "B" - North Arm	Red Deer River East	Whitefish Lake
		Shoal Lake	Woods Creek
<b>Parks – Lease Only – Subdivision Listing</b>			
Black's Point – Phase 2 & 3	Islandview North	North Cliffs	
Clearwater Lake	Islandview South	South Beach	

### **1.4 SITE INSPECTION**

**ATTENTION: Draw applicants are strongly encouraged to visit and inspect the subdivisions that interest them prior to the application Closing Date.** Except for development of roads, hydro, and certain other site-specific improvements, subdivisions are generally provided in their natural state, with future lot clearing and development being the responsibility of the purchaser. In some instances construction and/or survey work may be in progress. Use caution when visiting subdivisions and keep clear of work crews and construction equipment. Prior to inspection, applicants may contact lands managers at regional Conservation offices for details on the state of the area. Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free) to obtain regional office contact information.

*Take appropriate precautions while inspecting any subdivision. Manitoba is not responsible for any damage to personal property, or loss or injury incurred while accessing and inspecting subdivisions. All persons inspecting the Fall 2006 Cottage Lot Draw subdivisions do so at their own risk.*

### **1.5 ASSIGNMENT OF APPLICATION**

No application for the Draw may be assigned or transferred. In the case of death of the applicant, the applicant's estate may continue the application process.

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***A \$100.00 payment must be included with each application.  
Applications will not be accepted at any other government office.***

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**SUBMISSION OF AN APPLICATION CERTIFIES THAT THE RULES AND GUIDELINES FOR THE DRAW HAVE BEEN READ AND AGREED TO.**

## **SECTION 2 - DRAW PROCESS**

### **2.1 COTTAGE LOT DRAW**

The Draw will take place in Winnipeg, Manitoba on Wednesday November 15, 2006 beginning at 9:00am at Canad Inns - Polo Park. Applicants are **not** required to attend the Draw. The draw will run until complete and will establish the list for eligibility to select a lot in a specific subdivision at the lot selection meetings to be held on Sunday December 10, 2006. The Draw will be supervised by an independent auditor, and will commence with the depositing of all draw cards into the draw drum.

### **2.2 SUCCESSFUL APPLICANTS**

Each successful applicant will be listed in order of being drawn under the applicant's first choice subdivision. If the number of available lots in the first choice subdivision equals the number of applicants already listed for that subdivision, the applicant will be listed under the applicant's second choice subdivision and so on. The Draw will continue until all subdivisions have a full list of applicants or there are no draw cards left in the drum.

The list of applicants drawn and the subdivision they were successful for, based upon the Draw, will be placed on the Manitoba Conservation web site by Friday November 17, 2006, up until the lot selection meetings. Also, all successful applicants will be notified by mail after the draw with their lot choice position & further details of the lot selection meetings, etc. The lot selection meetings will take place in Winnipeg, Manitoba on Sunday December 10, 2006 at Canad Inns - Polo Park. Successful applicants will be notified by mail regarding time and location of their lot selection meeting.

## **SECTION 3 - COTTAGE LOT SELECTION MEETING**

### **3.1 FOR SUCCESSFUL APPLICANTS**

Successful Draw applicants should make a reasonable on-site examination of lot(s) prior to attending the meeting. The lot selection meetings will take place in Winnipeg, Manitoba on Sunday December 10, 2006 and will be held at Canad Inns - Polo Park. Remote teleconferencing locations may be set up based on where the majority of successful applicants reside.

Lot selection meetings require that the applicant (or authorized representative) be present to select a lot. The applicant (or authorized representative) must present proof of identity (valid photo or other identification that identifies your Date of Birth and Address) at the lot selection meeting.

### **3.2 REPRESENTATIVE SELECTING ON BEHALF OF APPLICANT**

If a representative is making the lot selection on behalf of the applicant, at the lot selection meeting the representative must present written authorization from the applicant authorizing the representative to select a lot on behalf of the applicant (please use the attached authorization form on Page 10 for delegation of authority). The representative should also provide a photocopy of the **applicant's** valid identification (that identifies their Date of Birth and Address).

### **3.3 LOT SELECTION**

The lot selection order will be determined at the Draw on November 15, 2006. At the lot selection meeting, if the applicant's desired lot is no longer available when it is their turn to select a lot they may withdraw from the selection process. Applicants who withdraw from lot selection at this point will forfeit their payment of \$100.00.

**Once an applicant selects a lot their decision is final and changes will not be accepted.**



All participants in the Draw who submit applications agree that the acceptance of any application by *Manitoba* or the lot selection by a successful applicant does not in any way constitute a binding Agreement for the sale of any Crown Land or lease of any Park Land. A valid purchase and sale of Crown Land or lease of Park Land will only occur upon the Minister or other government official responsible for execution of agreements, or his designate, affixing his signature to the Conditional Sale Agreement or Lease Agreement (in the form set out by *Manitoba*) and the delivery of such fully executed Agreement to the successful applicant.

### **3.4 UNASSIGNED COTTAGE LOTS:**

Lots remaining after the selection process may be entered into a subsequent Draw that will be announced at a later date.

### **3.5 COTTAGE LOTS OFFERED FOR SALE - CROWN LANDS**

The successful applicant is required to enter into a written Conditional Sale Agreement with *Manitoba* and pay the balance of the established lot price and any other required occupation, service or administrative fee within 30 days from the date of the notice from *Manitoba*. The lot prices are firm and are non-negotiable. Subject to *Manitoba's* sole discretion, all terms and conditions of the Conditional Sale Agreement are nonnegotiable.

Failure to pay the purchase price and any other required occupation, service or administrative fee by the payment date indicated in the notice from *Manitoba* may result in cancellation of all rights and privileges to the lot and the \$100.00 payment for the lot will be forfeited. The deadline for payment will be clearly indicated on the invoice.

### **3.6 TAXES – CROWN LANDS**

Where applicable, the successful applicant will be responsible for the payment of any municipal realty taxes, GST, assessments and charges for the land commencing on the date of the Agreement and for any land transfer tax relating to the transfer of the lot.

### **3.7 COTTAGE LOTS OFFERED FOR LEASE – PROVINCIAL PARKS**

The successful applicant will be required to sign a cottage lot lease application form and pay the balance of the one-time lot development fee within 30 days of the date of notice from *Manitoba*. The annual land rental and service fee for the first year is pro-rated from the date the application is approved to March 31, 2007 and are prescribed by the Park Fees Regulation (M.R. 148/96) under The Provincial Parks Act. Subject to *Manitoba's* sole discretion, all terms and conditions of the Lease Agreement are nonnegotiable.

Failure to pay the lot development fee and any other required occupation, service or administrative fee by the payment date indicated in the notice from *Manitoba* may result in cancellation of all rights and privileges to the lot and the \$100.00 payment for the lot will be forfeited. The deadline for payment will be clearly indicated on the invoice.

### **3.8 REPRESENTATIONS AND WARRANTIES:**

*Manitoba* makes no warranties or representations, except those stated in the Conditional Sale Agreement or Lease Agreement, and the applicant acknowledges reliance solely on the applicant's own knowledge and inspection of the Crown land and that the applicant has not received or relied on any representations or warranties made with respect to the Crown land. In particular, the applicant acknowledges that *Manitoba* makes no representations or warranties to the applicant as to the fitness of any of the Crown land for any particular purpose, except for cottage development.



### **3.9 ASSIGNMENT OF AGREEMENT:**

The Lease Agreement may not be assigned until the cottage is constructed to the lock-up stage, except where an assignment is necessary to arrange financing.

The Conditional Sale Agreement may not be assigned except:

- a) Where an assignment is necessary to arrange financing, or
- b) In the case of death of the purchaser, the purchaser's estate may continue.

*Please note that upon completion of all conditions set out in the Conditional Sale Agreement, the Transfer document will be prepared in the name of the successful applicant ONLY. Addition of names or assignments to another party will not be permitted. Once you have registered your Transfer at Land Titles, there may be options to affect a transfer to include other persons (i.e. spouse).*

## **SECTION 4 – CONSTRUCTION OF COTTAGES**

It is a condition of the Conditional Sale Agreement (Crown Lands) and Lease Agreement (Parks) that the successful applicant must construct a cottage and complete the exterior of the cottage to **“lock up stage” within 2 years or such earlier date as may be prescribed by by-law of the applicable rural municipality.** The date will be set out in the Lease or Sale Agreement indicating when the two-year time frame begins. In subdivisions where road construction has not been completed, a notice will be sent at a later date once the road is completed and the two-year time frame will then begin as of the date of that notice. The exterior shall be considered complete and at **lock up stage** when doors, windows, finished exterior siding, and shingles or other roofing material have been installed.

Construction of cottages in *Provincial Parks* must comply with “The Cottagers Handbook” available at: [http://www.gov.mb.ca/conservation/parks/cottaging/documents/cottagers\\_handbook.pdf](http://www.gov.mb.ca/conservation/parks/cottaging/documents/cottagers_handbook.pdf)

All lots offered for sale are on *Crown Land* and therefore the construction of cottages must comply with all applicable legislation, regulations, building standards and zoning by-laws that can be obtained from the local Rural Municipality office.

Individual lots offered for sale or lease may not be combined or amalgamated with adjacent lots for the purposes of creating a joint or “double lot”. One suitable vacation home is required on each lot.

If requested in writing prior to the construction deadline, a purchaser/lessee may be granted an extension of the time to construct if significant work has occurred and extenuating circumstances exist that prevented completion of construction to lock up stage. The granting of an extension is at the sole discretion of *Manitoba*.

Failure of the applicant to construct a cottage to lock-up stage prior to the deadline may result in the termination of the Conditional Sale/Lease Agreement.

## **SECTION 5 – ADDITIONAL INFORMATION**




### **5.1 CAUTIONARY NOTES**

**When inspecting subdivisions please take note of the following:**

1. Applicants are strongly encouraged to visit and inspect the subdivisions that interest them. Except for the development of roads, hydro, and certain other specific improvements, subdivisions are generally provided in their natural state, with future lot clearing and development being the responsibility of the purchaser. In some instances construction and/or survey work may be in progress. Use caution when visiting subdivisions and keep clear of work crews and construction equipment. Prior to inspection, applicants may contact land managers at regional Conservation offices for details on the state of the area. Please call 945-6784 (in Winnipeg), or 1-800-214-6497 (toll-free) to obtain regional office information.
2. Take appropriate precautions while inspecting any subdivision. Manitoba is not responsible for any damage to personal property, or loss or injury incurred while accessing and inspecting subdivisions. All persons inspecting the Fall 2006 Cottage Lot Draw subdivisions do so at their own risk.
3. Please follow the guidelines below:
  - wear appropriate footwear and clothing,
  - be cautious of natural hazards such as hanging trees and branches,
  - keep clear of work crews and construction equipment, and
  - do not smoke while visiting sites as there may be brush piles, dead grass, and trees that pose a natural fire hazard. Forests are particularly susceptible to fire during dry periods.

### **5.2 CONTACT INFORMATION**

If you require additional information:

-  Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free)
-  Visit our website at: <http://www.gov.mb.ca/conservation/cottaging/>
-  E-mail inquiries to: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)

### **5.3 REVISIONS TO PRINTED PACKAGE**

*Manitoba* has made every effort to ensure the information provided is accurate and complete. If errors are discovered after publication of the handouts and web site, the web site will be corrected and a notice of correction will be placed on the main page of the web site. Applicants are encouraged to visit the web site at: <http://www.gov.mb.ca/conservation/cottaging/> on a regular basis to keep well informed of changes.

For detailed information on site locations, rules and guidelines, applications, agreements and copies of the Cottagers Handbook please visit our website at <http://www.gov.mb.ca/conservation/cottaging/>.

**DELEGATION OF AUTHORITY – AUTHORIZED REPRESENTATIVE**  
**FALL 2006 COTTAGE LOT DRAW LOT SELECTION MEETINGS**

I, \_\_\_\_\_ having been selected to choose a lot in  
(first and last name)

\_\_\_\_\_ am unable to attend the Lot Selection  
(subdivision)

Meeting being held on Sunday, December 10, 2006 at Canad Inns – Polo Park.

The following individual has authorization to select a lot on my behalf at the Lot Selection Meetings.

Full Name of authorized Representative:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Because I am unable to attend, I am attaching a copy of proof of age and address with identification (such as both parts of Manitoba Driver's License, or MB Health Card) for your records.

Thank you.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

/copy of identification attached

***Please Note: This letter and the copy of identification should accompany the authorized representative at the Lot Selection Meeting. It is not necessary to notify Manitoba Conservation in advance that a delegate will be attending on your behalf.***

## FALL 2006 COTTAGE LOT DRAW FREQUENTLY ASKED QUESTIONS

<http://www.gov.mb.ca/conservation/cottaging>

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**Q:** "What deadlines should I be aware of?"

**A:** There are four important dates to remember:

1. **4:30 p.m. on Friday October 27, 2006 - application form deadline.** Applications must be mailed or delivered in person to Manitoba Conservation, Fall 2006 Cottage Lot Draw, Box 73, 200 Saulteaux Crescent, Winnipeg, MB R3J 3W3. Your application must be received by Manitoba Conservation on or before that date and time. Applications will not be accepted at any other government offices.
  2. **4:30 p.m. on Tuesday October 31, 2006 - deadline to withdraw** from the Fall 2006 Cottage Lot Draw and receive a payment refund. A written letter stating your intent to withdraw is required.
  3. **9:00 a.m. on Wednesday November 15, 2006** – the Draw will take place at Canad Inns – Polo Park, in Winnipeg. The Draw will commence at 9:00a.m. and will continue until the Draw is complete. Applicants are not required to attend the Draw.
  4. **Sunday December 10, 2006** – lot selection meetings for successful applicants will take place at Canad Inns – Polo Park, in Winnipeg. Successful applicants are required to attend or send a delegate in order to select lots. Times for subdivision lot selection meetings will be forwarded to successful applicants by mail following the Draw.
- 

**Q:** "On what grounds will applications be rejected?"

**A:** Draw applications will be rejected and will not be placed in the Draw if:

- they are on a form other than the Fall 2006 Cottage Lot Draw Application Form;
  - they are illegible or **any areas** of the application are **not fully completed**;
  - any part of the Applicant Declaration section is not completed or signed;
  - they don't meet published eligibility guidelines;
  - they do not contain the required \$100.00 payment;
  - they are not the **original** signed application form (facsimile and photocopies are not permitted);
  - they are late, the application Closing Date is 4:30 pm on Friday October 27, 2006.  
**Applications post stamped before - but received after the Closing Date are deemed to be late;**
  - they are delivered to any office other than Manitoba Conservation's head office located at 200 Saulteaux Crescent in Winnipeg, MB R3J 3W3;
  - the payment cheque is returned with non-sufficient funds (NSF);
  - upon request of *Manitoba* the applicant failed to provide supporting documentation in relation to eligibility requirements; or
  - it has been determined that more than one application has been submitted by the same person.
-

**Q:** "What are my options for my \$100.00 payment?"

**A:** Payment options include cash, debit card, credit card, personal cheque, certified cheque, bank draft or money order. Cash, debit card, and credit card options can only be paid in-person at 200 Saulteaux Crescent, Winnipeg. Phone or faxed credit card transactions will not be permitted. Personal cheques must be made payable to the Minister of Finance, Manitoba.

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**Q:** "How do I withdraw from the process, and will I receive my \$100.00 payment back?"

**A:** To withdraw from the process, a written request by the applicant must be received on or before 4:30 p.m. on October 31, 2006. After this date, your name will go into the Fall 2006 Draw. For those eligible, when the Draw is complete, payments will be refunded by cheque (made payable to the Applicant) via mail to unsuccessful applicants. Applicants who are successful and withdraw from the lot selection process will forfeit their payment.

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**Q:** "How many subdivisions may I choose on my application?"

**A:** You may select a maximum of three subdivisions. Applicants must select a minimum of one subdivision. Manitoba Conservation strongly recommends that you inspect the subdivisions before submitting your application.

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**Q:** "If I was successful in previous cottage lot draws can I apply into the Fall 2006 Draw?"

**A:** Yes, if you were successful in previous draws you are still eligible to apply into any future or present draws.

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**Q:** "If I have chosen a lot in a previous cottage lot draw and select an adjacent lot in a subsequent cottage lot draw, can I treat the two lots as one and develop one vacation home?"

**A:** No, as they are individual lots you will be responsible for two separate lease/sale agreements and would not be allowed to combine them into one lot. You would also be required to construct a vacation home on each lot within the respective two-year period.

---

**Q:** "If I am successful in receiving a cottage lot but cannot attend the lot selection meeting, can I send a representative in my place?"

**A:** Yes. Lot selection meetings require that the applicant (or authorized representative) be present to select a lot. If a representative is making the lot selection on behalf of the applicant, at the lot selection meeting the representative must present written authorization from the applicant authorizing the representative to select a lot on behalf of the applicant (please use the attached authorization form on Page 10 for delegation of authority). The representative should also provide a photocopy of the **applicant's** valid identification (that identifies their Date of Birth and Address).

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**Q:** “If I am an employee of Manitoba Conservation, Manitoba Agriculture, Food and Rural Initiatives, Manitoba Transportation and Government Services, or an Officer under The Crown Lands Act, can I apply for a cottage lot?”

**A:** Yes you can apply for a cottage lot if you are an employee or officer mentioned above and:

- You have **not** been assigned to work on the Draw. "Work on the Draw" means that you have been identified by the Cottage Program Coordinator as staff directly engaged in the activities of administering the cottage Draw process.
  - You have completed the Applicant Declaration section located on the application form or have indicated that you are an employee or an immediate family member (definitions provided on the application form).
- 

**Q:** “What applicant information will be available on the Conservation web site?”

**A:** The names of successful applicants and subdivision choice will be disclosed on the web site, up until the lot selection meeting. In accordance with *The Freedom of Information and Protection of Privacy Act* (FIPPA) the disclosure of names is consistent with the purpose for which the information was collected and is authorized under FIPPA.

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**Q:** “What happens to unassigned cottage lots in the Cottage Lot Draw?”

**A:** Lots remaining after the selection process may be entered into a subsequent Draw that will be announced at a later date.

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**Q:** “What cost will I incur if I am drawn for a cottage lot in a **Provincial Park**?”

**A:** The successful applicant will be required to sign a cottage lot lease application form and pay the balance of the one-time lot development fee within 30 days of the date of notice from Manitoba Conservation. The annual land rental and service fee for the first year is pro-rated from the date the application is approved to March 31, 2007 and are prescribed by the Park Fees Regulation (M.R. 148/96) under The Provincial Parks Act. A list of these fees can be found at: [http://www.gov.mb.ca/conservation/cottaging/pdf/parks\\_annual\\_service\\_fees\\_06\\_07.pdf](http://www.gov.mb.ca/conservation/cottaging/pdf/parks_annual_service_fees_06_07.pdf). Subject to the sole discretion of *Manitoba*, all terms and conditions of the Lease Agreement are non-negotiable. Failure to pay the purchase price and any other required occupation, service or administrative fee by the payment date indicated in the notice from *Manitoba* may result in cancellation of all rights and privileges to the lot and the payment for the lot will be forfeited.

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**Q:** “What cost will I incur if I am drawn for a cottage lot on **Crown Land**?”

**A:** Please see the attached Frequently Asked Questions – Constructing a Cottage on Crown Land (Not within a Provincial Park) for further details.

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**Q:** “If I have entered into a Conditional Sale Agreement (Crown Lands) for a lot, may I withdraw at any time and receive a refund of the purchase price?”

**A:** No, you may not. When you enter into the Conditional Sales Agreement, you are agreeing to the terms and conditions therein. Some of those conditions being 1) that you will construct a cottage to lock up stage within 24 months of receipt of notice from *Manitoba*; 2) that the Cottage will conform to minimum standards specified; 3) that you agree to purchase the Land for a specified sum including Administration fees. Further, in accordance with the Sale Agreement, there is no provision for you to withdraw and receive a refund of the purchase price. The Sale Agreement states that *Manitoba* may terminate the Agreement if the Purchaser fails to comply with any term or condition; if the cottage is not substantially complete to lock up stage; or if any attempt is made to offer for sale or to sell the Land prior to Closing Date; or if the Purchaser becomes bankrupt or insolvent.

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**Q:** “What are the guidelines I have to follow to construct a cottage?”

**A:** It is a condition of the sale and lease agreements that the successful applicant must construct a cottage and complete the exterior of the Cottage to “lock up stage” within 2 years or such earlier date as may be prescribed by by-law of the applicable rural municipality. The date the two-year time frame begins will be indicated in the lease or sale agreement. In subdivisions where road construction has not been completed, a separate notice will be sent at a later date once the road is completed. The two-year time frame will then begin as of the date of that notice. The exterior shall be considered complete and at “lock up stage” when doors, windows, finished exterior siding, and shingles or other roofing material have been installed.




Construction of cottages in **Provincial Parks** must comply with “The Cottagers Handbook”, available at: [http://www.gov.mb.ca/conservation/parks/cottaging/documents/cottagers\\_handbook.pdf](http://www.gov.mb.ca/conservation/parks/cottaging/documents/cottagers_handbook.pdf)

Construction of cottages outside of provincial parks (all lots offered for sale on **Crown Land**) must comply with all applicable legislation, regulations, building standards and zoning by-laws which can be obtained from the local RM office. Please see the Frequently Asked Questions – Constructing a Cottage on Crown Land insert for further information.

If requested in writing prior to the construction deadline, a purchaser/lessee may be granted an extension of the time to construct if significant work has occurred and extenuating circumstances exist that prevented completion of construction to lock up stage. The granting of an extension is at the sole discretion of *Manitoba*.

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**IF YOU REQUIRE ADDITIONAL INFORMATION:**

-  Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free)
  -  Visit our website at: <http://www.gov.mb.ca/conservation/cottaging/>
  -  E-mail inquiries to: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)
-



## FALL 2006 COTTAGE LOT DRAW FREQUENTLY ASKED QUESTIONS Constructing a Cottage on Crown Land (Not within a Provincial Park)

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**Q:** "What approvals do I need to build on lots outside of Rural Municipalities (unorganized territory)?"

**A:** You must provide a site plan with your Building Permit Application to Manitoba Labour, showing approximate dimensions of the building(s) and location on the lot, including distances in relation to lot boundaries. The application will be forwarded to the Regional Land Manager and you will then be notified of approval or changes required. A Work Permit must also be obtained from the local Natural Resource Officer at the District Conservation Office prior to any construction. There is no fee for a Work Permit.

---

**Q:** "If the road has not been constructed yet or is currently under construction, does it extend the building time frame period?"

**A:** The building time frame is adjusted in accordance with available access. In subdivisions where road construction has not been complete, a separate notice will be sent at a later date, once the road has been completed. The two year time frame will begin at that time.

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**Q:** "What types of foundations are acceptable?"

**A:** All building plans must be submitted to the Building Inspector, who will then advise as to what would be acceptable for that particular subdivision.

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**Q:** "Is there a minimum square footage for the cottage?"

**A:** Unless otherwise specified by the Rural Municipality building codes and conditions, the minimum cottage size will be 480 square feet (20' x 24'). The maximum size is limited by the size of each lot to ensure there are appropriate distances from sides, front and back of each lot.

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**Q:** "Are multiple stories allowed?"

**A:** All plans must be reviewed and approved by Manitoba Building inspectors.

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**Q:** "What types of buildings are allowed on the lot?"

**A:** This will depend on the regulations in place for the Municipality in which your subdivision is located. Please contact them for building information or the Regional Land Manager if the subdivision is within unorganized territory.

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**Q:** "Are docks, boathouses, etc. allowed?"

**A:** This will vary from subdivision to subdivision and depend on local municipal policies. Please contact the Municipality or the Regional Land Manager for information on specific subdivisions.

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**Q:** “How much of my lot or the Crown Reserve can be cleared to view the lake?”

**A:** The lot you have purchased may be cleared to meet your requirements. Any clearing of the Crown Reserve will require an application for a Work Permit including details relative to what is planned. A Work Permit must be obtained from the local Natural Resource Officer at the District Conservation Office prior to any clearing. There is no fee for a Work Permit.

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**Q:** “What do we do with the slash/debris created for lot clearing work?”

**A:** Your Crown Land Work Permit will specify that all debris is to be managed appropriately to eliminate fire hazards and not create a nuisance to adjacent lot owners. All merchantable timber is to be salvaged (firewood) etc. Disposal of lot debris may vary depending upon your subdivision and time of year. Please contact your local Manitoba Conservation office to determine if burning is allowed or where debris can be disposed.

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**Q:** “Are house trailers or mobile homes acceptable as cottages?”

**A:** No - mobile homes, travel trailers or other movable pieces of equipment are not an acceptable form of cottage. All cottages must be permanent, fixed, non-portable structures.

---

**Q:** “Can we move an old house or an RTM (Ready-to-move) onto the lot?”

**A:** Relocation of previous lived-in homes or RTMs may have Municipal restrictions that apply. Please contact the Rural Municipality or the Building Inspector for further information.

---

**Q:** “In addition to the purchase price of my lot, what additional fees or taxes may I expect to pay?”

**A:** Fees that you may be required to pay include the following:

- a. Purchase Price & GST (Less initial payment of \$100.00)
- b. Application Fee = \$106.00 (includes GST)
- c. Licence of Occupation Fees = \$10.81 (includes GST)
- d. Purchase Agreement Fee = \$212.00 (includes GST)
- e. Legal Descriptions/Titles = \$106.00 (includes GST)
- f. Transfer Document = \$50.00 (includes GST)




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Please note that Manitoba Consumer and Corporate Affairs, Land Titles Office will have fees (Land Transfer Tax) related to the registration of the Transfer document. Further details related to their fees can be obtained by contacting the Land Titles Office directly at (204) 945-2042 or by email [lto@gov.mb.ca](mailto:lto@gov.mb.ca).

Also, if the cottage subdivision is located within a Rural Municipality, you will be responsible for payment of annual municipal taxes to the RM. If the cottage subdivision is located outside of a Rural Municipality, there may be service fees applied through Manitoba Aboriginal & Northern Affairs (approximately \$20.00).

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**IF YOU REQUIRE ADDITIONAL INFORMATION:**

-  Please call 945-6784 (Winnipeg), or 1-800-214-6497 (toll-free)
  -  Visit our website at: <http://www.gov.mb.ca/conservation/cottaging/>
  -  E-mail inquiries to: [cottaging@gov.mb.ca](mailto:cottaging@gov.mb.ca)
-

# Fall 2006 Cottage Lot Draw - Subdivision Location Information

**PROVINCIAL REGIONS:** E - Eastern I - Interlake NE - Northeast NW - Northwest R - Red River W - Western

Please note: the information contained in this matrix summary is for reference & informational purposes only. Actual distances, amenities and further details are listed in the subdivision write-ups contained within in this package.

	<i>Benjys Point</i>	<i>Blacks Point - Phase 2 &amp; 3</i>	<i>Blueberry Point</i>	<i>Bodnaruk Hill</i>	<i>Burge Lake - Site 1</i>	<i>Burge Lake - Site 2</i>	<i>Clearwater Lake</i>	<i>Cupar's Creek</i>	<i>Driftwood Beach</i>	<i>Dropmore North</i>	<i>Dropmore South</i>	<i>Dropmore South Drive</i>	<i>Eden Lake</i>	<i>First Cranberry</i>	<i>George Lake - Site 1</i>	<i>Islandview (Matheson Island)</i>	<i>Island View - North</i>	<i>Islandview - South</i>	<i>Lake Athapapuskow - A</i>	<i>Lake Athapapuskow - B</i>	
Page Number:	39	21	41	43	45	47	23	49	51	53	55	57	59	61	63	65	25	27	67	69	
Provincial Region	W	I	E	W	NE	NE	NW	W	E	W	W	W	NE	NW	W	I	I	I	NW	NW	
NEW for Fall 2006																					
200km radius of Brandon	●			●				●		●	●	●			●						
200km radius of The Pas							●							●					●	●	
200km radius of Thompson													●								
200km radius of Winnipeg		●	●						●								●	●			
Price Range \$0 - \$15,000	●	●	●	●	●	●		●	●		●	●	●	●	●	●	●	●			
Price Range \$15,000 - \$40,000			●				●	●		●	●			●					●	●	
Price Range \$40,000+									●												
Waterfront Lots Available			●			●	●	●	●	●	●		●	●	●				●	●	
Lakeview Lots Available										●	●										
Back Tier Lots Available	●	●	●	●	●			●	●	●				●		●	●	●			
Located in a Provincial Park		●					●										●	●			

	<i>Lake Athapapuskow - D</i>	<i>Lake of the Prairies</i>	<i>Little Deer</i>	<i>Maple Creek Estates</i>	<i>Mill Creek Beaches</i>	<i>Mitchell's East</i>	<i>North Cliffs</i>	<i>Pebblestone Beach</i>	<i>Red Deer River East</i>	<i>Shoal Lake</i>	<i>South Beach</i>	<i>St. Malo</i>	<i>The Narrows North</i>	<i>Totem Road</i>	<i>Traverse Woods</i>	<i>Twin Lakes</i>	<i>Wanipigow Lake</i>	<i>Wekuskow Lake</i>	<i>Whitefish Lake</i>	<i>Woods Creek</i>	
Page Number:	71	73	75	77	79	81	29	35	83	85	31	87	89	91	93	95	97	99	101	103	
Provincial Region	NW	W	I	E	I	W	I	I	W	W	I	I	W	E	E	NW	E	NW	W	W	
NEW for Fall 2006								●													
200km radius of Brandon		●								●											●
200km radius of The Pas	●								●						●			●			
200km radius of Thompson																					
200km radius of Winnipeg			●	●	●		●	●			●	●	●	●	●						
Price Range \$0 - \$15,000	●	●	●	●	●	●	●	n/a	●	●	●	●	●	●	●	●		●	●	●	
Price Range \$15,000 - \$40,000					●	●		n/a					●				●				
Price Range \$40,000+								n/a													
Waterfront Lots Available	●		●		●	●		●	●			●			●	●	●	●			
Lakeview Lots Available					●	●													●		
Back Tier Lots Available		●		●	●	●	●			●	●	●	●	●	●					●	
Located in a Provincial Park							●				●										

n/a - not available at the time of production

# Fall 2006 Cottage Lot Draw - Subdivision Services and Amenities

<b>LEGEND:</b>	● Available	■ Located in Subdivision	⊗ Limited Access
	○ To be Completed	□ Located Nearby	

Please note: the information contained in this matrix summary is for reference & informational purposes only. Actual distances, amenities and further details are listed in the subdivision write-ups contained within in this package.

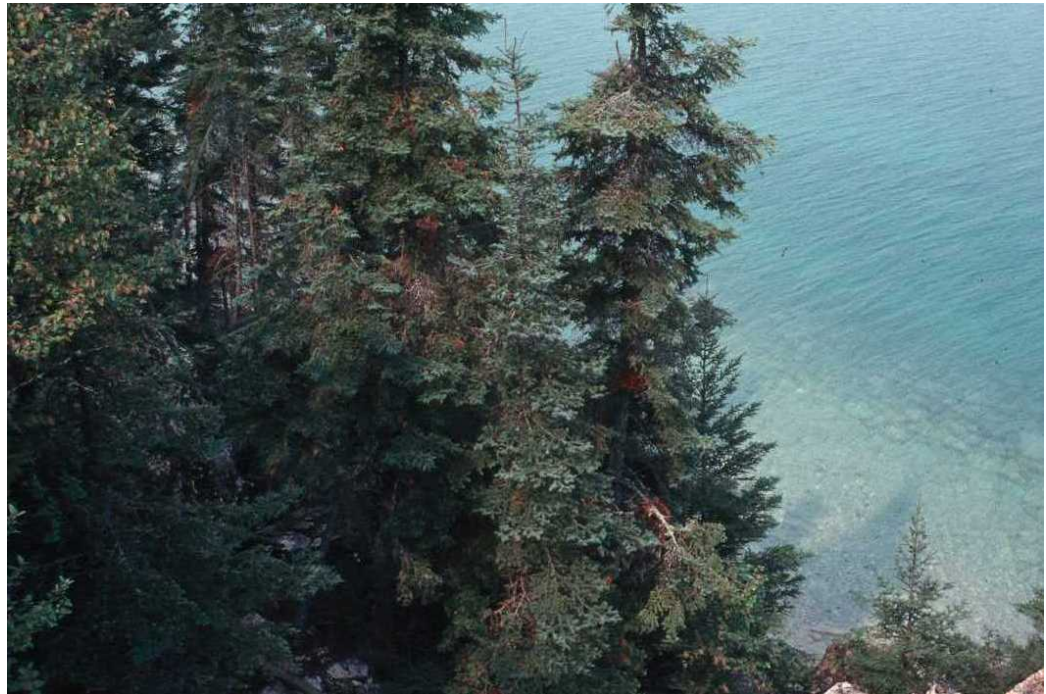
	<i>Benyks Point</i>	<i>Blacks Point - Phase 2 &amp; 3</i>	<i>Blueberry Point</i>	<i>Bodnaruk Hill</i>	<i>Burge Lake - Site 1</i>	<i>Burge Lake - Site 2</i>	<i>Cleanwater Lake</i>	<i>Cupar's Creek</i>	<i>Driftwood Beach</i>	<i>Dropmore North</i>	<i>Dropmore South</i>	<i>Dropmore South Drive</i>	<i>Eden Lake</i>	<i>First Cranberry</i>	<i>George Lake - Site 1</i>	<i>Islandview (Matheson Island)</i>	<i>Islandview North</i>	<i>Islandview South</i>	<i>Lake Athapapuskow - A</i>	<i>Lake Athapapuskow - B</i>
Page Number:	39	21	41	43	45	47	23	49	51	53	55	57	59	61	63	65	25	27	67	69
Public Beach	□	■	□		□	□	□	□	■	□	□	□		□	□	□	□	□	□	□
Public Boat Launch	■	■	□	■	□	□	□	□	□	■	□	□	□	□	□	□	□	□	□	□
Motorized Watercraft Allowed	⊗	⊗	⊗	●	●	●	●	●	⊗	●	●	●	●	●	●	⊗	⊗	⊗	●	●
Fishing	●		●	●	●	●	●	●	●	●	●	●	●	●		●			●	●
Golf Course	□	□	□	□			□	□	□	□	□	□		□	□	□	□	□	□	□
Hydro Access	●	●	○	○	●		●	○	○	○	○	○		○	●	●	●	●	●	●
MTS Access	●	●		○	●		●	○		○	○	○		○	●	●	●	●	●	●
Gravel Road Access	●	●	○	●	●		●	●	○	●	●	●		○	●	●	●	●	●	●
Remote Access (No Road)						●							●							

	<i>Lake Athapapuskow - D</i>	<i>Lake of the Prairies</i>	<i>Little Deer</i>	<i>Maple Creek Estates</i>	<i>Mill Creek Beaches</i>	<i>Mitchell's East</i>	<i>North Cliffs</i>	<i>Pebblestone Beach</i>	<i>Red Deer River East</i>	<i>Shoal Lake</i>	<i>South Beach</i>	<i>St. Malo</i>	<i>The Narrows North</i>	<i>Tolem Road</i>	<i>Traverse Woods</i>	<i>Twin Lakes</i>	<i>Wanipigow Lake</i>	<i>Wekuskow Lake</i>	<i>Whitefish Lake</i>	<i>Woods Creek</i>
Page Number:	71	73	75	77	79	81	29	35	83	85	31	87	89	91	93	95	97	99	101	103
Public Beach	□		□	□	■	■	■	□	□	□	■	□	□		□	□	□		□	□
Public Boat Launch	□	□	□	□	□	□	■	□	□	□	□		□	□	□	□	□	□	□	□
Motorized Watercraft Allowed	●	●	⊗	●	⊗	●	⊗	⊗	●	●	⊗		⊗	●	⊗	●	●	●	●	⊗
Fishing	●	●	●	●	●	●		●	●	●		●	●	●	●	●	●	●	●	●
Golf Course	□	□	□	□	□	□	□	□		□	□	□		□	□	□		□	□	□
Hydro Access	○	●	○	○	○	○	●	○	●	○	●	○	○	●	○	○				●
MTS Access	○	●	○	○			●				●			●	○	○				●
Gravel Road Access	○	●	●	●	○	●	●	○	●	●	●	○	○	●	●	○	○		●	●
Remote Access (No Road)																		●		

**FALL 2006**

**COTTAGE LOT DRAW**

**Manitoba Conservation**



Clearwater Lake

**PROVINCIAL PARKS  
EXISTING  
SUBDIVISIONS**



**BLACK'S POINT PHASE 2 & 3 SUBDIVISION**  
**Hecla – Grindstone Provincial Park**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Parks – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Grindstone Bay – Lake Winnipeg</b> Average Lot Size: (may vary) 1/3 acre	2	1	\$1,500 – Back Tier
	9, 10	4	\$1,500 – Back Tier
	6	6	\$1,500 – Back Tier
	2	8	\$1,500 – Back Tier

**GETTING THERE:** Located off PTH 8, the Black's Point subdivisions are in the Hecla - Grindstone Provincial Park on the east shore of Grindstone Point, about 155km (96 miles) north of Winnipeg or 1 hour north of Gimli. Hecla Island and Gull Harbour are about ½ hour away. Access is off Grindstone Road (gravel) which is about 6.5km (4 miles) east of the PTH-8 PR 234 junction. The Black's Point Phase 2 & 3 subdivisions are accessed via Blacks Point Road (gravel) off Grindstone Road, approximately 24km (15 miles) north of PTH 8.

**AREA DESCRIPTION:** Hecla - Grindstone Provincial Park includes a series of islands between the east and west shores of Lake Winnipeg. With names like Black Island and Drumming Point, this park is cloaked in mystery. The park celebrates the culture of the first people, the Anishinabe (Ojibway) and that of the Icelanders who settled Hecla Island in the 1870's. Gull Harbour on Hecla Island with its resort, campground, marina and golf course is located about 30-40 minutes east along PTH 8 and is the hub of activity in this year-round natural playground. Limestone cliffs, cobbled shorelines, and mixed forests of spruce, poplar, birch and cedar offer spectacular views of some of Manitoba's unique geological and vegetative landscapes and provide habitat for a spectrum of bird and animal life.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is on the eastern shore of Grindstone Point offering beautiful views of Manitoba's largest lake. There are lovely sand beaches, picnic areas, and boat launching and marina facilities available at the Little Grindstone Point Harbour as well as on Hecla Island.

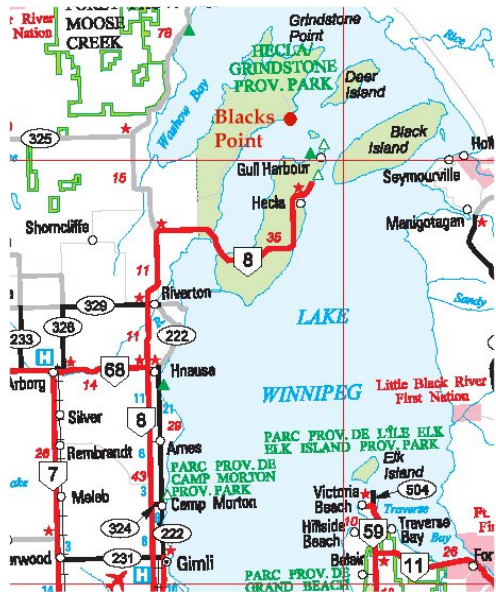
Blacks Point subdivision has access to a beautiful public sandy beach. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements.

**SERVICES:** The subdivision has gravel road access and hydro at the lot line. MTS services are also available. Local septic services are available. A liquid disposal site is located at Little Grindstone Point. Local services and amenities can be found in the Town of Riverton approximately 45km (28 miles) south along PTH 8, or in the Town of Gimli approximately 1 hour south.

**CONTACT INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Doug Smiley, Natural Resource Officer - Manitoba  
 Conservation  
 Box 70, Riverton, MB R0C 2R0  
 Ph: (204) 378-2406 Fax: (204) 378-5274  
 Email: [dosmiley@gov.mb.ca](mailto:dosmiley@gov.mb.ca)





**CLEARWATER LAKE SUBDIVISION**  
**Clearwater Lake Provincial Park**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Parks – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Clearwater Lake</b> Average Lot Size: (may vary) 1/3 acre	<b>40</b>	<b>3</b>	<b>\$17,500 – Lakefront</b>

**GETTING THERE:** Clearwater Lake Provincial Park is located approximately 640km (400 miles) west Winnipeg, or 38km north of The Pas. The park is accessed by traveling north on PTH 10, through The Pas and then east on PR 287. The subdivision is located on the south shore of Clearwater Lake, approximately 8km east of The Pas airport, off PR 287 on Snake Island Way Road, east of Pioneer Bay.

**AREA DESCRIPTION:** Clearwater Lake Provincial Park is characterized by a lake with water so clear that you can see to the bottom at 11m (36 feet). There are long white beaches, large areas of boreal forest and a diversity of wildflowers. It is a key area for studying Manitoba's unique geology with various ages of exposed sedimentary rock revealed in outcrops along the shoreline. It is also home to rare and unique remnants of past glacial activity including moraines, beach ridges and iceberg scouring. Clearwater Lake is also an important and significant aboriginal area dating back as much as 5,000 years. Fishing species include world-class pike, lake trout and whitefish for the master angler.

The area is rich in wildlife including; moose, deer, caribou, and wolf, and has abundant fish. Boreal forest resources include berries, mushrooms, and other medicinal herbal plants as shown in rock paintings. Shards of "Clearwater pottery", stone tools, ancient campsites, and other culturally significant artifacts are still often discovered throughout the park. Recreational opportunities include the "Caves" self guiding trail and Halcrow Lake Golf and Country Club, a 9-hole golf course located about half an hour away in The Pas.

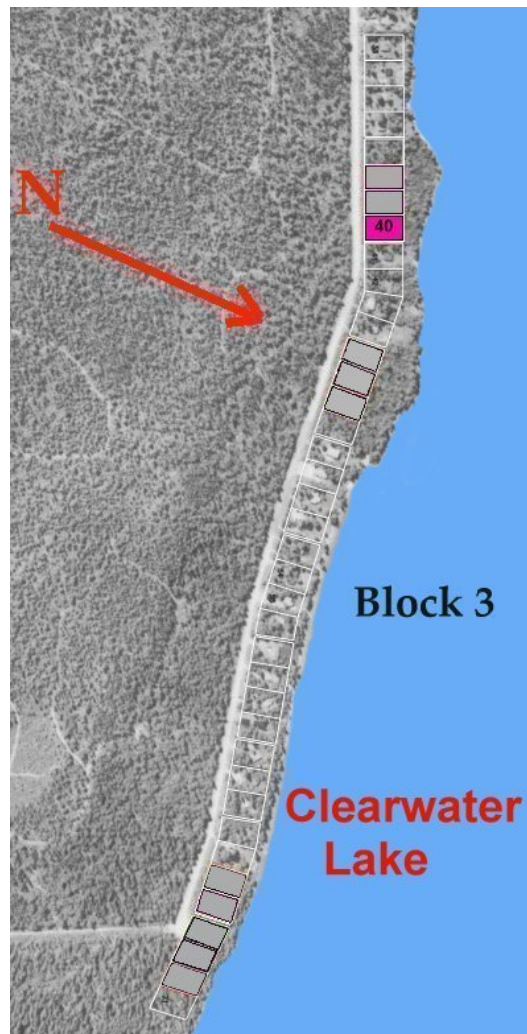
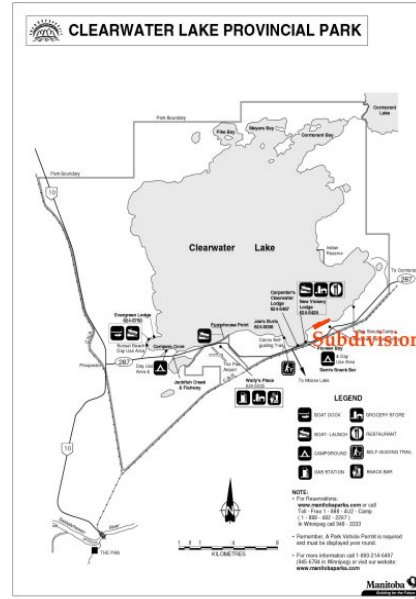
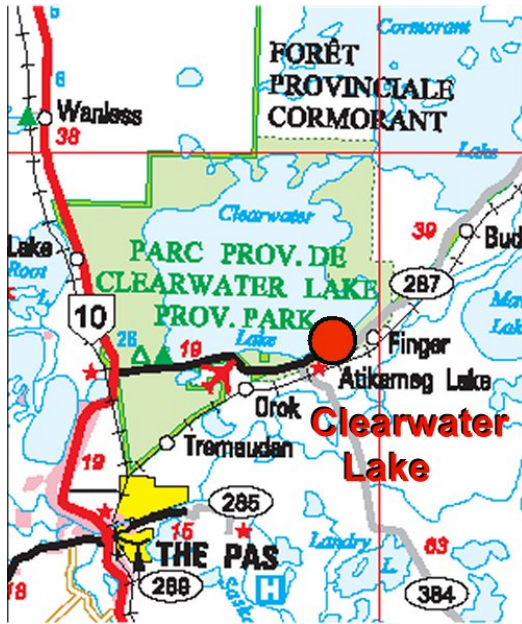
**LOCATION & DESCRIPTION OF SUBDIVISION:** The Clearwater Lake subdivision is a 39-lot cottage area located on the south shore of Clearwater Lake in Clearwater Lake Provincial Park off PR 287 on Snake Island Way road, east of Pioneer Bay. There is a public beach located in the Park about 4km due west of the subdivision at Pioneer Bay. The nearest public boat launch is located at the Pump House approximately 8km away in the park.

The subdivision is oriented in an east-west direction parallel to the lake shore. The lot sizes vary due to topography or other requirements, and the subdivision design has provided for natural buffer space between the front lot lines and the lakeshore. Over most of this site tree cover consists of poplar, spruce, and some pine. The shoreline consists of cobble size rock and a mixture of peat, soil, sand and boulders. The slope to the waters' edge is gentle.

**SERVICES:** Limited services are available at Pioneer Bay, Pumphouse Point and Campers Cove, with additional services being provided at The Pas airport. Many of these services may only be available during the summer season. Full service amenities including hospital, RCMP and shopping are provided in The Pas, approximately 20 minutes south. The subdivision is serviced with hydro and MTS.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Rodney Forbes, Natural Resource Officer –  
 Manitoba Conservation  
 3<sup>rd</sup> & Ross Avenue, The Pas, MB R9A 1M4  
 Ph: (204) 627-8219 Fax: (204) 623-5733  
 Email: [rforbes@gov.mb.ca](mailto:rforbes@gov.mb.ca)





**ISLANDVIEW NORTH SUBDIVISION**  
**Hecla Provincial Park - Grindstone**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Parks – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Grindstone Bay – Lake Winnipeg</b>	<b>2, 3, 5, 6, 7</b>	<b>1</b>	<b>\$1,500 – Back Tier</b>
Average Lot Size: (may vary)	<b>2</b>	<b>4</b>	<b>\$1,500 – Back Tier</b>
1/3 acre	<b>8, 11</b>	<b>6</b>	<b>\$1,500 – Back Tier</b>

**GETTING THERE:** Located in the Hecla - Grindstone Provincial Park on the east shore of Grindstone Point about 155km (96 miles) north of Winnipeg or 1 hour north of Gimli. Access is off Grindstone Road (gravel) which is about 6.5km (4 miles) east of the PTH8 – PR 234 junction. Hecla Island and Gull Harbour are about ½ hour away. The Islandview North subdivision is accessed off Grindstone Road via Wild Rose Lane. The access road is located approximately 27km (17 miles) north of PTH 8.

**AREA DESCRIPTION:** Hecla – Grindstone Provincial Park includes a series of islands between the east and west shores of Lake Winnipeg. With names like Black Island and Drumming Point, this park is cloaked in mystery. The park celebrates the culture of the first people, the Anishinabe (Ojibway) and that of the Icelanders who settled Hecla Island in the 1870's. Gull Harbour on Hecla Island with its resort, campground, marina and golf course is located about 30–40 minutes east along PTH 8 and is the hub of activity in this year-round natural playground. Limestone cliffs, cobbled shorelines, and mixed forests of spruce, poplar, birch and cedar offer spectacular views of some of Manitoba's unique geological and vegetative landscapes and provide habitat for a spectrum of bird and animal life.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is along the eastern shore of Grindstone Point offering beautiful views of Manitoba's largest lake. There are lovely sand beaches, picnic areas, and boat launching and marina facilities available at the Little Grindstone Point Harbour as well as on Hecla Island.

The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements.

**SERVICES:** The subdivision has gravel road access and hydro at the lot line. MTS services are also available. Local septic services are available. A liquid disposal site is located at Little Grindstone Point. Local services and amenities can be found in the Town of Riverton approximately 45km (28 miles) south along PTH 8, or in the Town of Gimli approximately 1 hour south.

**CONTACT INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Doug Smiley, Natural Resource Officer - Manitoba  
 Conservation  
 Box 70, Riverton, MB R0C 2R0  
 Ph: (204) 378-2406 Fax: (204) 378-5274  
 Email: [dosmiley@gov.mb.ca](mailto:dosmiley@gov.mb.ca)



**ISLANDVIEW SOUTH SUBDIVISION**  
**Hecla – Grindstone Provincial Park**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Parks – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Grindstone Bay – Lake Winnipeg</b> Average Lot Size: (may vary) 1/3 acre	<b>1, 2, 5, 6, 7, 8</b>	<b>1</b>	<b>\$1,500 – Back Tier</b>
	<b>1, 10, 12</b>	<b>4</b>	<b>\$1,500 – Back Tier</b>

**GETTING THERE:** Located in the Hecla - Grindstone Provincial Park on the east shore of Grindstone Point about 155km (96 miles) north of Winnipeg or 1 hour north of Gimli. Access is off Grindstone Road (gravel) which is about 6.5km (4 miles) east of the PTH 8- PR 234 junction. Hecla Island and Gull Harbour are about ½ hour away. The Islandview South subdivision is accessed off Grindstone Road via Mountain Maple Lane. The access road is located approximately 27km (17 miles) north of PTH 8.

**AREA DESCRIPTION:** Hecla - Grindstone Provincial Park includes a series of islands between the east and west shores of Lake Winnipeg. With names like Black Island and Drumming Point, this park is cloaked in mystery. The park celebrates the culture of the first people, the Anishinabe (Ojibway) and that of the Icelanders who settled Hecla Island in the 1870's. Gull Harbour on Hecla Island with its resort, campground, marina and golf course is located about 30-40 minutes east along PTH 8 and is the hub of activity in this year-round natural playground. Limestone cliffs, cobbled shorelines, and mixed forests of spruce, poplar, birch and cedar offer spectacular views of some of Manitoba's unique geological and vegetative landscapes and provide habitat for a spectrum of bird and animal life.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is along the eastern shore of Grindstone Point offering beautiful views of Manitoba's largest lake. There are lovely sand beaches, picnic areas, and boat launching and marina facilities available at the Little Grindstone Point Harbour as well as on Hecla Island.

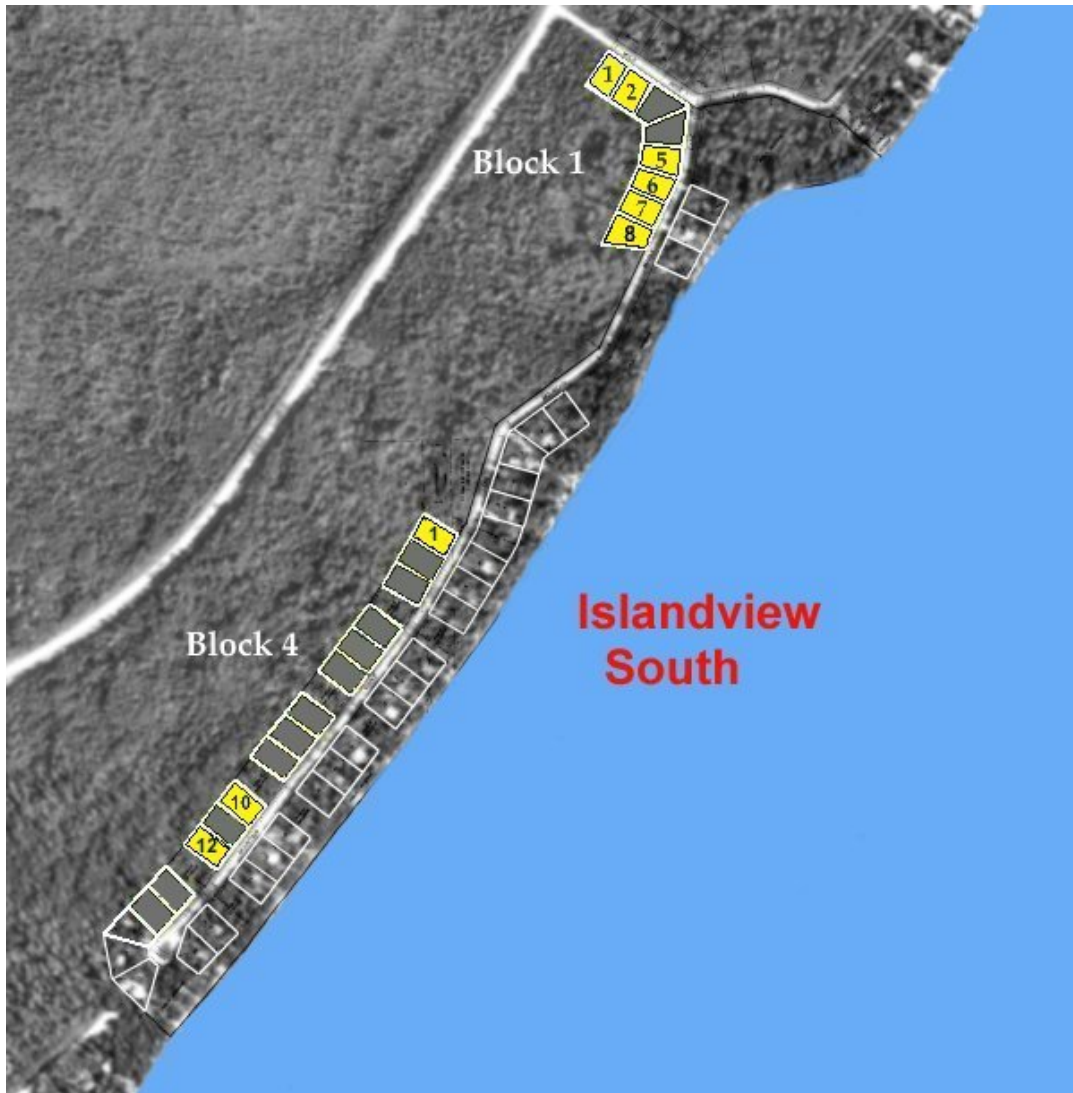
The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements.

**SERVICES:** The subdivision has gravel road access and hydro at the lot line. MTS services are also available. Local septic services are available. A liquid disposal site is located at Little Grindstone Point. Local services and amenities can be found in the Town of Riverton approximately 45km (28 miles) south along PTH 8, or in the Town of Gimli approximately 1 hour south.

**CONTACT INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Doug Smiley, Natural Resource Officer - Manitoba  
 Conservation  
 Box 70, Riverton, MB R0C 2R0  
 Ph: (204) 378-2406 Fax: (204) 378-5274  
 Email: [dosmiley@gov.mb.ca](mailto:dosmiley@gov.mb.ca)







**NORTH CLIFFS SUBDIVISION**  
**Hecla – Grindstone Provincial Park**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Park – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Grindstone Bay – Lake Winnipeg</b> Average Lot Size: (may vary) 1/3 acre	<b>3, 4, 5</b>	<b>1</b>	<b>\$1,500 – Back Tier</b>
	<b>2, 3, 6</b>	<b>2</b>	<b>\$1,500 – Back Tier</b>

**GETTING THERE:** Located in the Hecla - Grindstone Provincial Park on the east shore of Grindstone Point approximately 155km (96 miles) north of Winnipeg or 1 hour north of Gimli. Access is off Grindstone Road (gravel) which is about 6.5km (4 miles) east of the PTH 8 - PR 234 junction. Hecla Island and Gull Harbour are about ½ hour away. The North Cliffs subdivision is accessed via Little Grindstone Point Road at the end of Grindstone Road, about 28km (17 miles) north of PTH 8.

**AREA DESCRIPTION:** Hecla - Grindstone Provincial Park includes a series of islands between the east and west shores of Lake Winnipeg. With names like Black Island and Drumming Point, this park is cloaked in mystery. The park celebrates the culture of the first people, the Anishinabe (Ojibway) and that of the Icelanders who settled Hecla Island in the 1870's. Gull Harbour on Hecla Island with its resort, campground, marina and golf course is located about 30-40 minutes east along PTH 8 and is the hub of activity in this year-round natural playground. Limestone cliffs, cobbled shorelines, and mixed forests of spruce, poplar, birch and cedar offer spectacular views of some of Manitoba's unique geological and vegetative landscapes and provide habitat for a spectrum of bird and animal life.

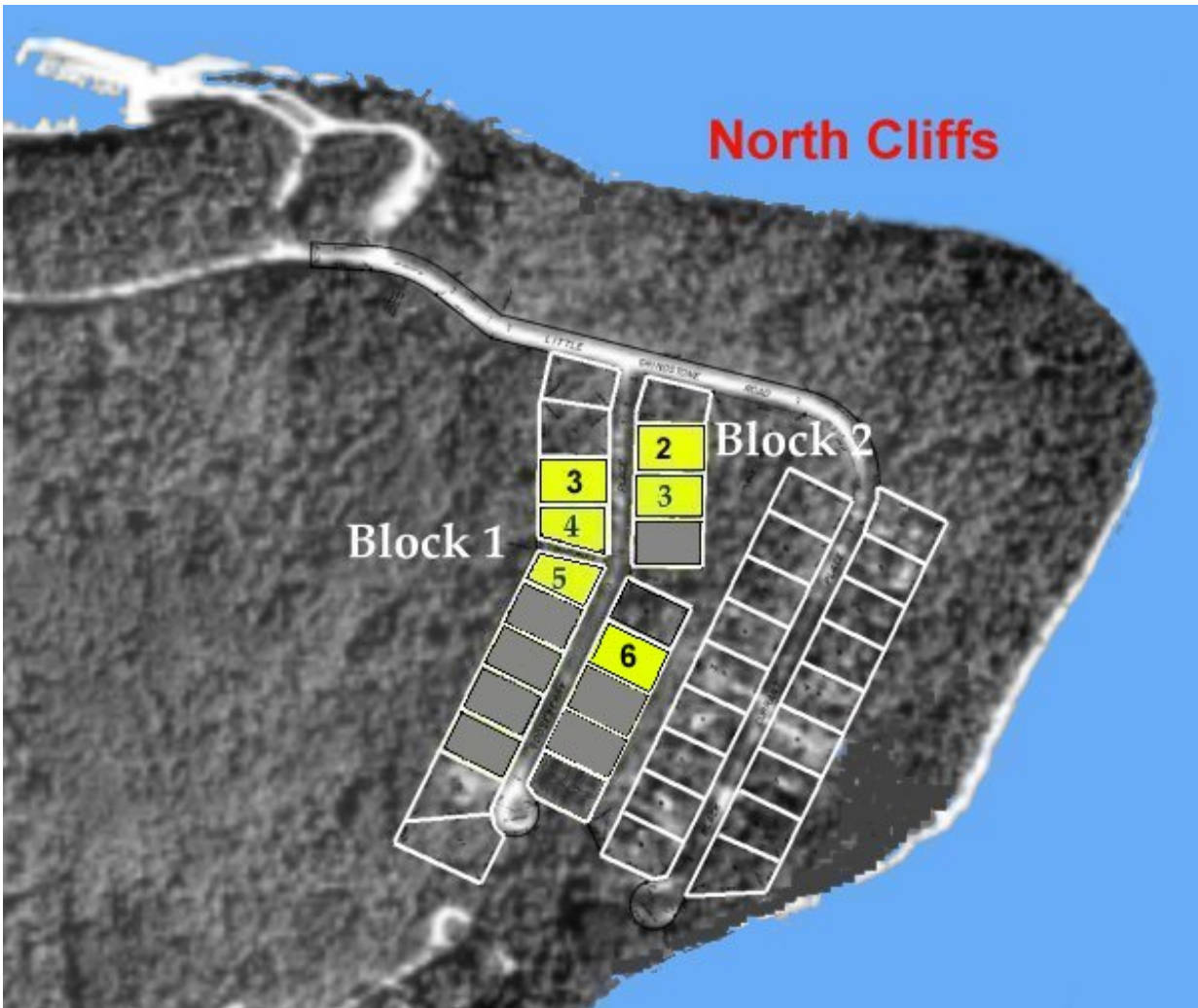
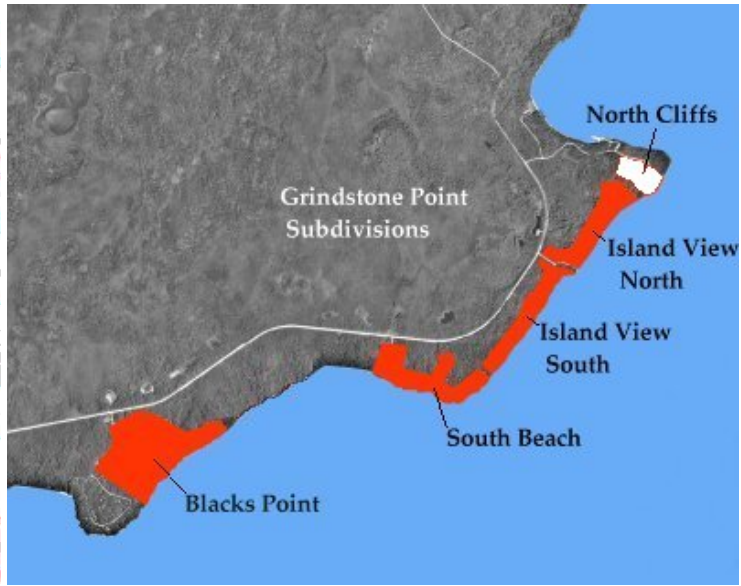
**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is along the eastern shore of Grindstone Point offering beautiful views of Manitoba's largest lake. There are lovely sand beaches, picnic areas, and boat launching and marina facilities available at the Little Grindstone Harbour as well as on Hecla Island.

The North Cliffs subdivision has a sandy beach, marina and boat launching facilities within walking distance including a large picnic area at the beach. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements.

**SERVICES:** The subdivision has gravel road access and hydro at the lot line. MTS services are also available. Local septic services are available. A liquid disposal site is located at Little Grindstone Point. Local services and amenities can be found in the Town of Riverton approximately 45km (28 miles) south along PTH 8, or in the Town of Gimli approximately 1 hour south.

**CONTACT INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Doug Smiley, Natural Resource Officer - Manitoba  
 Conservation  
 Box 70, Riverton, MB R0C 2R0  
 Ph: (204) 378-2406 Fax: (204) 378-5274  
 Email: [dosmiley@gov.mb.ca](mailto:dosmiley@gov.mb.ca)



**SOUTH BEACH SUBDIVISION**  
**Hecla – Grindstone Provincial Park**

**FALL 2006 COTTAGE LOT DRAW**  
**Provincial Parks – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (FOR LEASE ONLY)
<b>Grindstone Bay – Lake Winnipeg</b> Average Lot Size: (may vary) 1/3 acre	3	1	\$1,500 – Back Tier
	4 – 12	2	\$1,500 – Back Tier
	2 – 7	3	\$1,500 – Back Tier
	2, 3, 4, 13, 15	4	\$1,500 – Back Tier
	4, 7, 9	6	\$1,500 – Back Tier
	4, 13	7	\$1,500 – Back Tier

**GETTING THERE:** Located in the Hecla - Grindstone Provincial Park on the east shore of Grindstone Point about 155km (96 miles) north of Winnipeg or 1 hour north of Gimli. Access is off Grindstone Road (gravel) which is about 6.5km (4 miles) east of the PTH 8 junction. Hecla Island and Gull Harbour are about ½ hour away. The South Beach subdivision is accessed via Honeysuckle Road off Grindstone Road, approximately 26km (16 miles) north of PTH 8.

**AREA DESCRIPTION:** Hecla - Grindstone Provincial Park includes a series of islands between the east and west shores of Lake Winnipeg. With names like Black Island and Drumming Point, this park is cloaked in mystery. The park celebrates the culture of the first people, the Anishinabe (Ojibway) and that of the Icelanders who settled Hecla Island in the 1870's. Gull Harbour on Hecla Island with its resort, campground, marina and golf course is located about 30-40 minutes east along PTH 8 and is the hub of activity in this year-round natural playground. Limestone cliffs, cobbled shorelines, and mixed forests of spruce, poplar, birch and cedar offer spectacular views of some of Manitoba's unique geological and vegetative landscapes and provide habitat for a spectrum of bird and animal life.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is along the eastern shore of Grindstone Point offering beautiful views of Manitoba's largest lake. There are lovely sand beaches, picnic areas, and boat launching and marina facilities available at the Little Grindstone Point Harbour as well as on Hecla Island. The South Beach subdivision has an accessible beach located to the south west of the subdivision. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements.

**SERVICES:** The subdivision has gravel road access and hydro at the lot line. MTS services are also available. Local septic services are available. A liquid disposal site is located at Little Grindstone Point. Local services and amenities can be found in the Town of Riverton approximately 45km (28 miles) south along PTH 8, or in the Town of Gimli approximately 1 hour south.

**CONTACT INFORMATION AND PERMITS:**

Inquiries should be directed to:  
 Doug Smiley, Natural Resource Officer - Manitoba  
 Conservation  
 Box 70, Riverton, MB R0C 2R0  
 Ph: (204) 378-2406 Fax: (204) 378-5274  
 Email: [dosmiley@gov.mb.ca](mailto:dosmiley@gov.mb.ca)





**FALL 2006**

**COTTAGE LOT DRAW**

**Manitoba Conservation**



Pebblestone Beach Subdivision

**CROWN LANDS  
NEW  
SUBDIVISION**





**PEBBLESTONE BEACH SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – NEW Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b> Average Lot Size: (may vary) 35m x 61m	1 – 12	n/a	<b>Waterfront Lots – Pricing not available at the time of publication, please check our website for updates.</b>

**GETTING THERE:** The Pebblestone Beach subdivision is located approximately 150km from Winnipeg. You can reach the subdivision by traveling along paved highway PTH 8 approximately 120km to PR 234. PR 234 is a provincial gravel road that is approximately 12km north of Riverton. Follow PR 234 roughly 40km to the subdivision. The subdivision is located approximately 3km south of Beaver Creek Provincial Park along PR 234.

**AREA DESCRIPTION:** The landscape along the western shore of Lake Winnipeg in Manitoba's Interlake is varied and includes areas of mixed forests and limestone cliffs. There are wide ranging beach conditions; from sand beaches to cobbled and rocky shorelines. Marshes, bogs, fens and wet meadows provide for an abundance of wildlife for viewing and hunting. The area can accommodate a diverse range of recreational activities. As well, Hecla Golf Course, an 18 – hole public course is located within an hour from the subdivision.

Lake Winnipeg is one of Manitoba's greatest freshwater resources, and plays a vital role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, plus others.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The Pebblestone Beach subdivision is a planned 12-lot development. The shoreline is a mixture of sand beaches, boulders and cobblestone. One of the subdivision's most attractive features is the number of sandy beaches located within and adjacent to the development. The area is a mixed boreal forest cover with various softwood and hardwood species being present. There is a public boat launch located approximately 3km away at Beaver Creek Provincial Park.

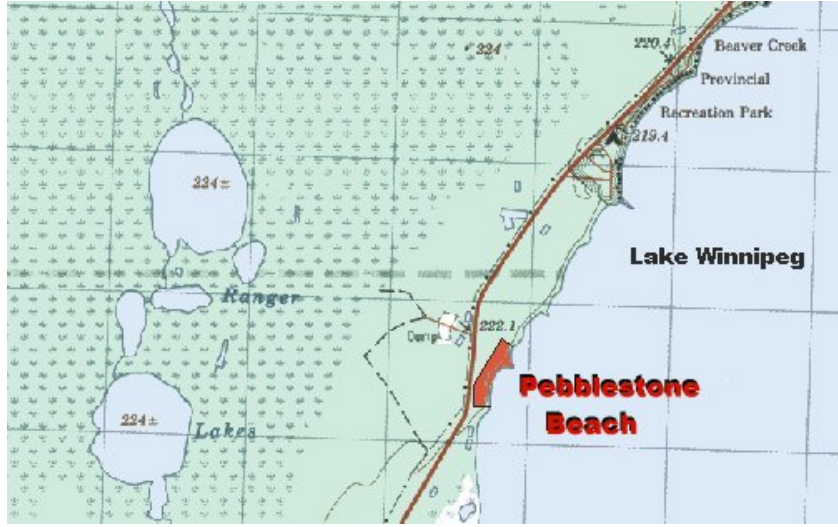
**SERVICES:** Hydro services will be provided to the development. A new sewage lagoon has been constructed at Pine Dock that will provide services to the subdivision. An upgraded waste transfer station has also been developed at the Beaver Creek site to handle waste streams from the development. Construction of the subdivision road is planned to begin in the fall and winter of 2006. Local service centers would be available at Gimli and Riverton along PR 8. There are also local limited services available at Pine Dock.

**CONTACT INFORMATION:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner,  
Jeff Wedge  
639 Park Avenue  
Beausejour, MB R0E 0C0  
Ph: (204)268-6043 Fax: (204)268-6045

Inquiries for information should be directed to:  
Lyle Campbell, Interlake Lands Manager- Manitoba  
Conservation  
75 7<sup>th</sup> Avenue, Gimli, MB R0C 1B0  
Ph: (204) 642-6074 Fax: (204) 642-6108  
Email: [Lylcampbel@gov.mb.ca](mailto:Lylcampbel@gov.mb.ca)





**FALL 2006**

**COTTAGE LOT DRAW**

**Manitoba Conservation**



Little Deer Subdivision

**CROWN LANDS  
EXISTING  
SUBDIVISIONS**



**BENYKS POINT SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Manitoba</b> Average Lot Size: (may vary) 34m x 46m	1 – 6, 13 – 18	1	\$3,500 – Back Tier
	1 – 6, 13 – 18	2	\$3,500 – Back Tier

**GETTING THERE:** The subdivision is located on the northwest shore of Lake Manitoba, about 315km northwest of Winnipeg or 80km northeast from Dauphin. Access is off PR 276 (gravel road), approximately 11km north of the community of Toutes Aides, and about 80km from Ste. Rose and Dauphin.

**AREA DESCRIPTION:** Lake Manitoba is a large (4,624 sq. km.) irregularly shaped lake, about 200km long and is the smallest of a group of three large lakes, the other two being Lake Winnipeg (the largest) and Lake Winnipegosis, which are found on the floor of the prehistoric Glacial Lake Agassiz. Lake Manitoba provides a diverse fishery that commonly produces walleye, northern pike, whitefish, burbot and perch. Explore the lake, and you may be able to confirm the legend of Manipogo, Lake Manitoba's serpentine sea monster. Since the late 1800s, people have claimed to see the creature, but no conclusive evidence of the monster's existence has been found. Can you solve the mystery?

For the avid golfer, Dauphin Lake Golf Club, a public 18-Hole course, is located less than an hour away from the subdivision.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 36-lot subdivision, accessible directly off PR 276 by a gravel road, and consists of Benyks Point north and south which are separated by approximately ½ mile. Lots are available in Benyks Point south, on blocks 1 & 2. Both blocks are designed very efficiently with good road access, a public reserve and a public boat launching ramp. The waterfront is reasonably attractive but rocky in some areas making access to the water somewhat difficult. The terrain is generally level with an attractive tree cover. There is no sandy public beach at this subdivision however there is a beautiful beach at Manipogo Provincial Park, approximately 6km south. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore.

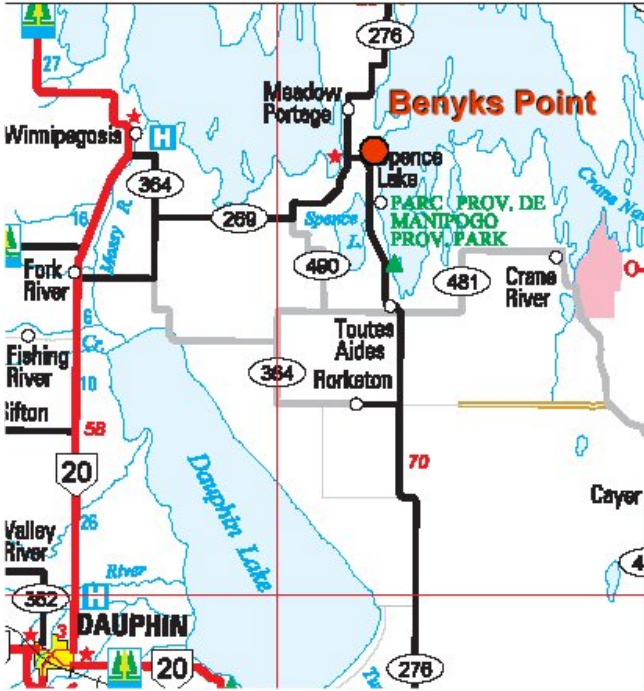
**SERVICES:** The subdivision is provided with Hydro, but the lot holder is responsible for contacting Hydro directly to arrange and pay for line extension and cottage hook-up. Further information can be obtained by contacting Manitoba Hydro, Customer Service, 480 Whitmore Ave E, Dauphin, MB R7N 3A1, telephone: (204) 629-3113. MTS services are also available. Limited services are available in the community of Rorketon, located approximately 18km south. Full service amenities are available in Ste. Rose, approximately 45 minutes south. Garbage removal will be the responsibility of the lot holder. All water and sewage disposal systems require the prior approval of the Environment Officer, Wayne Vanrobaeys, 27 – 2<sup>nd</sup> Avenue S.W., Dauphin MB R7N 3E5, telephone: (204) 622-2125.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Rick Grimshaw  
1601 VanHorne Avenue  
Brandon, MB R7A 7K2  
Ph: (204)726-7171 Fax: (204)726-6847  
Email: [rgrimshaw@gov.mb.ca](mailto:rgrimshaw@gov.mb.ca)

Inquiries for information should be directed to:  
Lorne Misanchuk, Western Lands Manager-  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)







**BLUEBERRY POINT SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – EXISTING Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b>	<b>1</b>	<b>1</b>	<b>\$30,000 – Waterfront</b>
Average Lot Size: (may vary)	<b>2, 3</b>	<b>1</b>	<b>\$35,000 - Waterfront</b>
35m x 70m (Waterfront)	<b>4, 7, 8, 10, 11</b>	<b>1</b>	<b>\$40,000 – Waterfront</b>
70m x 70m (Back Tier)	<b>1</b>	<b>2</b>	<b>\$7,500 – Back Tier</b>

**GETTING THERE:** The subdivision is located approximately 180km northeast of Winnipeg near the community of Manigotagan, on the shore of Lake Winnipeg. To get to this subdivision take PTH 59 north to PR 304 to Powerview (110km) then proceed north on PR 304 to Manigotagan (70km). The route from Winnipeg to Manigotagan is via paved highway. At Manigotagan turn west (left) just across the Manigotagan River bridge and proceed through the community for approximately 11km to Ayers Cove Road, turn left and proceed 1km to the corner of Saber Drive and Moonlight Bay. The subdivision is located along the shoreline, the area may be viewed on foot as there is no road developed as of yet. Signage will direct those interested to the subdivision location.

**AREA DESCRIPTION:** The subdivision is located within the Precambrian shield region of the province, an area of granite-gneissic rock with little or no soil cover. Economic activity in the area includes fishing, trapping, logging, wild rice harvesting and limited tourism support. For the avid golfer, Pine Falls Golf Club, a 9-hole public course, is located less than an hour drive away from the subdivision.

Lake Winnipeg is one of Manitoba's greatest freshwater resources. This natural wonder, reminiscent of an inland-sea is the world's 10th largest freshwater lake at 23,750km<sup>2</sup> is easily visible from space as the province's dominant geographical feature. The lake plays a vital role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation in Manitoba. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, plus others. Sport anglers find many places to drop a line while enjoying the lake's beauty.

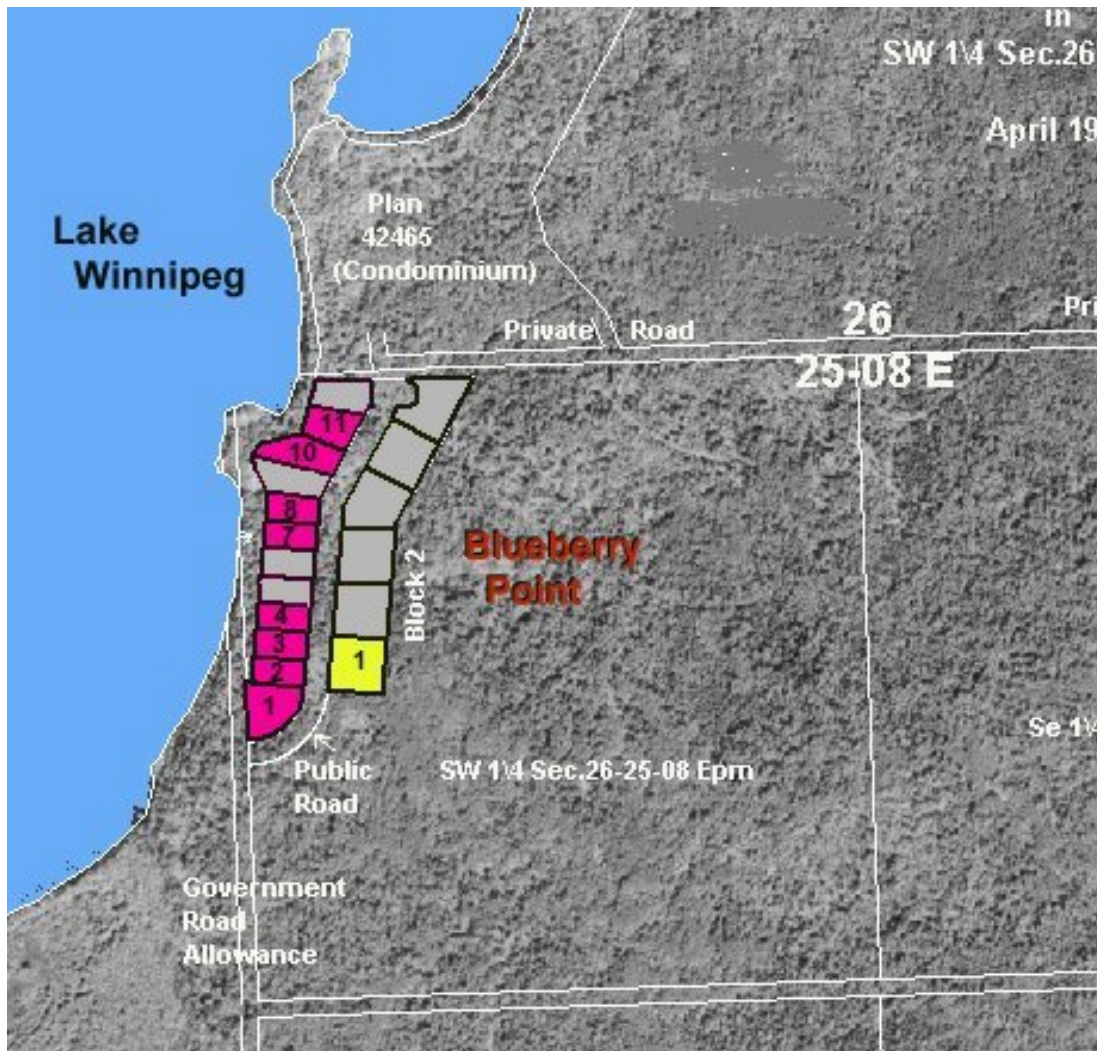
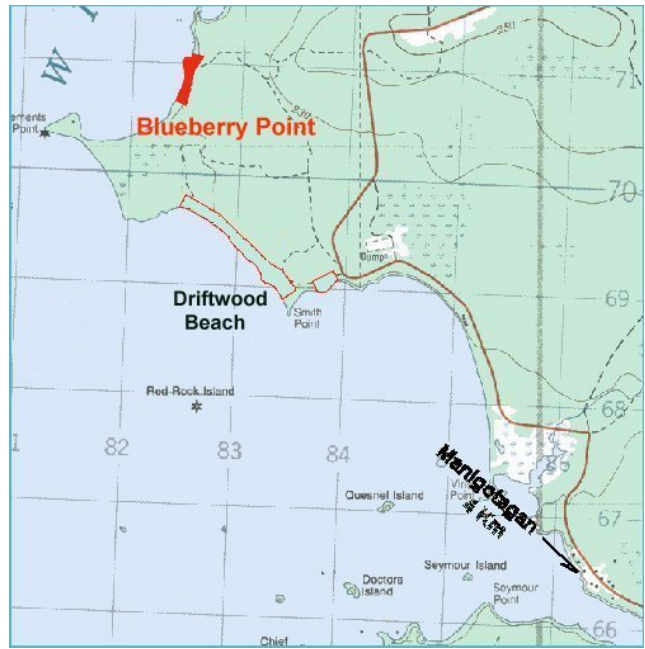
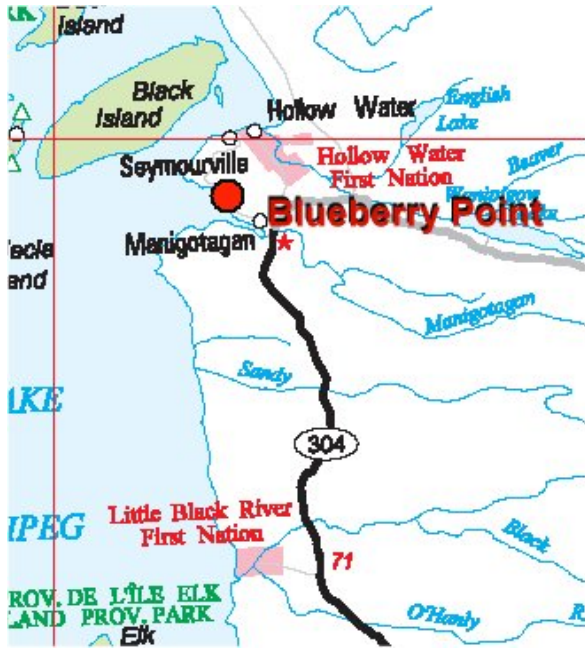
**LOCATION & DESCRIPTION OF SUBDIVISION:** The Blueberry Point subdivision is located on the shore of Lake Winnipeg. As this is Canadian Shield country the shoreline varies from rock to sand beaches. The lots are all tree covered with spruce and poplar the dominant species. The subdivision is generally flat terrain with a drop at the shoreline area. The 12 lake front lots are generally 35m X 70m (100ft X 200ft) and the 6 back tier lots are 70m X 70m (200ft X 200ft). The lake front and back tier lots are separated by the subdivision road. There is a minimum of a 30m Crown reserve along the shoreline. Boat docks are not allowed along the shoreline in this subdivision. There is a public beach and a boat launch is located in the community of Manigotagan, approximately 10km away.

**SERVICES:** The lots will be pre-serviced with Hydro. In Manigotagan there is a hotel, restaurant and post office. There is no grocery store or gas station in the vicinity, the closest would be in the town of Powerview. The community of Hollow Water has a convenience store. Limited services are available in the Community of Seymourville located approximately 5km away.

**CONTACT INFORMATION:**

Inquiries for permits should be directed to:  
Office of the Fire Commissioner, Jeff Wedge  
639 Park Avenue  
Beausejour, MB R0E 0C0  
Ph: (204)268-6043 Fax: (204)268-6045

Inquiries for information should be directed to:  
Rick Tease, Lands Manager – Manitoba Conservation  
PR 502  
Lac du Bonnet, MB R0E 1A0  
Ph: (204) 345-1452 Fax: (204) 345-1440  
Email : [tease@gov.mb.ca](mailto:tease@gov.mb.ca)



**BODNARUK HILL SUBDIVISION**  
Rural Municipality of Shellmouth-Boulton

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 35m x 60m	33, 34, 35, 36, 38	n/a	\$10,000 – Back Tier

**GETTING THERE:** The subdivision is located along the east shore of the Lake of the Prairies, about 392km northwest of Winnipeg or about 23km north of the Shellmouth Dam. Located in the western region of Manitoba the subdivision is approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Access is primarily North on PTH 83 from the town of Russell, approximately 34km then west 6km on a gravel road, or on PTH 83 about 13km south of the town of Roblin and then west 6km on a gravel road.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies, and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park and Ski Asessippi are situated at the south end of the lake and provide important regional and provincial water-oriented recreational opportunities, allowing for year-round cottage based leisure activities. As well, Roblin Golf and Country Club, a charming 9-hole public course is located a short drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers include; northern pike, walleye, yellow perch, and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 43-lot subdivision is located on the south eastern shore of the Lake of the Prairies. The subdivision is accessed by a gravel road off PTH 83. The boat launch is located at the south end of the subdivision.

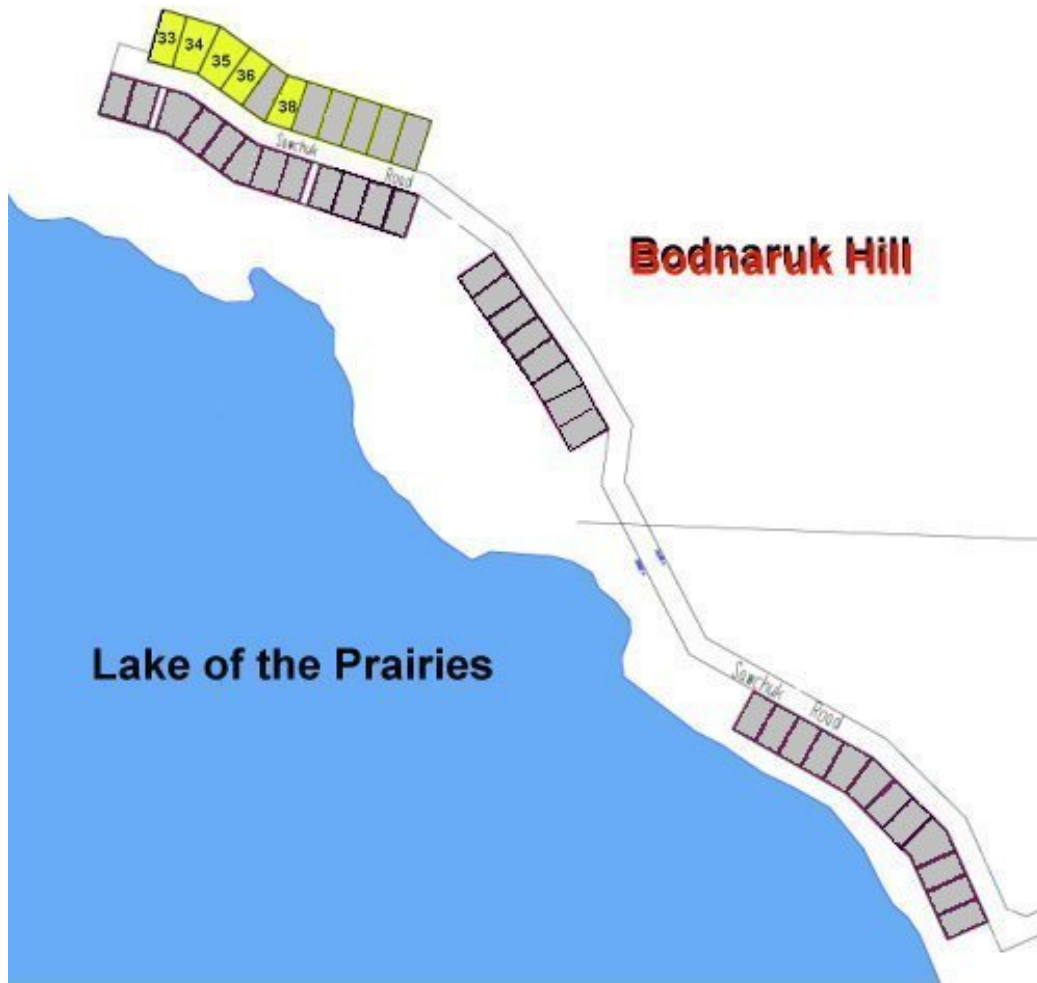
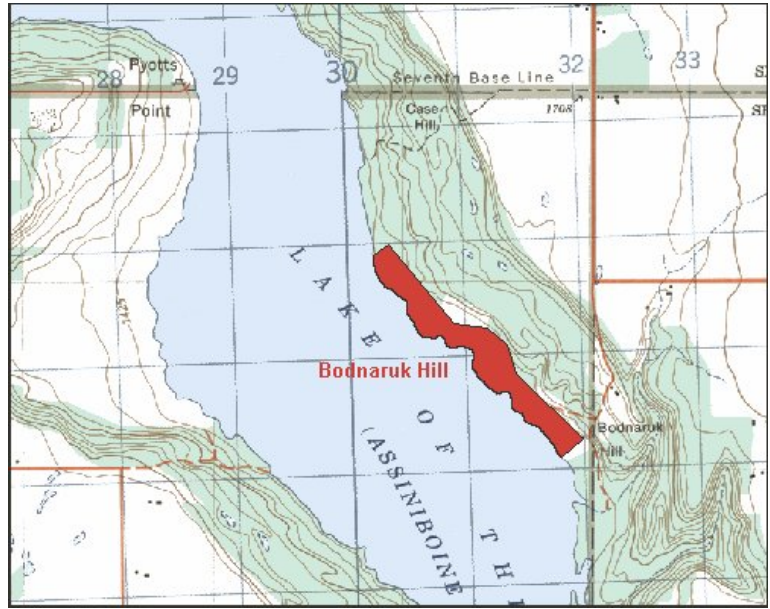
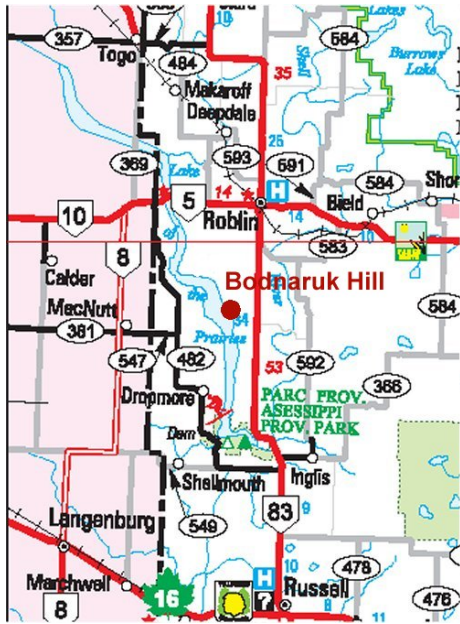
**SERVICES:** Local services and amenities are provided in the nearby town of Roblin approximately 12 minutes to the north, or the town of Inglis approximately 30 minutes to the south. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of Shellmouth-Boulton  
 Box 110, 118 Main St.  
 Inglis, MB, ROJ OXO  
 Ph: (204) 564-2589 Fax: (204)564-2643  
 Email: [rmosb@mts.net](mailto:rmosb@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**BURGE LAKE – SITE 1 SUBDIVISION**  
Town of Lynn Lake

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Burge Lake</b> Average Lot Size: (may vary) 30m x 45m	8	1	\$1,500 – Back Tier
	4, 5, 6	2	\$1,500 – Back Tier

**GETTING THERE:** The subdivision is approximately 1070km (670 miles) northeast of Winnipeg, and 5 minutes north of Lynn Lake. Access to this subdivision is via PR 391 to Lynn Lake, north on gravel road PR 394, then east on PR 398 to Burge Lake Provincial Park.

**AREA DESCRIPTION:** Lynn Lake was originally a mining community. Over time the town and the people evolved to integrate the pristine northern Manitoba nature surrounding it. Lynn Lake has become known as the “Sport Fishing Capital of Manitoba.” The area is home to a variety of wildlife and fish species. Lynn Lake provides road access and fly-in service to many excellent hunting and fishing opportunities. The remote and natural boreal forest attracts people from around the world, offering memorable white-water rafting or serene canoeing, boating, backcountry hiking and swimming; winter activities include snowmobiling, cross-country skiing, and ice fishing. The area also provides numerous activities or opportunities for the environmentally and scientifically minded visitor.

This area has become known as the “Land of Little Sticks,” where spruce trees have been shaped by the forces of nature. Retreating glaciers scarred the landscape leaving eskers behind. Today the eskers illustrate the force of nature and present unique eco-tourism opportunities. This northern location is a spectacular area to view the breath-taking aurora borealis (Northern Lights). The area has been home to aboriginal people for thousands of years. A number of self-guided hiking trails and canoe routes follow the same paths as these early residents. Go hiking and explore and you will find abundant berries and mushrooms, a variety of birds and other exciting wildlife like black bear, wolf, and moose. Adjacent to the subdivision is the Burge Lake Provincial Park offering camping and boat launching facilities as well as Zed Lake Provincial Park located approximately 15 minutes west on PR 394.

Burge Lake is a linear shaped lake with a north south orientation encompassing a surface area of 443 ha (1094 acres). The lake is approximately 7km long and 1km wide at the widest point in the north portion of the lake. Generally, the lake is not more than 500m wide. The lake is home to many master angler awards for walleye, northern pike, and whitefish. Nearby lakes produce trophy lake trout and stocked speckled and rainbow trout.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 41-lot subdivision has cottage lots adjacent to the Burge Lake Provincial Park. Lot sizes may vary due to topography or other requirements. There is a nearby public beach and boat launch located approximately 1km away on Burge Lake.

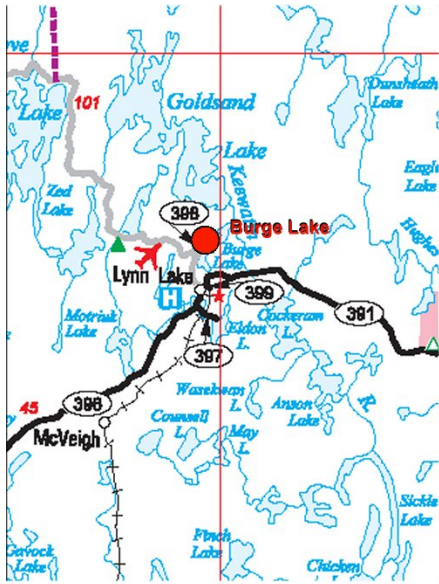
**SERVICES:** Full service and amenities are located in the historic community of Lynn Lake, an award winning scenic community in the heart, of the boreal forest in the Precambrian Shield. Lynn Lake provides regularly scheduled air service, hospital, RCMP and bus service. Thompson is the largest urban center located approximately 335km south. Hydro and MTS service is available at this location.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
Town of Lynn Lake  
503 Sherritt Ave. Box 100  
Lynn Lake, MB R0B 0W0  
Ph: (204) 356-2418 Fax: (204) 356-8297  
Email: [Info@lynnlake.ca](mailto:Info@lynnlake.ca)

Inquiries for information should be directed to:  
Brian Barton, Northeast Lands Manager  
Manitoba Conservation  
Box 28, 59 Elizabeth Drive, Thompson MB, R8N 1X4  
Ph: (204) 677-6828 Fax: (204) 677-6359  
Email: [BrBarton@gov.mb.ca](mailto:BrBarton@gov.mb.ca)





**BURGE LAKE – SITE 2 SUBDIVISION**  
Town of Lynn Lake

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Burge Lake</b> Average Lot Size: (may vary) 30m x 45m	1 – 12	2	\$1,500 – Waterfront
	1 – 10	3	\$1,500 – Waterfront

**GETTING THERE:** The subdivision is located approximately 1070km (670 miles) northwest of Winnipeg, and 5 minutes north of Lynn Lake. There is no road access to this subdivision. Access is by boat from the public boat launching facility at Burge Lake Provincial Park. Access to the park/boat launch is via PR 391 to Lynn Lake, north on gravel road PR 394, then east on PR 398 to Burge Lake Provincial Park. The subdivision is directly across the lake approximately 500m on the east shore.

**AREA DESCRIPTION:** Lynn Lake was originally a mining community. Over time the town and the people evolved to integrate the pristine northern Manitoba nature surrounding it. Lynn Lake has become known as the “Sport fishing Capital of Manitoba.” The area is home to a variety of wildlife and fish species. Lynn Lake provides road access and fly-in service to many excellent hunting and fishing opportunities. The remote and natural boreal forest attracts people from around the world, offering memorable white-water or serene canoeing, boating, backcountry hiking and swimming; winter activities include snowmobiling, cross-country skiing, and ice fishing.

This area has become known as the “Land of Little Sticks,” where spruce trees have been shaped by the forces of nature. Retreating glaciers scarred the landscape leaving eskers behind. Today the eskers illustrate the force of nature and present unique eco-tourism opportunities. This northern location is a spectacular area to view the breath-taking aurora borealis (Northern Lights). The area has been home to aboriginal people for thousands of years. A number of self-guided hiking trails and canoe routes follow the same paths as these early residents. Go hiking and explore and you will find abundant berries and mushrooms, a variety of birds and other exciting wildlife like black bear, wolf, and moose.

Burge Lake is a linear shaped lake with a north south orientation encompassing a surface area of 443 ha (1094 acres). The lake is approximately 7km long and 1km wide at the widest point in the north portion of the lake. Generally, the lake is not more than 500m wide. The lake is home to many master angler awards for walleye, northern pike, and whitefish. Nearby lakes produce trophy lake trout and stocked speckled and rainbow trout.

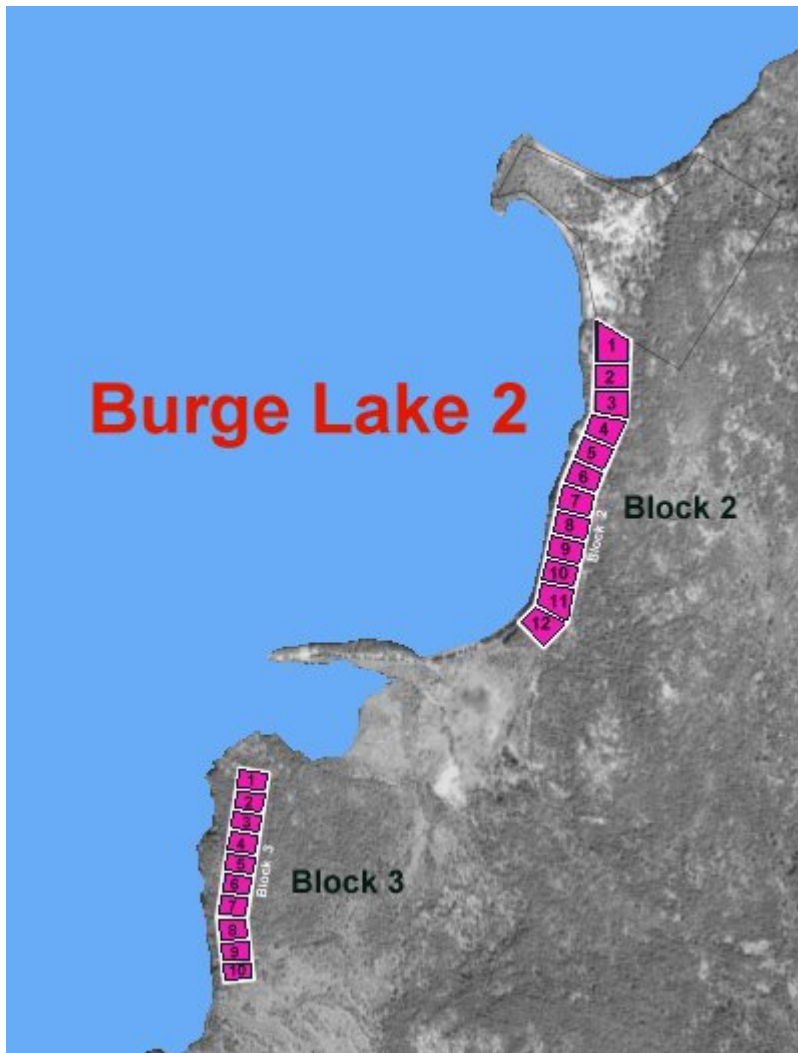
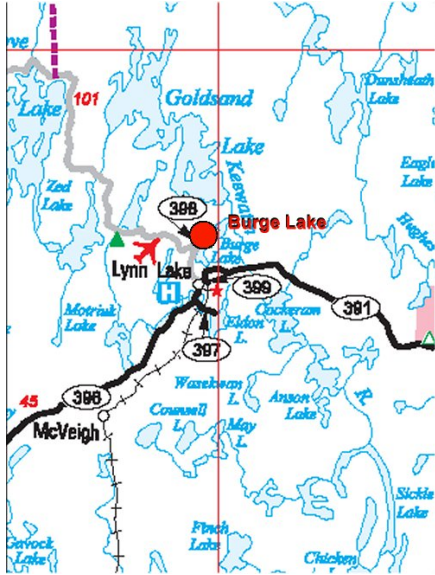
**LOCATION & DESCRIPTION OF SUBDIVISION:** The 22-lot subdivision is accessed by **boat only** and is located on the east shore of Burge Lake. Lot sizes vary due to topography or other requirements. The design has provided for natural buffer space between the front lot lines and the lakeshore. There is a nearby public beach and boat launch located approximately 1km away across Burge Lake.

**SERVICES:** Full service and amenities are located in the historic community of Lynn Lake, an award winning scenic community in the heart, of the boreal forest in the Precambrian Shield. Lynn Lake provides regularly scheduled air service, hospital, RCMP and bus service. Thompson is the largest urban center located approximately 335km southeast. Hydro and MTS service is not available at this location.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
Town of Lynn Lake  
503 Sherritt Ave. Box 100  
Lynn Lake, MB R0B 0W0  
Ph: (204) 356-2418 Fax: (204) 356-8297  
Email: [Info@lynnlake.ca](mailto:Info@lynnlake.ca)

Inquiries for information should be directed to:  
Brian Barton, Northeast Lands Manager  
Manitoba Conservation  
Box 28, 59 Elizabeth Drive, Thompson MB, R8N 1X4  
Ph: (204) 677-6828 Fax: (204) 677-6359  
Email: [BrBarton@gov.mb.ca](mailto:BrBarton@gov.mb.ca)





**CUPAR'S CREEK SUBDIVISION**  
Rural Municipality of Shell River

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 35m x 60m	2	n/a	\$26,000 – Waterfront
	13, 14, 16 – 20	n/a	\$22,000 – Waterfront
	26, 27, 28, 30, 31	n/a	\$10,000 – Back Tier

**GETTING THERE:** The subdivision is located along the west shore of the Lake of the Prairies, about 400km west of Winnipeg or 21km west and south of Roblin; on PTH 5. It is located in the western region of Manitoba, approximately 4.5 hours from Winnipeg or about 2.5 hours northwest of Brandon near the Manitoba-Saskatchewan border. Access is primarily off PTH 482 and PTH 5 from the town of Roblin. From Asessippi Provincial Park take PR 482 north of the Shellmouth dam. Access is 5km south of the junction of PTH 5 on PR 482 and then east 3km on gravel road.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies, and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park is situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round, cottaging based leisure. As well, Roblin Golf and Country Club, a charming 9-hole public course is located a short drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys, which are ideal habitats for white-tailed deer, coyotes, raccoons, and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers include; northern pike, walleye, yellow perch, and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 37-lot subdivision is located on the western shore of Lake of the Prairies just north of the mouth of Cupar's Creek in the RM of Shell River. The public beach/boat launch are located 25km south away at Asessippi Provincial Park.

**SERVICES:** The subdivision has gravel road access, and local services and amenities are provided in the nearby towns of Roblin that is approximately 20 minutes away. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:

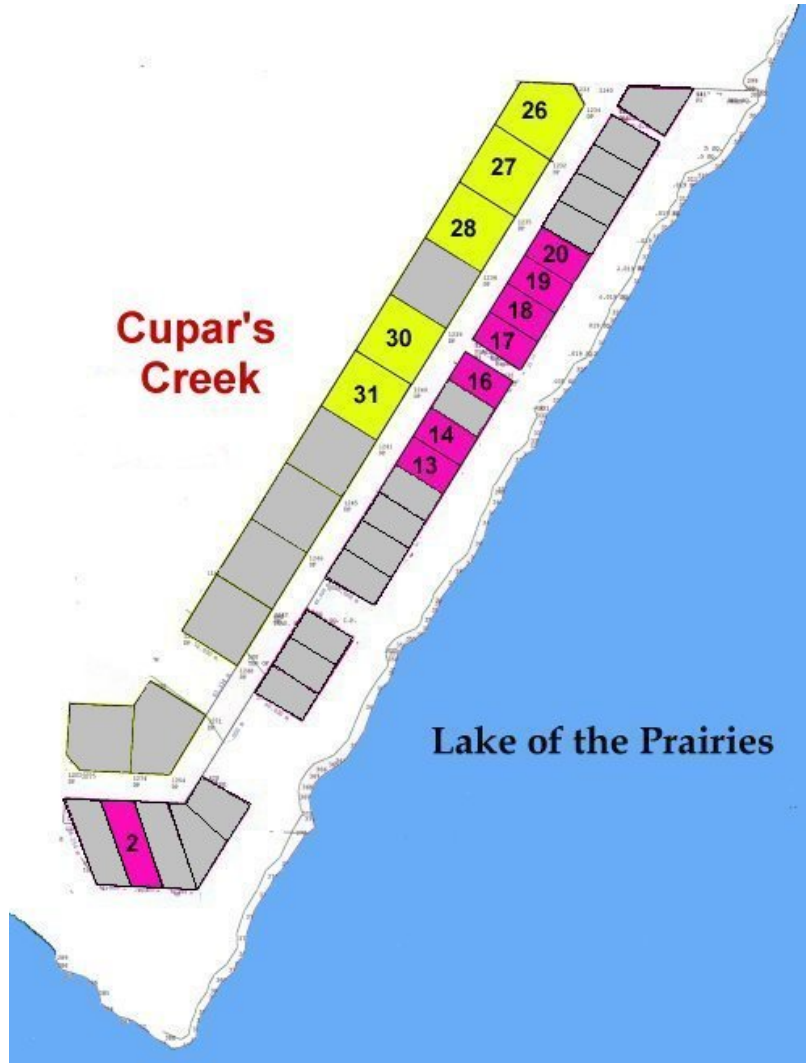
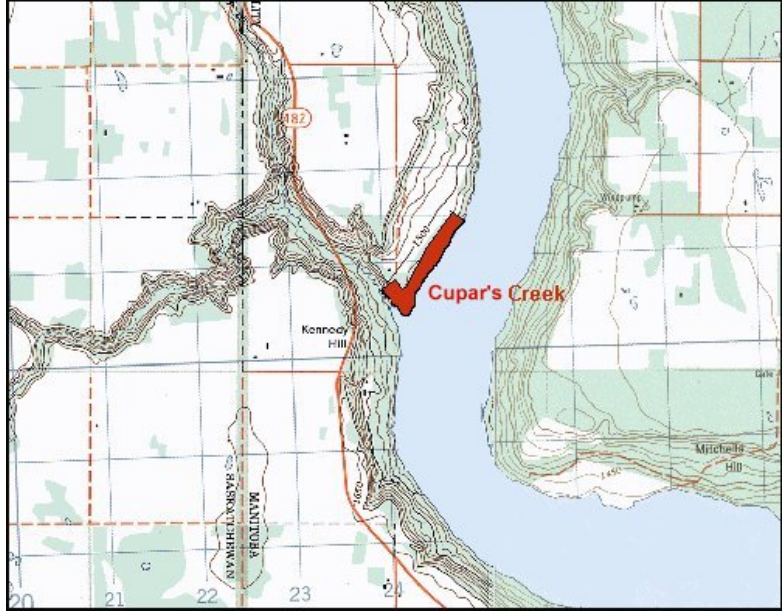
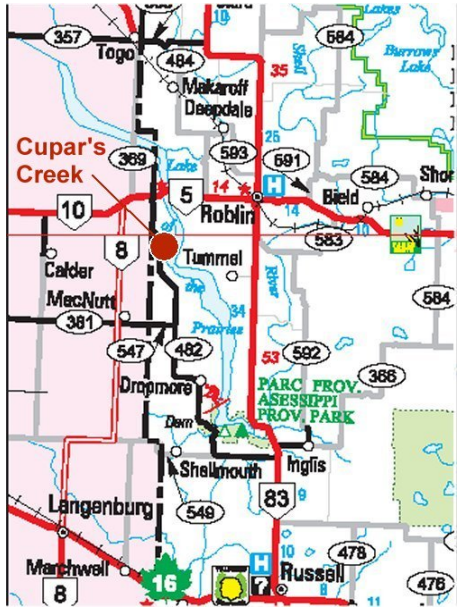
Roblin Planning District  
Box 741, 125 1<sup>st</sup> Ave, NW Roblin, MB R0L 1P0  
Ph: (204) 937-3450 Fax: (204) 934-4382  
E-mail: [roblinpd@mts.net](mailto:roblinpd@mts.net)

Inquiries for RM information should be directed to:

RM of Shell River  
Box 998, 213 2<sup>nd</sup> Ave NW, Roblin, MB. R0L 1P0  
Ph: (204) 937-4430 Fax: (204) 937-8496  
Email: [shellrvr@mts.net](mailto:shellrvr@mts.net)

Inquiries for information should be directed to:

Lorne Misanchuk, Western Lands Manager-  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**DRIFTWOOD BEACH SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b>	<b>1 – 8, 13, 18, 21</b>	<b>2</b>	<b>\$47,000 – Waterfront</b>
Average Lot Size: (may vary)	<b>2, 4 – 19</b>	<b>3</b>	<b>\$12,000 – Back Tier</b>
35m x 70m (Waterfront)			
70m x 70m (Back Tier)	<b>20 – 22</b>	<b>3</b>	<b>\$7,500 – Back Tier</b>

**GETTING THERE:** The subdivision is located approximately 180km northeast of Winnipeg near the community of Manigotagan, on the shore of Lake Winnipeg. To get to this subdivision take PTH 59 north to PR 304 to Powerview (110km) then proceed north on PR 304 to Manigotagan (70km). The route from Winnipeg to Manigotagan is via paved highway. At Manigotagan turn west (left) just across the Manigotagan River bridge and proceed through the community for approximately 9km. The subdivision is located along the shoreline, the area may be viewed on foot as there is a trail to the area but no road has been developed as of yet. Signage will direct those interested to the subdivision location.

**AREA DESCRIPTION:** The subdivision is located within the Precambrian shield region of the province, an area of granite-gneissic rock with little or no soil cover, has impact upon economic opportunity. A large deposit of silica sand has been identified but no development has taken place yet. Economic activity in the area includes fishing, trapping, logging, wild rice harvesting and limited tourism support.

Lake Winnipeg is one of Manitoba's greatest freshwater resources. The lake plays a vital role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation in Manitoba. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores.

For the avid golfer, Pine Falls Golf Club, a 9-hole public course, is located less than an hour drive away from the subdivision. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, plus others. Sport anglers find many places to drop a line while enjoying the lake's beauty.

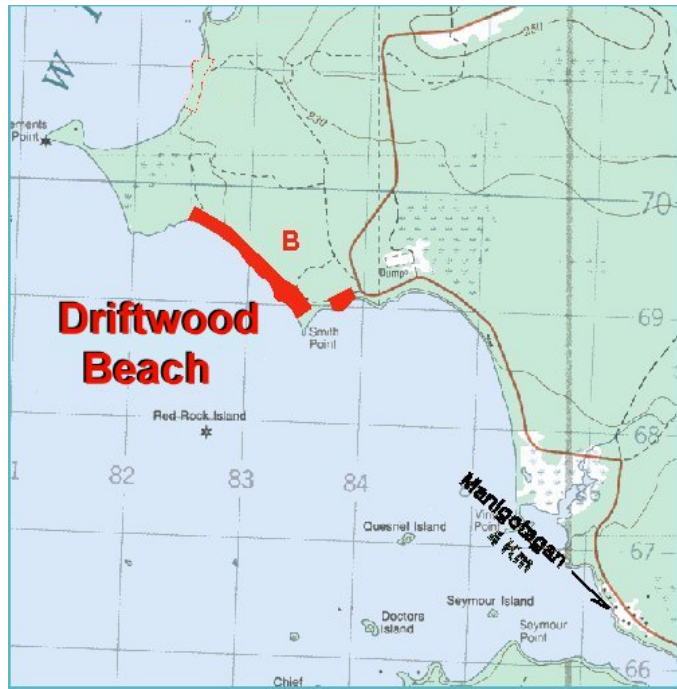
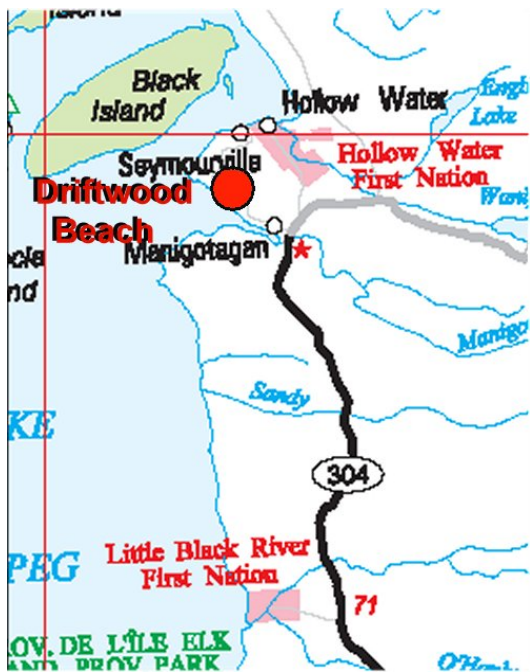
**LOCATION & DESCRIPTION OF SUBDIVISION:** The Driftwood Beach subdivision is located on the shore of Lake Winnipeg. As this is Canadian Shield Country the shoreline varies from rock to sand beaches. The lots are all tree covered with spruce and poplar as the dominant species. The subdivision is generally flat terrain with a drop at the shoreline area. The lake front lots are generally 35m x 70m (100ft x 200ft) and the back tier lots are approximately 70m x 70m (200ft x 200ft). The lake front and back tier lots are separated by the subdivision road. There is a minimum of a 30m Crown reserve along the shoreline. There will be no boat docks allowed along the shoreline in this subdivision. There is a public beach adjacent to the subdivision and a boat launch is located in the community of Manigotagan, approximately 10km away.

**SERVICES:** The lots will be pre-serviced with Hydro. In Manigotagan there is a hotel, restaurant and post office. There is no grocery store or gas station in the vicinity, the closest would be located in Powerview. The community of Hollow Water has a convenience store. Limited services are available in the Community of Seymourville located approximately 5km away.

**CONTACT INFORMATION:**

Inquiries for permits should be directed to:  
Office of the Fire Commissioner  
639 Park Avenue  
Beausejour MB R0E 0C0  
Ph: (204) 268-6068 Fax: (204) 268-6045  
Email: [firecomm@gov.mb.ca](mailto:firecomm@gov.mb.ca)

Inquiries for information should be directed to:  
Rick Tease, Lands Manager – Manitoba Conservation  
PR 502  
Lac du Bonnet, MB R0E 1A0  
Ph: (204) 345-1452 Fax: (204) 345-1440  
Email : [rtease@gov.mb.ca](mailto:rtease@gov.mb.ca)



**DROPMORE NORTH SUBDIVISION**  
**Rural Municipality of Shellmouth-Boulton**

**FALL 2006 COTTAGE LOT DRAW**  
**Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 35m x 60m	9, 10	6	\$20,000 – Waterfront

**GETTING THERE:** The subdivision is located on the west shore of the Lake of the Prairies, approximately 400km west of Winnipeg in the western region of Manitoba. It is located approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Take PTH 83 north of Russell to PR 482, then west approximately 19km to Dropmore. Continue 5km north and west of Dropmore on the boat launch road.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as Shellmouth Reservoir, and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park is situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round cottage based leisure. For the avid golfer, Russell Golf Club, a charming 9-hole public course is located less than a hour drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers include; northern pike, walleye, yellow perch, and carp.

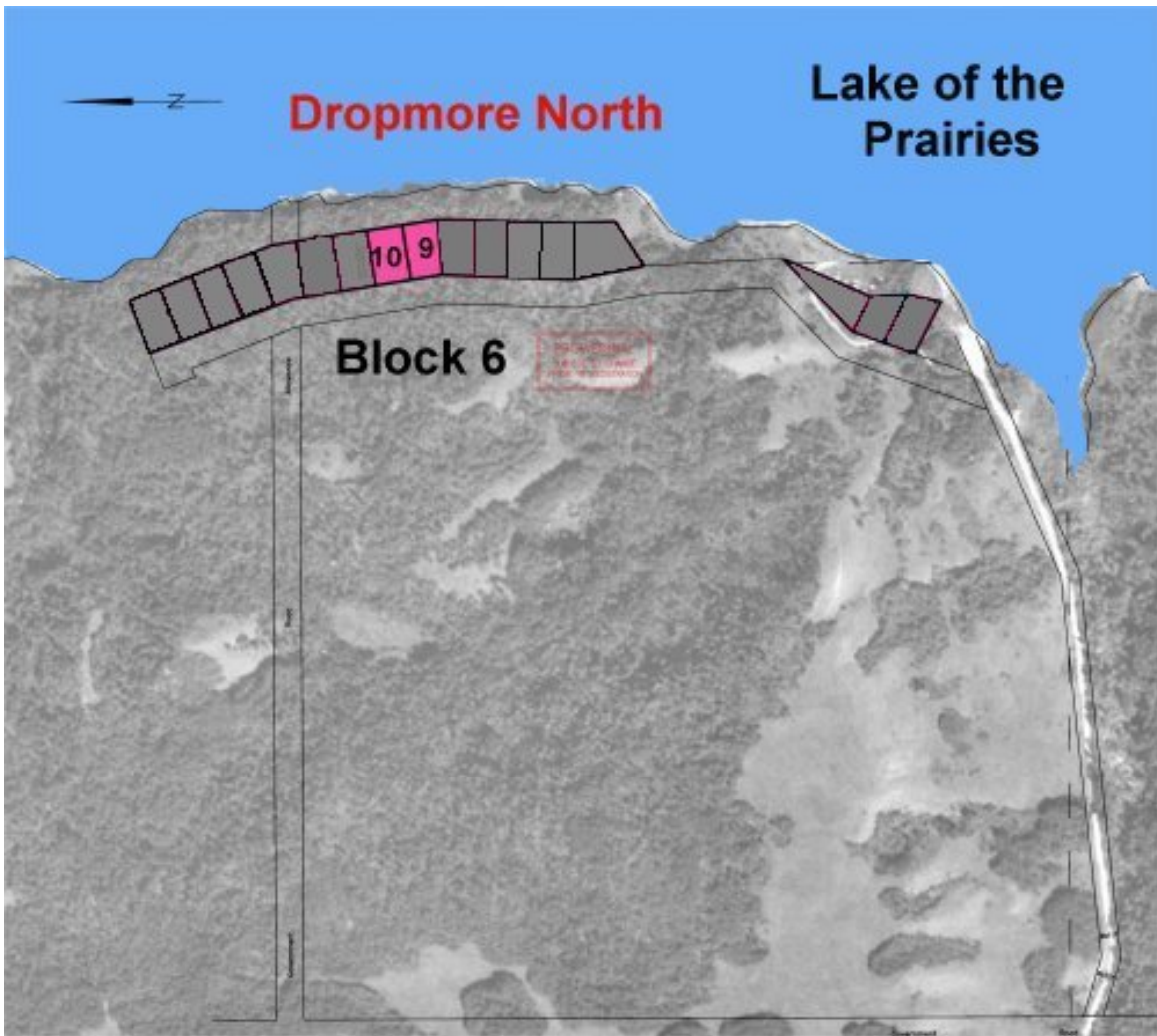
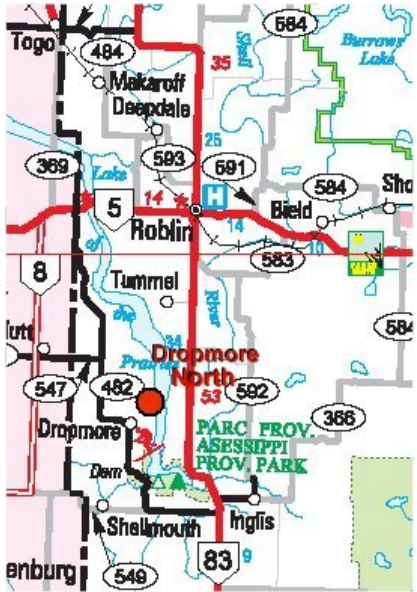
**LOCATION & DESCRIPTION OF SUBDIVISION:** The 17-lot subdivision has an eastern view on the valley with a southern view off the Shellmouth Dam. A boat launch area is available at the south end of this subdivision. The nearest public beach and dock is located approximately 6km away at Asessippi Provincial Park.

**SERVICES:** The subdivision presently has graveled road access. Local services and amenities are provided in the nearby Town of Inglis, approximately 15 minutes away. For additional services the town of Russell is approximately 30 minutes away. Asessippi Provincial Park and Ski Assessippi are only a 10 minute drive to the south. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**  
 Inquiries for permits should be directed to:  
 RM of Shellmouth-Boulton  
 Box 110, 118 Main St.  
 Inglis, MB, ROJ OXO  
 Ph: (204) 564-2589 Fax: (204)564-2643  
 Email: [rmosb@mts.net](mailto:rmosb@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**DROPMORE SOUTH SUBDIVISION**  
Rural Municipality of Shellmouth-Boulton

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b>	<b>1 – 13, 15 – 17</b>	<b>2</b>	<b>\$10,000 – Lakeview</b>
Average Lot Size:	<b>1 – 7</b>	<b>3</b>	<b>\$10,000 – Back Tier</b>
(may vary)	<b>3, 5, 6, 7</b>	<b>4</b>	<b>\$22,000 – Waterfront</b>
35m x 60m	<b>1 – 6</b>	<b>5</b>	<b>\$18,000 – Lakeview</b>

**GETTING THERE:** The subdivision is located on the west shore of the Lake of the Prairies, approximately 400km west of Winnipeg in the western region of Manitoba. It is located approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Take PTH 83 north of Russell to PR 482, then west approximately 19km to Dropmore. Continue 1km north and 3km east on the graveled trail until you get to the subdivision.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies, and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park is situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round cottage based leisure. For the avid golfer, Russell Golf Club, a charming 9-hole public course is located less than a hour drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers include; northern pike, walleye, yellow perch, and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 38-lot subdivision has an easterly view on to Lake of the Prairies with a southerly valley view of the Shellmouth Dam. The nearest public beach and boat launch are located approximately 6km away at Asessippi Provincial Park.

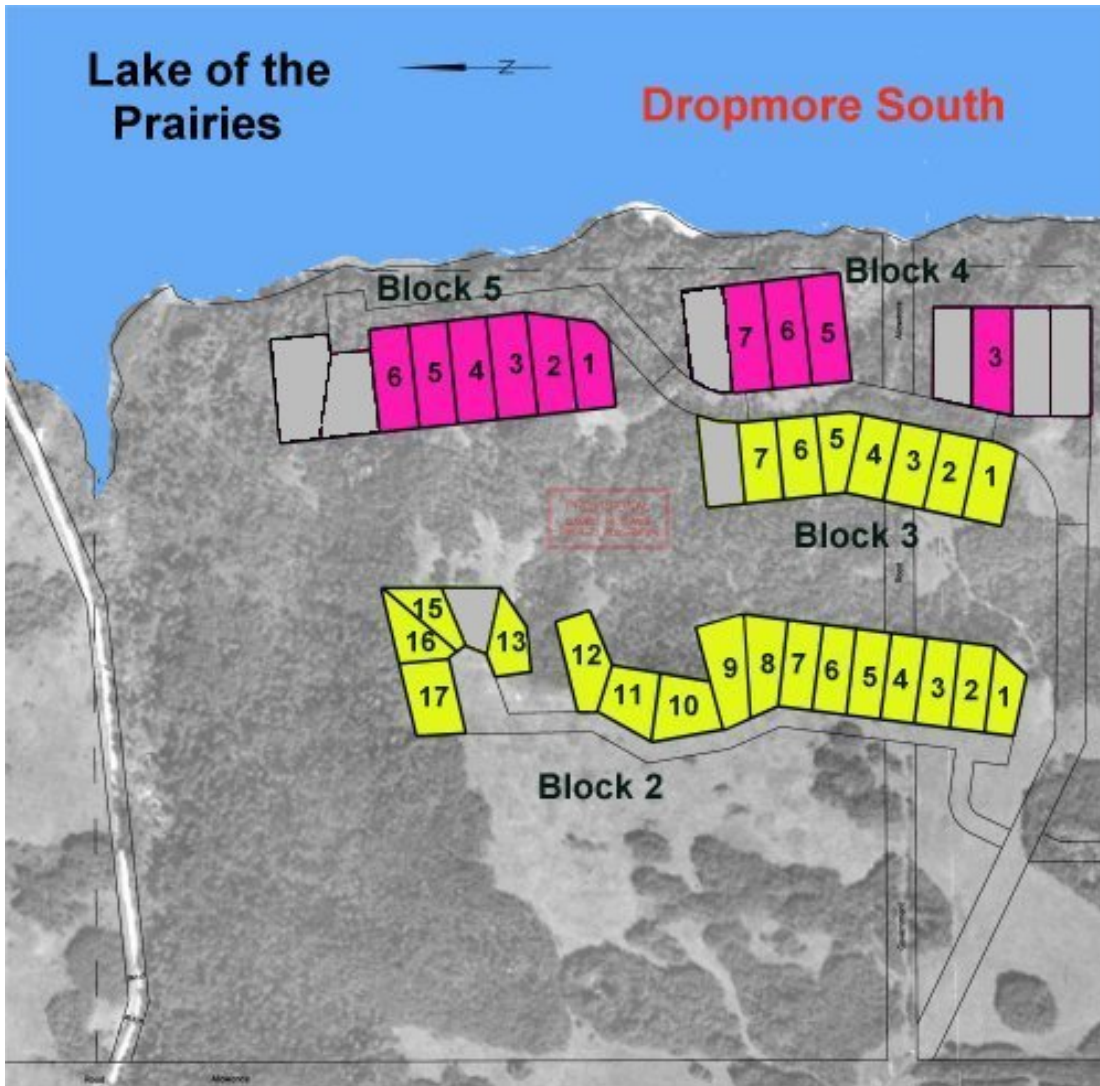
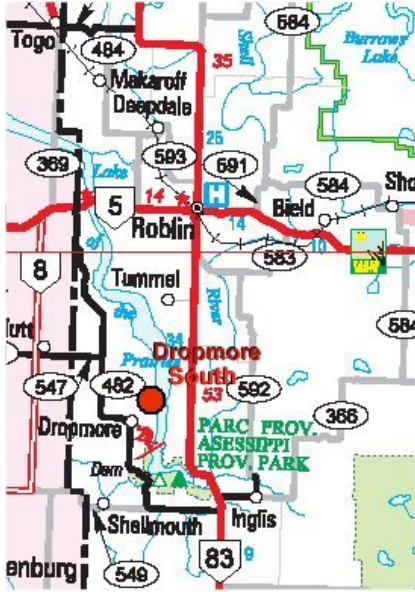
**SERVICES:** The subdivision has graveled road access. Local services and amenities are provided in the nearby town of Inglis, that is approximately 15 minutes away. For additional services the town of Russell is approximately 30 minutes away. Asessippi Provincial Park, and Ski Assessippi are only a 10 minute drive to the south. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
RM of Shellmouth-Boulton  
Box 110, 118 Main St.  
Inglis, MB, ROJ OXO  
Ph: (204) 564-2589 Fax: (204) 564-2643  
Email: [rmosb@mts.net](mailto:rmosb@mts.net)

Inquiries for information should be directed to:  
Lorne Misanchuk, Western Lands Manager-  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**DROPMORE SOUTH DRIVE SUBDIVISION**  
Rural Municipality of Shellmouth-Boulton

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 35m x 80m	1, 2, 3, 5 – 13	1	<b>\$10,000 – Lakeview</b>

**GETTING THERE:** The subdivision is located on the west shore of the Lake of the Prairies, approximately 400km west of Winnipeg in the western region of Manitoba. It is located approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Take PTH 83 north of Russell to PR 482, then west approximately 19km to Dropmore. Continue 1km north and 3km east on the graveled trail until you get to the subdivision.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies, and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park is situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round cottage based leisure. For the avid golfer, Russell Golf Club, a charming 9-hole public course is located less than an hour drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers include; northern pike, walleye, yellow perch, and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 14-lot subdivision has an easterly view on to Lake of the Prairies with a southerly valley view of the Shellmouth Dam. The nearest public beach and boat launch are located approximately 6km away at Asessippi Provincial Park.

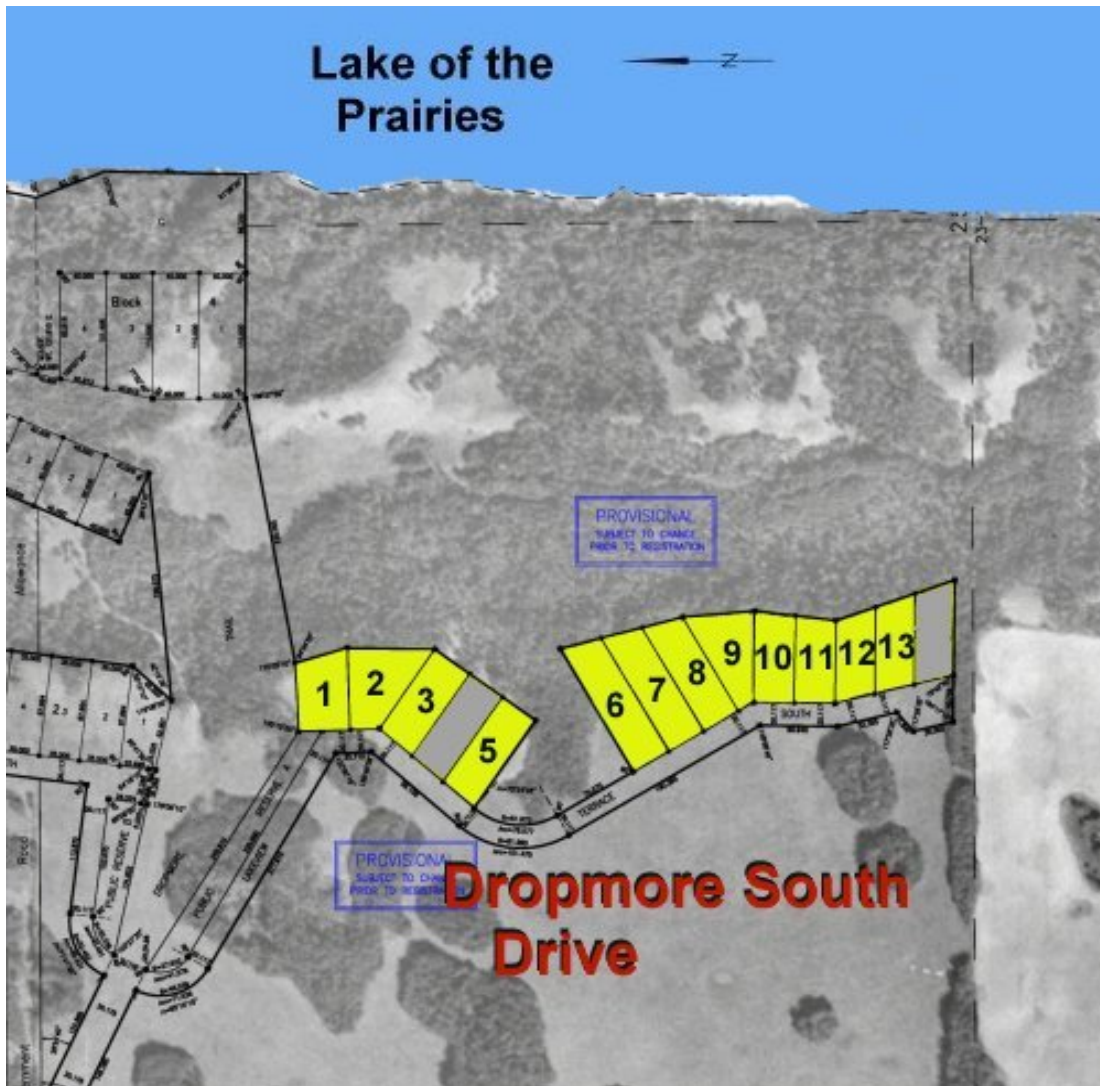
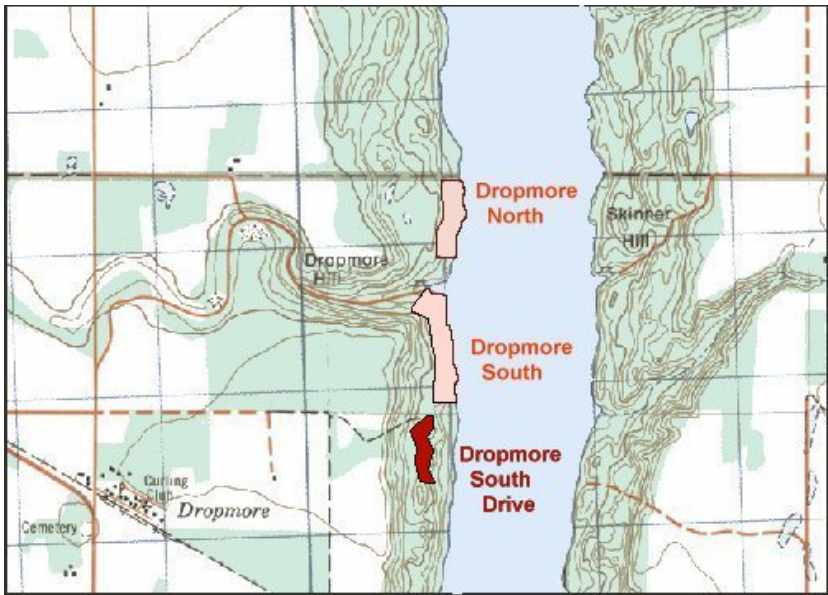
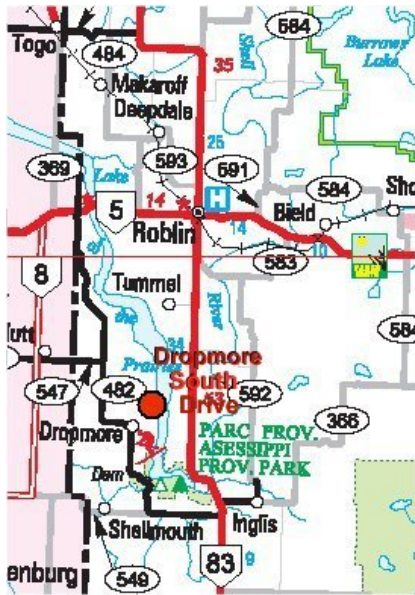
**SERVICES:** The subdivision has graveled road access. Local services and amenities are provided in the nearby town of Inglis approximately 15 minutes away. For additional services the town of Russell is approximately 30 minutes away. Assessippi Provincial Park, and Ski Assessippi are only a 10 minute drive to the south. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of Shellmouth-Boulton  
 Box 110, 118 Main St.  
 Inglis, MB, ROJ OXO  
 Ph: (204) 564-2589 Fax: (204) 564-2643  
 Email: [rmosb@mts.net](mailto:rmosb@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**EDEN LAKE SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Eden Lake</b>	<b>3, 5, 6</b>	<b>1</b>	<b>\$1,500 – Waterfront</b>
Average Lot Size: (may vary)	<b>1, 3, 6, 7, 9</b>	<b>2</b>	<b>\$1,500 – Waterfront</b>
30m x 45m	<b>1, 2, 3, 5, 6</b>	<b>3</b>	<b>\$1,500 – Waterfront</b>

**GETTING THERE:** The subdivision is located approximately 995km (620 miles) northwest of Winnipeg. Access to this subdivision is via PR 391, 40km northwest of Leaf Rapids. The subdivision is approximately 1.5km south of PR 391. The lots are accessible by boat from a boat launch at the Eden Lake Wayside or by quad/snowmobile trail located on the west side of the lake.

**AREA DESCRIPTION:** This unique area in the heart of the Canadian Shield offers a spectacular picturesque view of tall-pine forests lodged between crystal-clear lakes and rugged rocky outcroppings. The area provides for numerous activities as well as some of the greatest hunting and fishing adventures in the province. This northern location is a spectacular area to view the breath-taking aurora borealis (Northern Lights). The area has been home to aboriginal people for thousands of years. A number of self-guided hiking trails and canoe routes follow the same paths as these early residents. Go hiking and explore as you will find an abundance of berries and mushrooms, a variety of birds and other exciting wildlife such as black bear, wolf, and moose.

Leaf Rapids provides road access to excellent fishing opportunities, and fly-in service to world-class fishing and hunting areas. The remote and natural boreal forest attracts people from around the world, offering memorable white-water rafting or serene canoeing, boating, backcountry hiking and swimming; winter activities include snowmobiling, cross-country skiing and ice fishing.

Eden Lake is an irregular shaped lake with a north south orientation with two primary islands located in the south basin. The lake is approximately 22km long and 11km wide at its widest point and encompasses a surface area of 6,971 ha (17,226 acres). The lake averages a depth of 6.5 meters with a maximum depth of 27.5 meters. The lake produces many master angler award winners each year in northern pike, walleye, and whitefish, and other species such as burbot and perch.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 23-lot subdivision can be accessed by boat from a boat launch located at the Eden Lake Wayside or by quad/snowmobile trail located on the west shore of the northwest arm of the lake. Lot sizes vary due to topography or other requirements. The design has provided for a natural buffer space between the front lot line and the lakeshore. There is a public boat launch located approximately 10km away. There is no public beach at this subdivision.

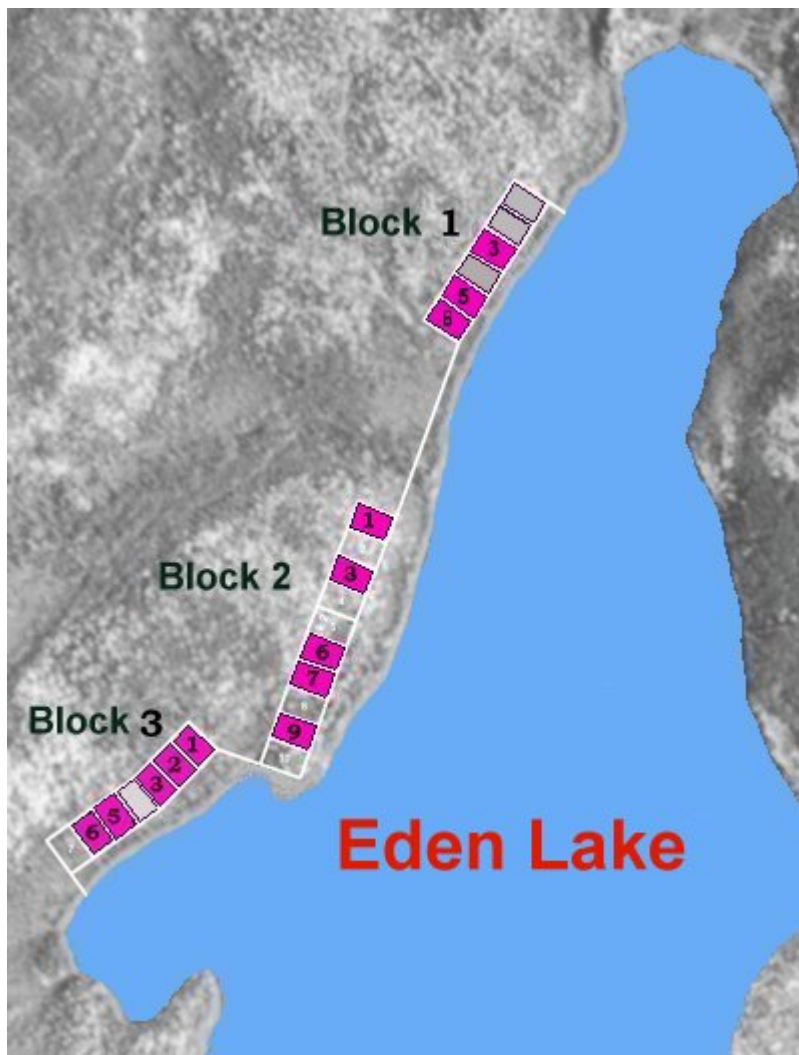
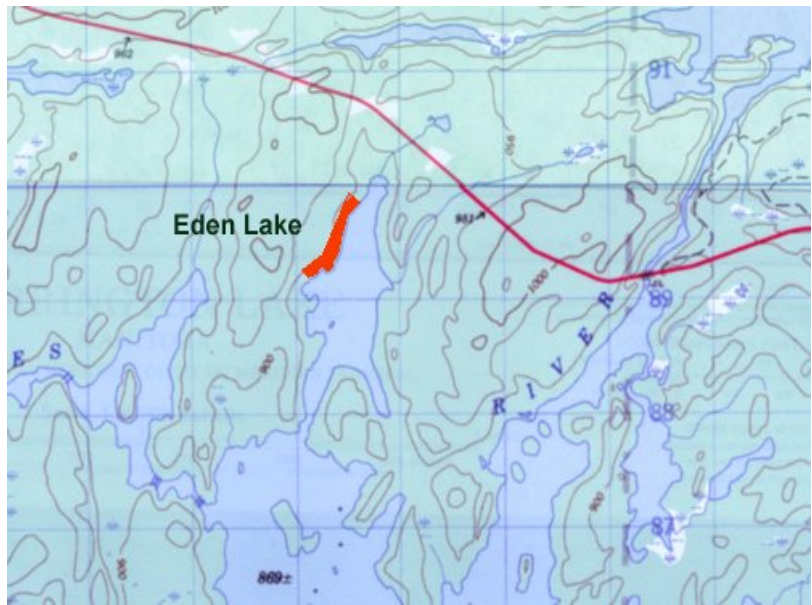
**SERVICES:** Local service and other amenities can be found in the community of Leaf Rapids approximately 30 minutes to the south, or in the community of Lynn Lake, 65km north on PR 391. Both communities provide medical services (hospital/dental), and RCMP, Lynn Lake provides regularly scheduled air service. Thompson is the largest urban center located approximately 218km southeast of Leaf Rapids. Hydro and MTS service is not available at this location.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
Office of the Fire Commissioner, Rick Hoglander  
508 – 401 York Avenue  
Winnipeg MB R3C 0P8  
Ph: (204)945-8217 Fax: (204)948-2084  
Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
Brian Barton, Northeast Lands Manager - Manitoba  
Conservation  
Box 28, 59 Elizabeth Drive,  
Thompson MB, R8N 1X4  
Ph: (204) 677-6828 Fax: (204) 677-6359  
[BrBarton@gov.mb.ca](mailto:BrBarton@gov.mb.ca)







**FIRST CRANBERRY SUBDIVISION**  
Rural Municipality of Kelsey

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>First Cranberry Lake</b>	<b>2 – 6</b>	<b>1</b>	<b>\$16,000 – Waterfront</b>
Average Lot Size:	<b>1 – 4</b>	<b>2</b>	<b>\$3,500 – Back Tier</b>
(may vary)	<b>1 – 4</b>	<b>4</b>	<b>\$3,500 – Back Tier</b>
40m x 60m	<b>1 – 3, 5 – 9</b>	<b>5</b>	<b>\$3,500 – Back Tier</b>

**GETTING THERE:** First Cranberry Lake is located in the northwestern region of Manitoba approximately 700km northwest of Winnipeg, or 45km, south of Flin Flon. Access to First Cranberry Lake is north on PTH 10 to the community of Cranberry Portage. The subdivision lies east of PTH 10, turn right at the Cranberry Portage public school for approximately 2km.

**AREA DESCRIPTION:** First Cranberry Lake is located to the east of the community of Cranberry Portage and is a direct access point into one of Manitoba's premier parks, Grass River Provincial Park. Natural northern beauty is in abundance in this precambrian shield country. This area is a heavily forested and rich in wildlife, fish and recreational opportunities. First Cranberry Lake is a starting point for the Grass River canoe route which travels north to Snow Lake, Paint Lake Provincial Park and eventually leads all the way to Hudson Bay. Phantom Lake Golf course, a 9-hole semi-private course, is located less than an hour drive away in Flin Flon.

First Cranberry Lake is the gateway to all of the boat accessible lakes. Approximately 8km (5 miles) long, 3km (2 miles) wide and up to 9 meters (30 feet) deep, this lake supports the following fish species; northern pike, walleye, whitefish, burbot, lake trout and yellow perch. Re-known for its fishing quality versus quantity, First Cranberry is the hardest of our immediate lakes to fish. But when you do catch a fish in this lake it will likely fall within the master angler program. Most fishermen have a love and / or hate relationship with this lake.

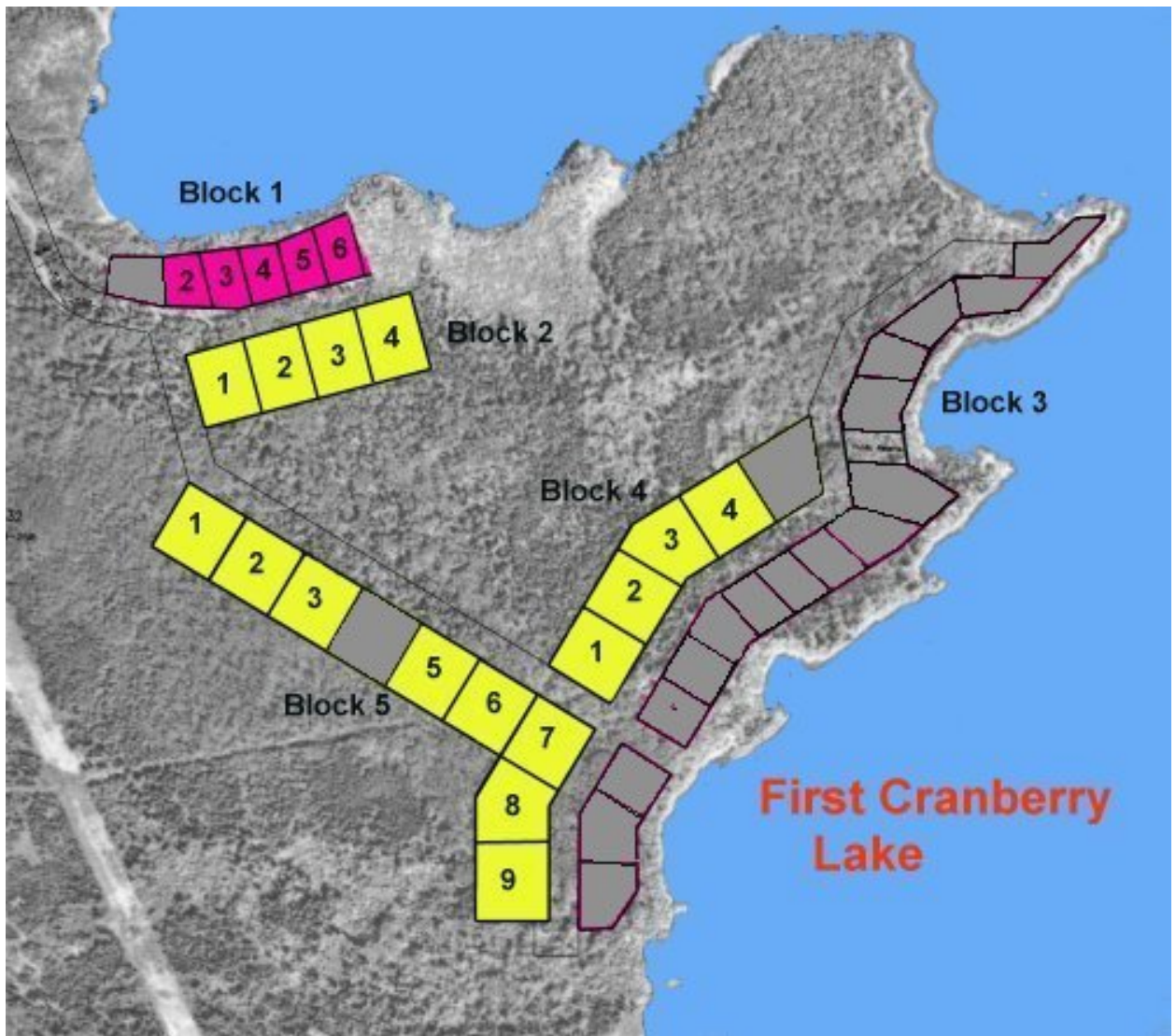
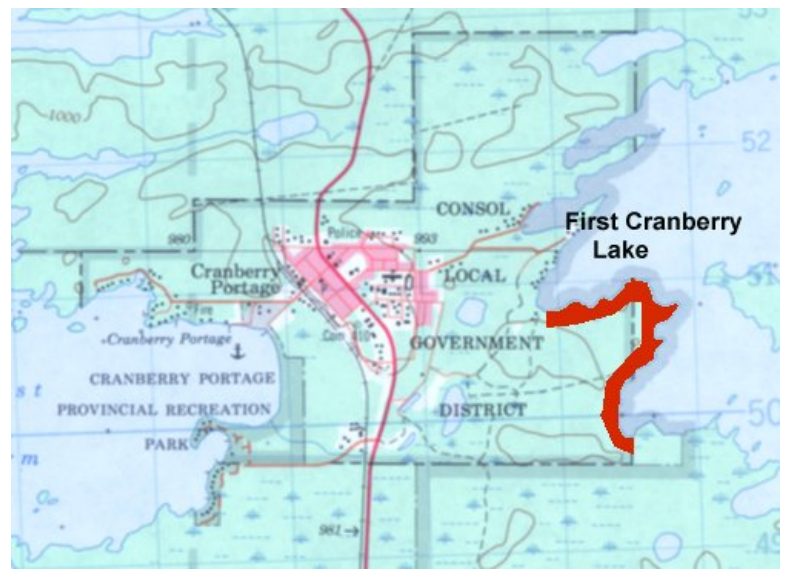
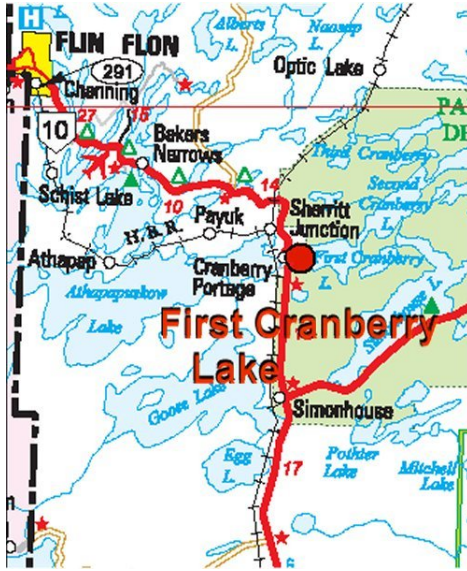
**LOCATION & DESCRIPTION OF SUBDIVISION:** This 40-lot subdivision is 2km east of the community of Cranberry Portage and is a mix of waterfront and back tier lots. It is well treed and gently sloping to First Cranberry Lake. The subdivision will be gravel road accessible. There is a boat launch and public dock located 3km away near Viking Lodge at Grass River Provincial Park. There is a public beach located approximately 6km away on Lake Athapapuskow within the community of Cranberry Portage.

**SERVICES:** Full services and amenities are provided at Cranberry Portage including RCMP, schools, building contractors, gas and groceries. The City of Flin Flon is 30 minutes north of Cranberry Portage providing hospital, municipal airport and other large centre services. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
Office of the Fire Commissioner, Rick Hoglander  
508 – 401 York Avenue  
Winnipeg MB R3C 0P8  
Ph: (204)945-8217 Fax: (204)948-2084  
Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
Mike Armstrong, Northwest Region Lands Manager  
– Manitoba Conservation  
3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
Ph: (204) 627-8252 Fax: (204) 623-5733  
Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)



**GEORGE LAKE – SITE 1 SUBDIVISION**  
Rural Municipality of Morton

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>George Lake</b> Average Lot Size: (may vary) 35m x 60m	1, 3	n/a	<b>\$6,000 – Waterfront</b>

**GETTING THERE:** The subdivision is located along the west shore of George Lake, approximately 275km west of Winnipeg, 90km south of Brandon, and 20 minutes from Killarney or Boissevain. Access to the subdivision is provided by a gravel road off PTH 10, approximately 275km (172 miles) west of Winnipeg, or approximately 90km (55 miles) south of Brandon in the Rural Municipality of Morton. Site 1 is located along the west shore.

**AREA DESCRIPTION:** George Lake is located in the Turtle Mountain Community Pasture east of Turtle Mountain Provincial Park, in the Turtle Mountain upland plateau which rises 180-245 meters (590-803 feet) above the surrounding prairie. The terrain exhibits varied relief with a deciduous forest canopy consisting of trembling aspen, white birch, bur oak, green ash, elm, and Manitoba maple. Recreation possibilities include hiking, cross-country skiing, snowmobiling, and hunting. Water orientated recreation includes boating, canoeing, and water sports. As well, the challenging 9-hole Boissevain Golf club is located a short drive away, and Killarney Lakeside Golf Course, an 18-hole public course is located in Killarney, approximately half an hour away.

George Lake has a surface area of 80 hectares (197 acres) with a maximum depth of 4.2 meters (14 feet) and an irregular shoreline. The lake's orientation is northwest to southeast with a length of 1.5km (1 mile) and 0.8km at its widest point.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 21-lot subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements. The nearest public beach and boat launch are located 4km away at Lake Adam in Turtle Mountain Provincial Park.

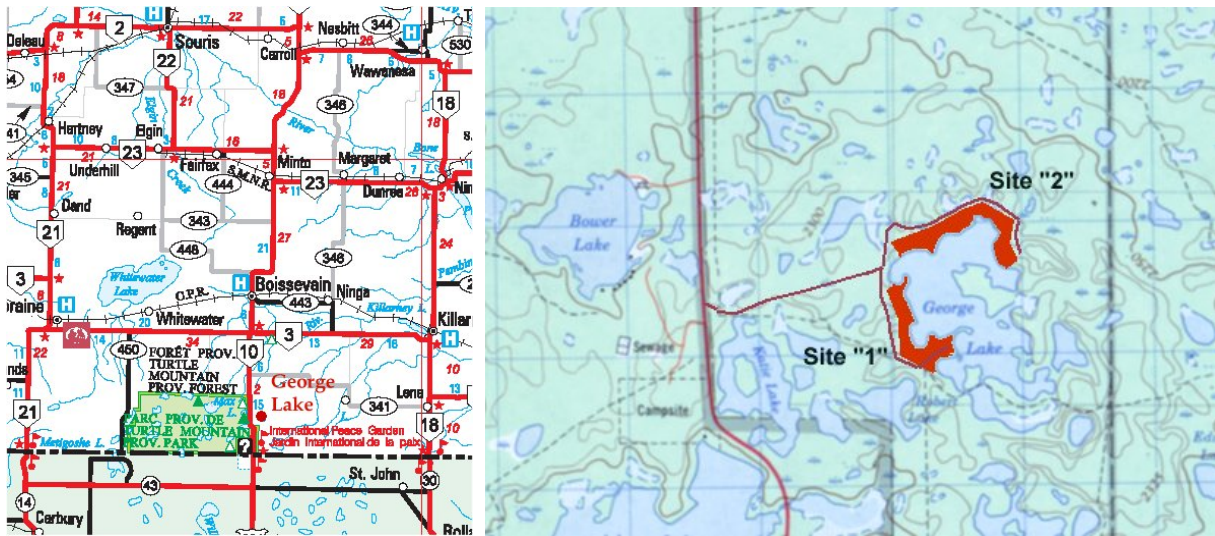
**SERVICES:** The George Lake subdivision has gravel road access, Private wells may be drilled on individual lots within the subdivision lots. A central boat launch facility, and sewer/garbage disposal areas is located within the R. M. of Morton. Local services can be found in the towns of Boissevain and Killarney approximately 20 minutes from the subdivision. The subdivision is provided with Hydro & MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for line extension and cottage hook-up.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of Morton  
 420 South Railway, Box 490  
 Boissevain, MB R0K 0E0  
 Ph: (204) 534-2433 Fax: (204) 534-3710  
 Email: [boissevain@mts.net](mailto:boissevain@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**ISLANDVIEW (MATHESON ISLAND) SUBDIVISION**  
**Municipal Authority: Aboriginal and Northern Affairs**

**FALL 2006 COTTAGE LOT DRAW**  
**Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b> Average Lot Size: (may vary) 30m x 40m	<b>4, 5, 6, 7, 8</b>	<b>2</b>	<b>\$1,500 – Back Tier</b>

**GETTING THERE:** The Islandview (Matheson Island) subdivision is located approximately 224km (139) north of Winnipeg on the western shore of Lake Winnipeg. The subdivision is approximately 2.5 hours from Winnipeg, and can be accessed by PTH 8 to the intersection of PR 234; 8km (5 miles) north of Riverton. PR 234 to Matheson Island is a gravel surfaced road. The subdivision access is located on the north side of PR 234 approximately 400 meters (1300 feet) east from the boat launch.

**AREA DESCRIPTION:** Lake Winnipeg supports a viable commercial fishing industry which has facilitated the success of the Matheson Island Co-op and the establishment of a newer harbor equipped with floating docks and protective breakwater. The area is known for its annual fish derby, marine setting, recreational power and sail boating, and other recreational opportunities that include hiking, bird watching, swimming, camping and hunting. As well, Hecla Golf Course, a beautiful 18-hole public course is located about an hour drive from the subdivision.

Lake Winnipeg is one of Manitoba's greatest freshwater resources. This natural wonder, reminiscent of an inland-sea is the world's 10th largest freshwater lake at 23,750km<sup>3</sup> is easily visible from space as the province's dominant geographical feature. The lake plays a critical role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation in Manitoba. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, and others. Sport anglers find many places to drop a line while enjoying the lake's beauty.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision has a gravel access road directly to PR 234 with public dock and boat launch located approximately 200 meters to the west with a beautiful sandy beach. Additional beaches are found on Matheson Island. Lot sizes will vary due to topography or other requirements.

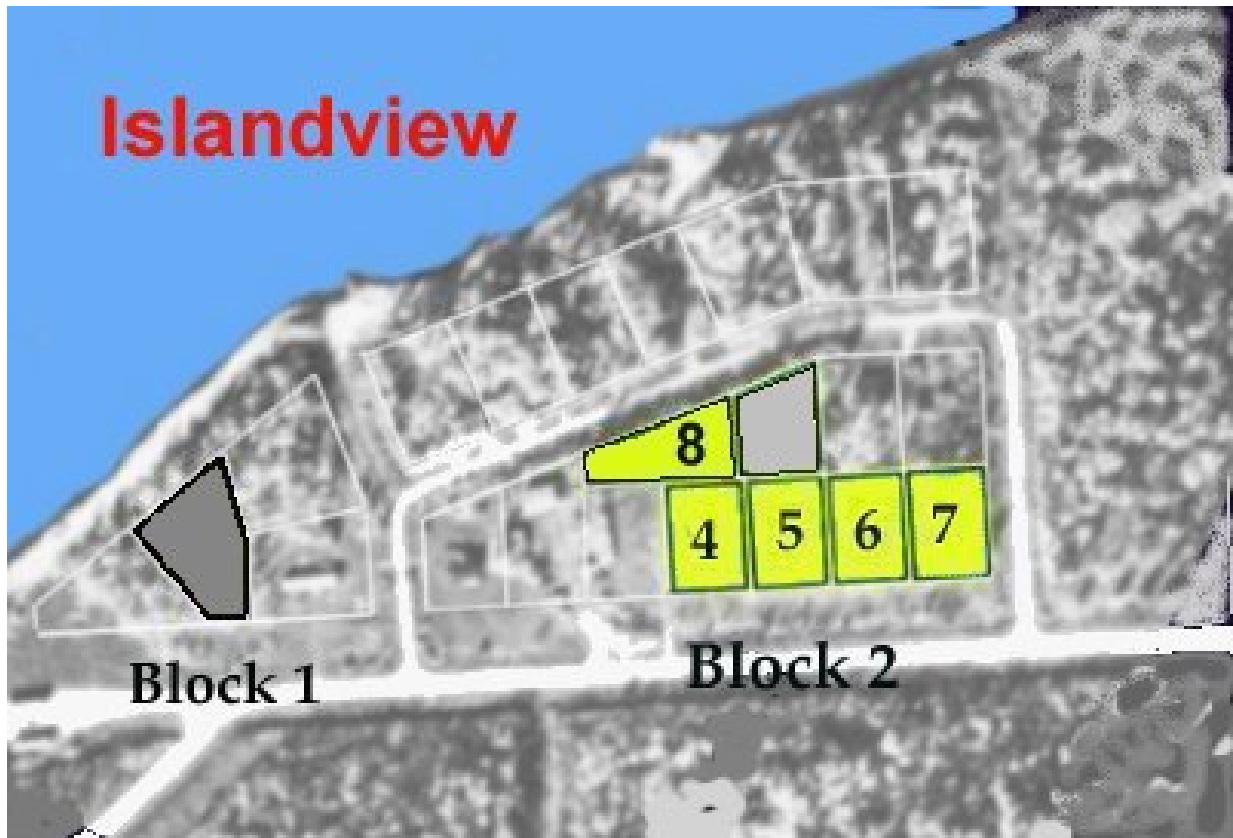
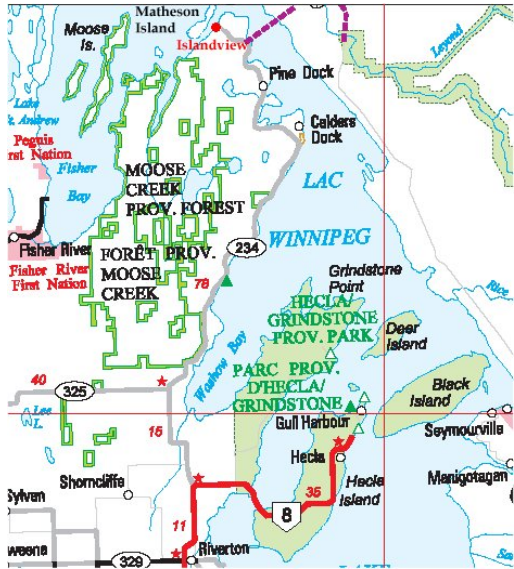
**SERVICES:** Hydro and telephone service is available at Islandview. Limited seasonal services are available in the Community of Matheson Island, while full service is generally provided in Riverton, 1 hour away. Access to Matheson Island is provided by cable-ferry (summer) or ice road (winter) located 3km (2 miles) to the west of the subdivision. Matheson Island has an unattended, limited-maintenance gravel airstrip 1066 x 30 meters (3,500' x 100'). A second private airstrip exists at Biscuit Harbour 17km (11 miles) south.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
 Office of the Fire Commissioner, Ken Hykawy  
 639 Park Avenue  
 Beausejour, MB R0E 0C0  
 Ph: (204)268-6068 Fax: (204)268-6045  
 Email: [khykawy@gov.mb.ca](mailto:khykawy@gov.mb.ca)

Inquiries for information should be directed to:  
 Lyle Campbell, Interlake Lands Manager -  
 Manitoba Conservation  
 75 7<sup>th</sup> Avenue, Gimli, MB R0C 1B0  
 Ph: (204) 642-6074 Fax: (204) 642-6108  
 Email: [Lylcampbel@gov.mb.ca](mailto:Lylcampbel@gov.mb.ca)





**LAKE ATHAPAPUSKOW “A” –  
BOATHOUSE BAY SUBDIVISION**  
Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Athapapuskow</b> Average Lot Size: (may vary) 37m x 60m	3	n/a	\$28,000 – Waterfront

**GETTING THERE:** Lake Athapapuskow is located in the northwestern region of Manitoba approximately 700km northwest of Winnipeg, or 45km, south of Flin Flon. Access to Lake Athapapuskow is north on PTH 10 to either the community of Cranberry Portage or Bakers Narrows, located another ½hour north on PTH 10. The subdivision is located 2km south of Bakers Narrows Provincial Park, access off PTH 10 onto Boathouse Bay Road.

**AREA DESCRIPTION:** This subdivision is on Lake Athapapuskow, one of Manitobas premier recreational waterbodies. The precambrian shoreline offers mixed forests with excellent wildlife, waterfowl and fishing opportunities. Lake Athapapuskow is renowned for its boating and canoeing opportunities.

Lake Athapapuskow is a beautiful 25km long, 32km wide irregular shaped lake with depths of 200 feet and hundreds of miles of shoreline. The Lake’s many islands, channels, bays, cliffs and natural sand beaches create a fish habitat that is as good as it gets.

Lake Athapapuskow is surrounded by a vast mixed boreal forest comprised of coniferous and deciduous trees of the Canadian Shield, home to wildlife such as moose, black bear, and wolf. Bald eagles soar overhead, and loons call across the waters. It is known as one of the best locations in the world for viewing the aurora borealis (northern lights).

A favorite area for winter recreation, it offers some of the best ice fishing in the province, snowmobiling, dog sledding, trap line excursions, cross country skiing, snowshoeing, tobogganing and ice skating. Summer activities include boating, canoeing, swimming, hunting and fishing for trophy-size lake trout and burbot, (the largest recorded weighing 63 lbs and 17 lbs respectively) as well as northern pike, walleye, whitefish and perch. As well, Phantom Lake Golf course, a 9–hole semi-private course, is located less than an hour drive away in Flin Flon.

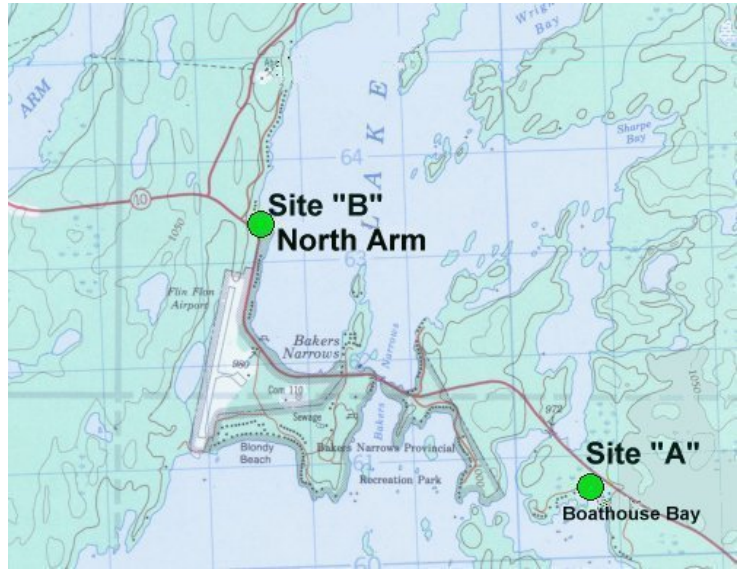
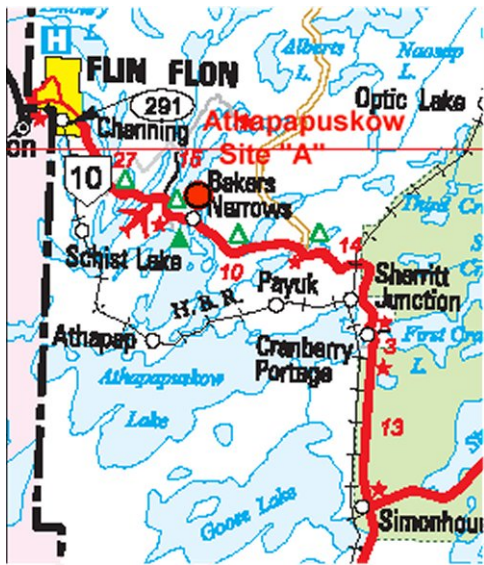
**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is found on Boathouse Bay Road, immediately off of PTH 10. The shoreline of this subdivision is Precambrian shield and rises quickly off Lake Athapapuskow. The subdivision has gravel road access, and is currently serviced with hydro and phone. The public beach, boat launch and dock are located 5km away at Bakers Narrows Provincial Park.

**SERVICES:** Full services and amenities are provided at Flin Flon with limited service available at Bakers Narrows. Flin Flon is 20 minute north of Bakers Barrows providing hospital, RCMP, municipal airport and other large centre services.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
 Office of the Fire Commissioner, Rick Hoglander  
 508 – 401 York Avenue  
 Winnipeg MB R3C 0P8  
 Ph: (204)945-8217 Fax: (204)948-2084  
 Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
 Mike Armstrong, Northwest Region Lands Manager  
 – Manitoba Conservation  
 3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
 Ph: (204) 627-8252 Fax: (204) 623-5733  
 Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)



**Lake Athapapuskow "A"  
Boathouse Bay**



**LAKE ATHAPAPUSKOW “B” –****NORTH ARM SUBDIVISION****Municipal Authority: Aboriginal and Northern Affairs****FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Athapapuskow</b> Average Lot Size: (may vary) 33m x 48m	<b>5, 6, 7</b>	<b>n/a</b>	<b>\$24,000 – Waterfront</b>

**GETTING THERE:** Lake Athapapuskow is located in the northwestern region of Manitoba approximately 700km northwest of Winnipeg, or 45km, south of Flin Flon. Access to Lake Athapapuskow is north on PTH 10 either to the community of Cranberry Portage or Bakers Narrows, located another ½ hour north on PTH 10. Access to Site B Extension Block 1 is off PTH 10 north of Bakers Narrows Provincial Park onto Sally Beach Road.

**AREA DESCRIPTION:** Bakers Narrows is one of Manitoba’s most sought after recreational areas. Lake Athapapuskow is known for its recreational opportunities and this subdivision located in the north arm of Lake Athapapuskow is at the centre of all its opportunities!

Lake Athapapuskow is a beautiful 25km long, 32km wide irregular shaped lake with depths of 200 feet and hundreds of miles of shoreline. The Lake’s many islands, channels, bays, cliffs and natural sand beaches create a fish habitat as good as it gets.

Lake Athapapuskow is surrounded by a vast mixed boreal forest comprised of coniferous and deciduous trees of the Canadian Shield, home to wildlife such as moose, black bear, and wolf. Bald eagles soar overhead, and loons call across the waters. It is known as one of the best locations in the world for viewing the aurora borealis (northern lights).

A favorite area for winter recreation, it offers some of the best ice fishing in the province, snowmobiling, dog sledding, trap line excursions, cross country skiing, snowshoeing, tobogganing and ice skating. Summer activities include boating, canoeing, swimming, hunting and fishing for trophy-size lake trout and burbot, (the largest recorded weighing 63 lbs and 17 lbs respectively) as well as northern pike, walleye, whitefish and perch. As well, Phantom Lake Golf course, a 9–hole semi-private course, is located less than an hour drive away in Flin Flon.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision is just north of Bakers Narrows Provincial Park and the Flin Flon airport and 10 minutes from the City of Flin Flon. Take the Sally Beach Road off PTH 10 to see these beautiful lots. The lots are Precambrian shield treed with white spruce, birch and poplar. The shoreline rises quickly off of Lake Athapapuskow and the view of the lake is spectacular! The subdivision has a gravel road and is serviced with hydro and telephone. The public beach, boat launch and dock are located 3km away at Bakers Narrows Provincial Park.

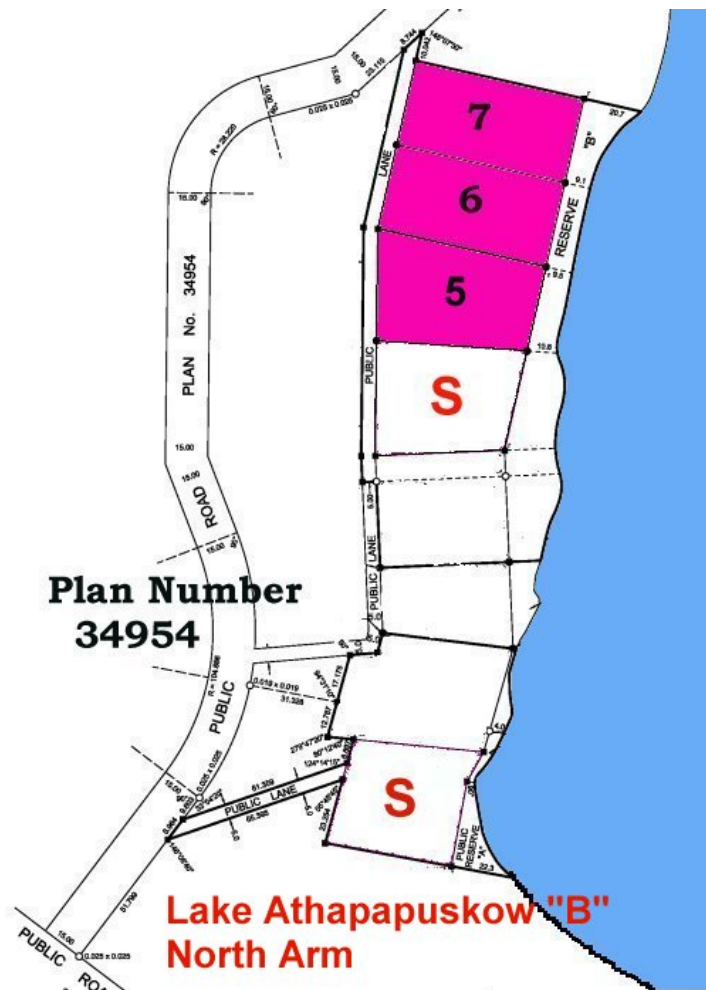
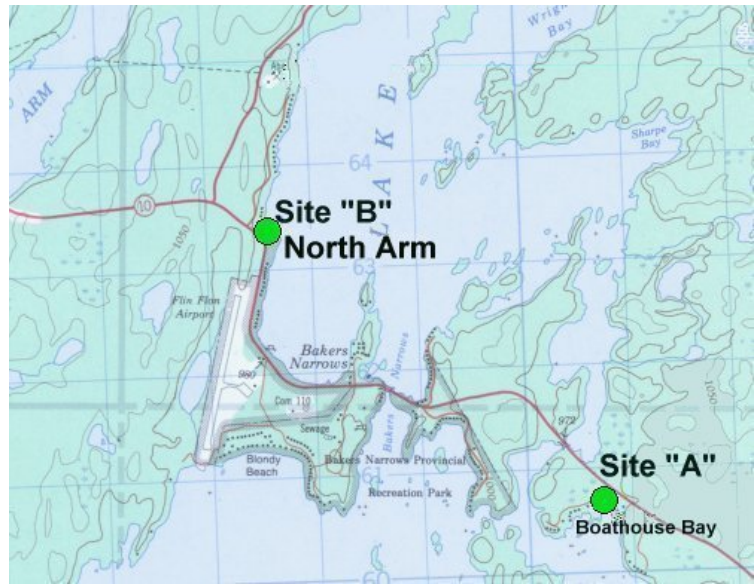
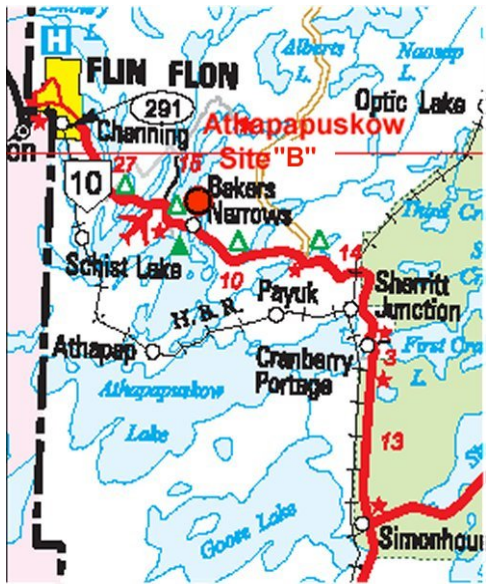
**SERVICES:** Full services and amenities are provided at Flin Flon with limited services available at Bakers Narrows. Flin Flon provides hospital, RCMP, airport and other large centre services.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Rick Hoglander  
508 – 401 York Avenue  
Winnipeg MB R3C 0P8  
Ph: (204)945-8217 Fax: (204)948-2084  
Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
Mike Armstrong, Northwest Region Lands Manager  
– Manitoba Conservation  
3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
Ph: (204) 627-8252 Fax: (204) 623-5733  
Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)





**LAKE ATHAPAPUSKOW “D” – EAST ARM  
CRANBERRY PORTAGE SUBDIVISION  
Rural Municipality of Kelsey**

**FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Athapapuskow</b> Average Lot Size: (may vary) 42m x 60m	3	1	\$14,000 – Waterfront
	7, 9, 10, 11, 12, 13, 15, 17, 18	2	\$14,000 – Waterfront

**GETTING THERE:** The subdivision is located on the East Arm of Lake Athapapuskow, 2km south of the beautiful community of Cranberry Portage and 1km off PTH 10. Lake Athapapuskow is located in the northwestern region of Manitoba approximately 700km northwest of Winnipeg, or 45km south of Flin Flon. Access to this subdivision on the east arm of Lake Athapapuskow is north on PTH 10 to the community of Cranberry Portage. The subdivision is 2km south of the Community of Cranberry Portage and 1km off of PTH 10.

**AREA DESCRIPTION:** Lake Athapapuskow is a beautiful 25km long, 32km wide irregular shaped lake with depths of 60 meters (200 feet) and hundreds of kilometers of shoreline. The lake’s many islands, channels, bays, cliffs and natural sand beaches create a fish habitat as good as it gets.

Lake Athapapuskow is surrounded by a vast mixed boreal forest comprised of coniferous and deciduous trees of the Canadian Shield, home to wildlife such as moose, black bear, and wolf. Bald eagles soar overhead, and loons call across the waters. It is known as one of the best locations in the world for viewing the aurora borealis (northern lights).

A favorite area for winter recreation, it offers some of the best ice fishing in the province, snowmobiling, dog sledding, trap line excursions, cross country skiing, snowshoeing, tobogganing and ice skating. Summer activities include boating, canoeing, swimming, hunting and fishing for trophy-size lake trout and burbot, (the largest recorded weighing 63 lbs and 17 lbs respectively) as well as northern pike, walleye, whitefish and perch. As well, Phantom Lake Golf course, a 9–hole semi-private course, is located less than an hour drive away in Flin Flon.

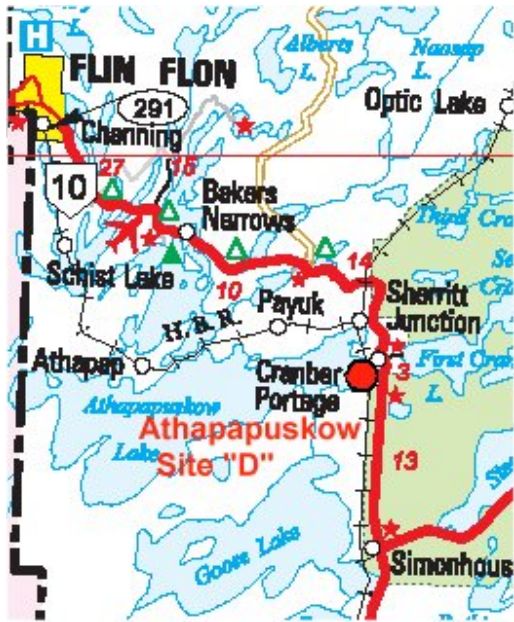
**LOCATION & DESCRIPTION OF SUBDIVISION:** The 46-lot subdivision lies across the bay from Cranberry Portage and all lots are lakefront facing beautiful Lake Athapapuskow. The subdivision has been surveyed and the road is in final stages of construction. The lots are spacious, well drained and treed with white spruce, birch and poplar. The public beach, boat launch and dock are located approximately 6km away in Cranberry Portage.

**SERVICES:** Full services and amenities are provided 2km away at Cranberry Portage with limited service available at Bakers Narrows. Flin Flon is 20 minute north of Bakers Barrows and provides hospital, RCMP, airport and other large centre services. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

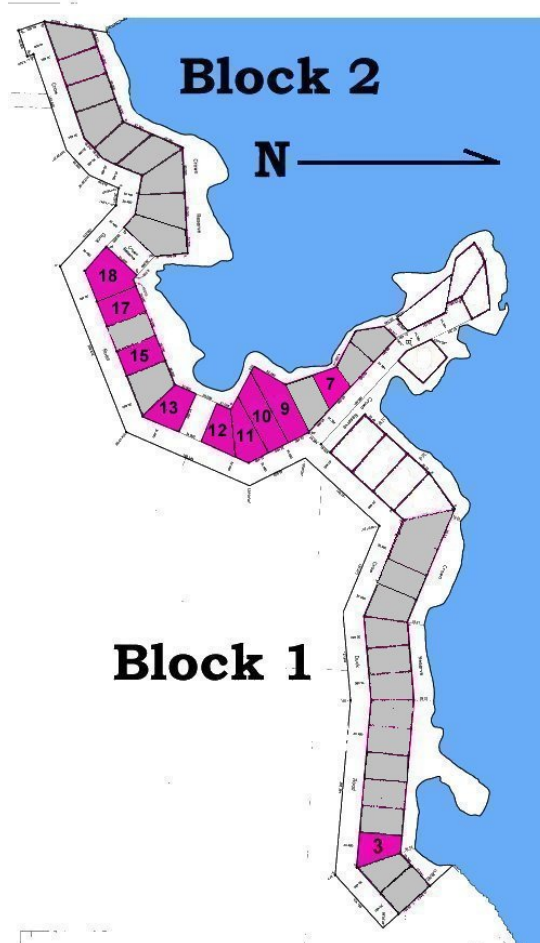
**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
Office of the Fire Commissioner, Rick Hoglander  
508 – 401 York Avenue  
Winnipeg MB R3C 0P8  
Ph: (204)945-8217 Fax: (204)948-2084  
Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
Mike Armstrong, Northwest Region Lands Manager  
– Manitoba Conservation  
3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
Ph: (204) 627-8252 Fax: (204) 623-5733  
Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)



Lake Athapapuskow "D"  
East Arm Cranberry Portage





**LAKE OF THE PRAIRIES SUBDIVISION**  
**Rural Municipality of Shell River**

**FALL 2006 COTTAGE LOT DRAW**  
**Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 30m x 46m	6	13	\$4,000 – Back Tier
	3	14	\$4,000 – Back Tier

**GETTING THERE:** The subdivision is located on the east shore of the Lake of the Prairies, about 380km (236 miles) west of Winnipeg, and 216km (134 miles) northwest of Brandon in the western region of Manitoba, approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Access is by a gravel road 10km west off PTH 83, 8km south of Town of Roblin, and north of Russell. You will find signs directing you at PTH 83.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park and Ski Asessippi are situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round, cottage based leisure. As well, Roblin Golf and Country Club, a charming 9-hole public course is located a short drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons, and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers, include northern pike, walleye, yellow perch and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** This subdivision is located along the east shore of the Lake of the Prairies in the RM of Shell River. A boat launch is located 1km away near the subdivision.

**SERVICES:** The subdivision has gravel road access. Water supply is by private well(s), and a central boat launch facility is available. Local services and amenities are provided in the nearby towns of Roblin approximately 15 minutes to the northeast, and Inglis located about 30 minutes to the southeast. MTS and Hydro are available within the subdivision.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 Roblin Planning District  
 Box 741, 125 1<sup>st</sup> Ave, NW Roblin, MB R0L 1P0  
 Ph: (204) 937-3450 Fax: (204) 934-4382  
 E-mail: [roblinpd@mts.net](mailto:roblinpd@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)

Inquiries for RM information should be directed to:  
 RM of Shell River  
 Box 998, 213 2<sup>nd</sup> Ave NW, Roblin, MB. R0L 1P0  
 Ph: (204) 937-4430 Fax: (204) 937-8496  
 Email: [shellrvr@mts.net](mailto:shellrvr@mts.net)





**LITTLE DEER SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b> Average Lot Size: (may vary) 30m x 50m	17, 18, 19, 20, 23, 87, 88, 90, 106	Plan 44529	\$15,000 – Waterfront
	3, 5, 7, 8	Plan 44519	\$15,000 – Waterfront

**GETTING THERE:** Located in the Interlake region, the Little Deer subdivision is located north of Beaver Creek Provincial Park along the west shore of Lake Winnipeg approximately 2 hours north of Winnipeg. The subdivision is approximately 177km (110 miles) north of Winnipeg along PR 234, and is 95km (60 miles) north of Gimli. Little Deer is located 50km north of the intersection of PR 234 and PTH 8. The intersection for PR 234 and PTH 8 is approximately 8km north of Riverton. PR 234 is a gravel road and the subdivision access is located approximately 15km (9 miles) north of the entrance of Beaver Creek Provincial Park.

**AREA DESCRIPTION:** The landscape along the west shore of Lake Winnipeg in Manitoba's Interlake is varied and includes areas of mixed forests and limestone cliffs. There are wide ranging beach conditions; from cobbled to rocky shorelines. Marshes, bogs, fens and wet meadows provide for an abundance of wildlife for viewing and hunting. The area can accommodate a diverse range of recreational activities. As well, Hecla Golf Course, a beautiful 18-hole public course is located about an hour drive away.

Lake Winnipeg is one of Manitoba's greatest freshwater resources. This natural wonder, reminiscent of an inland-sea is the world's 10th largest freshwater lake at 23,750km<sup>3</sup> is easily visible from space as the province's dominant geographical feature. The lake plays a vital role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation in Manitoba. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, and others. Sport anglers find many places to drop a line while enjoying the lake's beauty.

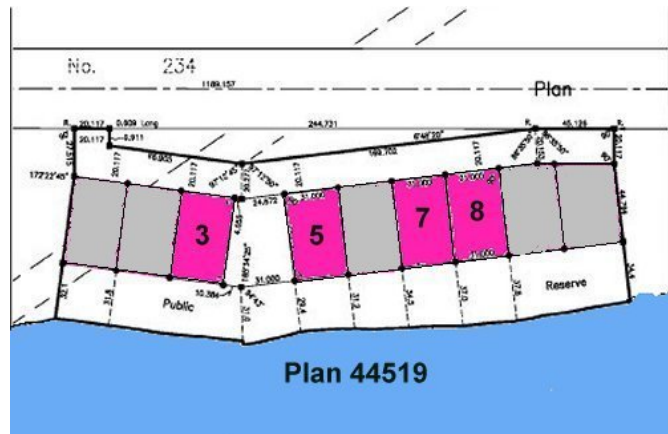
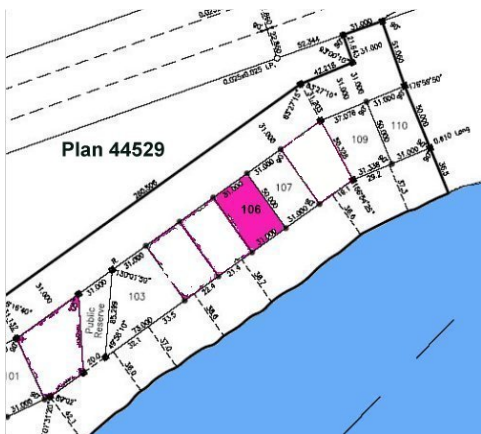
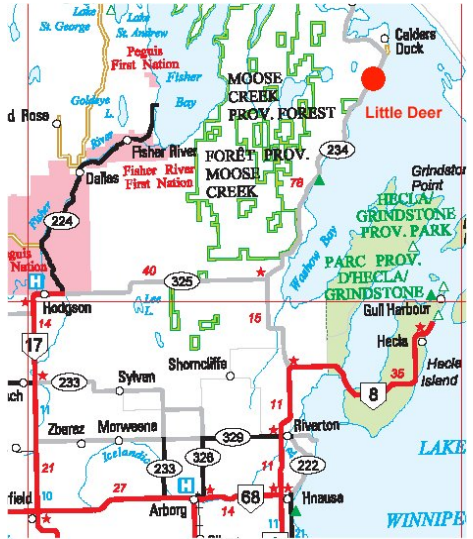
**LOCATION & DESCRIPTION OF SUBDIVISION:** The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements. The shoreline of the subdivision varies between plated limestone and boulder armored shoreline. There is a Federal Harbour located at Calders Dock approximately 10km from the north end of the subdivision. The harbour is operated by the Pine Dock Harbour Authority. There is a public beach located approximately 15km away at Beaver Creek Provincial Park.

**SERVICES:** The Little Deer subdivision has road access off PR 234 onto the subdivision access road. Local services and amenities are found in the Town of Riverton (about 40 minutes south) or in the Town of Arborg or Gimli located 1 hour away. There are limited services available at Pine Dock and Matheson Island located north of the subdivision. The subdivision will be pre-serviced with Hydro and MTS. The lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Ken Hykawy  
639 Park Avenue  
Beausejour, MB R0E 0C0  
Ph: (204)268-6068 Fax: (204)268-6045  
Email: [khykawy@gov.mb.ca](mailto:khykawy@gov.mb.ca)

Inquiries for information should be directed to:  
Lyle Campbell, Interlake Lands Manager- Manitoba  
Conservation  
75 7<sup>th</sup> Avenue, Gimli, MB R0C 1B0  
Ph: (204) 642-6074 Fax: (204) 642-6108  
Email: [Lylcampbel@gov.mb.ca](mailto:Lylcampbel@gov.mb.ca)



**MAPLE CREEK ESTATES SUBDIVISION**  
Rural Municipality of Alexander

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Winnipeg River</b> Average Lot Size: (may vary) 2 acres	13, 14, 15	n/a	\$7,500 – Back Tier
	16	n/a	\$8,500 – Back Tier

**GETTING THERE:** The Maple Creek Estates subdivision is located on the west shore of the Winnipeg River downstream from White Mud Falls where Maple Creek enters the river. The subdivision is located about 120km (75 miles) north east of Winnipeg, or 30km (19 miles) north of Lac du Bonnet along PTH 11. Located approximately 2 hours from Winnipeg, primary access is generally via PTH 59 to PTH 44 (east) to the north junction of PTH 11 (Siegs Corners), and then on through Lac du Bonnet to Portia Road. Alternative access is to turn north on PR 214, off of PTH 44 at Seddons Corners to Lac du Bonnet, or continue along PTH 59 from Winnipeg to the east junction of PR 317 (near Libau). Continue east along PR 317 to Lac du Bonnet and then north along PTH 11 to the subdivision.

**AREA DESCRIPTION:** The Winnipeg River System is comprised of a series of interconnected lakes which head waters at Lake of the Woods and flows west to Lake Winnipeg. A favorite canoe route, it is rich in history as a fur trade and supply route for the Red River Settlement. It is a unique and unusual area with a mix of granite shield and agricultural farm lands providing for interesting topography and cultural patterns. The Winnipeg River averages about 9.0 meters (29 feet) deep but may fluctuate with changing river levels. The average width of the river system is 1.6km (1 mile), but this includes the lakes. Widths along the river are more typically 200-400 meters (650 – 1300 feet). There are also various points of fast moving water.

The area provides a variety of recreational activities from golfing, hiking, biking, canoeing, boating, swimming, wildlife-viewing and camping in summer, to cross-country skiing, snowmobiling, ice fishing in winter; all highly accessible by paved and gravel highway. The river provides a wide variety of fish species including walleye, northern pike, sauger, mooneye, goldeye, perch, burbot, whitefish, channel catfish, muskellunge, smallmouth, rock bass, and many more. Pine Falls Golf Club, a public 9-Hole course is located nearby on PTH 11.

**LOCATION & DESCRIPTION OF SUBDIVISION:** Maple Creek Estates is a 15-lot subdivision whose design has provided for natural buffer space between the front lot lines and the gently sloping, rocky shoreline with varying lot sizes due to topographical limitations or other requirements. The nearest public beach and boat launch located in the town of St. Georges north of the subdivision along PTH 11.

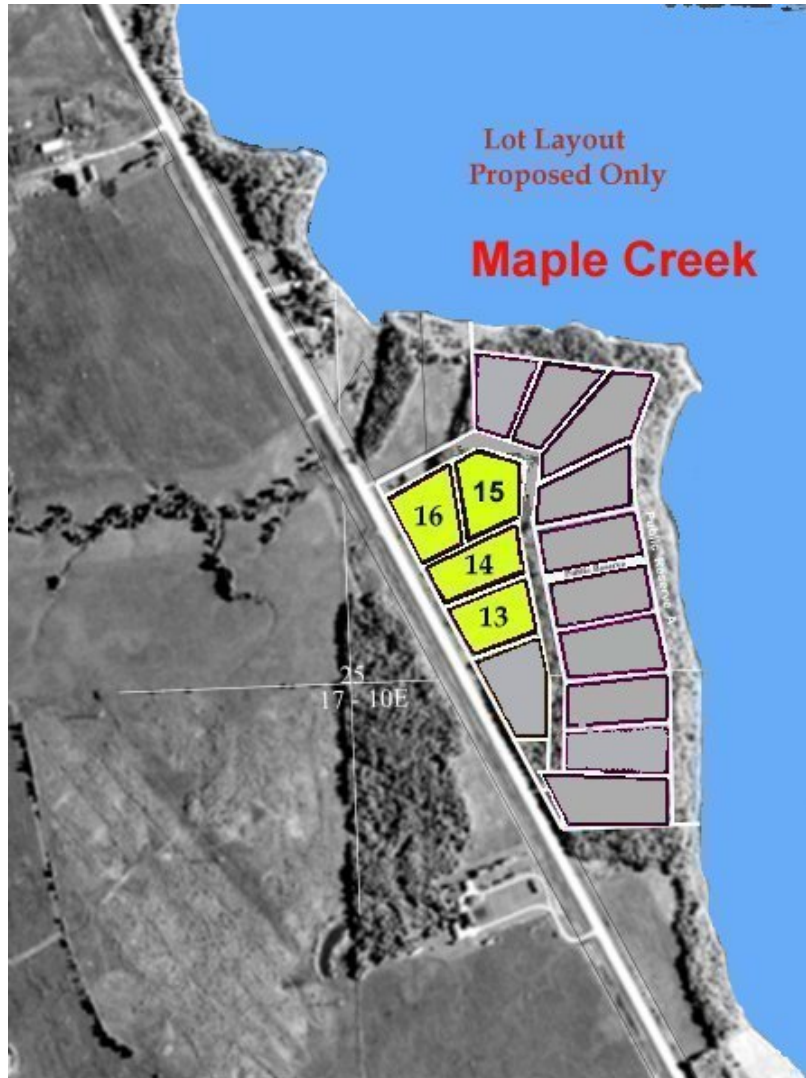
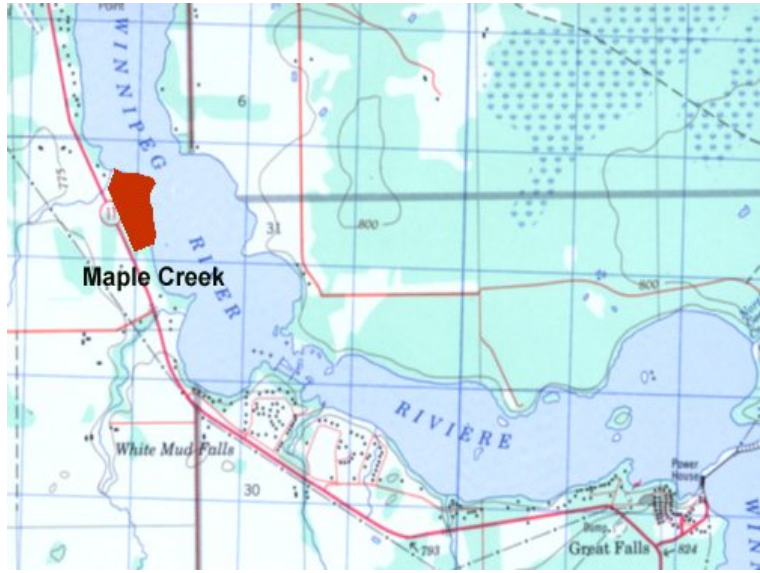
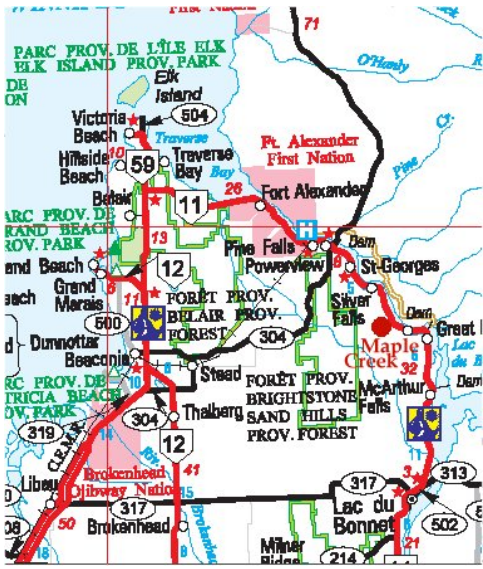
**SERVICES:** The subdivision is accessed by gravel roads (Portia Road and Penelope Way). The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing. Local services (year round) are available in the Town of Lac du Bonnet or a 10 minute commute north along PTH 11 to Pine Falls. The Town of Beausejour is located approximately 30 minutes east on PTH 44.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
RM of Alexander  
Box 100  
St. Georges MB R0E 1V0  
Ph: (204) 367-6170 Fax: (204) 367-2257  
Email: [Margieb@wrac.ca](mailto:Margieb@wrac.ca)

Inquiries for information should be directed to:  
Rick Tease, Lands Manager – Manitoba Conservation  
PR 502  
Lac du Bonnet, MB R0E 1A0  
Ph: (204) 345-1452 Fax: (204) 345-1440  
Email : [rtease@gov.mb.ca](mailto:rtease@gov.mb.ca)





**MILL CREEK BEACHES SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b> Average Lot Size: (may vary) 35m x 70m (Waterfront) 50m x 90m (Back Tier)	1, 2, 3, 5, 6, 7, 8, 9	n/a	\$5,000 – Back Tier
	11, 14, 17, 19, 21, 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34	n/a	\$18,000 – Lake View
	35, 37, 38, 42, 43, 56, 57	n/a	\$22,000 – Waterfront
	61, 62, 63	n/a	\$15,000 – Lake View
	64, 70, 71	n/a	\$5,000 – Back Tier

**GETTING THERE:** The Mill Creek Beaches subdivision is located approximately 160km from Winnipeg. You can reach the subdivision by traveling along paved highway PTH 8 approximately 120km to PR 234. PR 234 is a provincial gravel road that is approximately 12km north of Riverton. Follow PR 234 roughly 40km to the subdivision. The subdivision is located approximately 8km north of Beaver Creek Provincial Park along PR 234, continue past the peat operation on the west side of the highway, the subdivision begins a short distance past the peat processing site access road off PR 234.

**AREA DESCRIPTION:** The landscape along the west shore of Lake Winnipeg in Manitoba's Interlake is varied and includes areas of mixed forests and limestone cliffs. There are wide ranging beach conditions; from sand beaches to cobbled and rocky shorelines. Marshes, bogs, fens and wet meadows provide for an abundance of wildlife for viewing and hunting. The area can accommodate a diverse range of recreational activities. As well, Hecla Golf Course, an 18 – hole public course is located within an hour from the subdivision.

Lake Winnipeg is one of Manitoba's greatest freshwater resources, and plays a vital role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation. The lake is home to abundant aquatic life including fish, invertebrates, and plants. Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel (walleye), goldeye, sauger, whitefish, plus others.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The Mill Creek Beaches subdivision is a planned 71-lot development. The shoreline is a mixture of sand beaches, boulders and cobblestone. One of the subdivision's most attractive features is the number of sandy beaches located within and adjacent to the development. Trails from the back lot clusters will provide easy walking access to the beautiful expansive beaches at either end of the subdivision. The area is a mixed boreal forest cover with various softwood and hardwood species being present. There is a public boat launch located approximately 8km away at Beaver Creek Provincial Park.

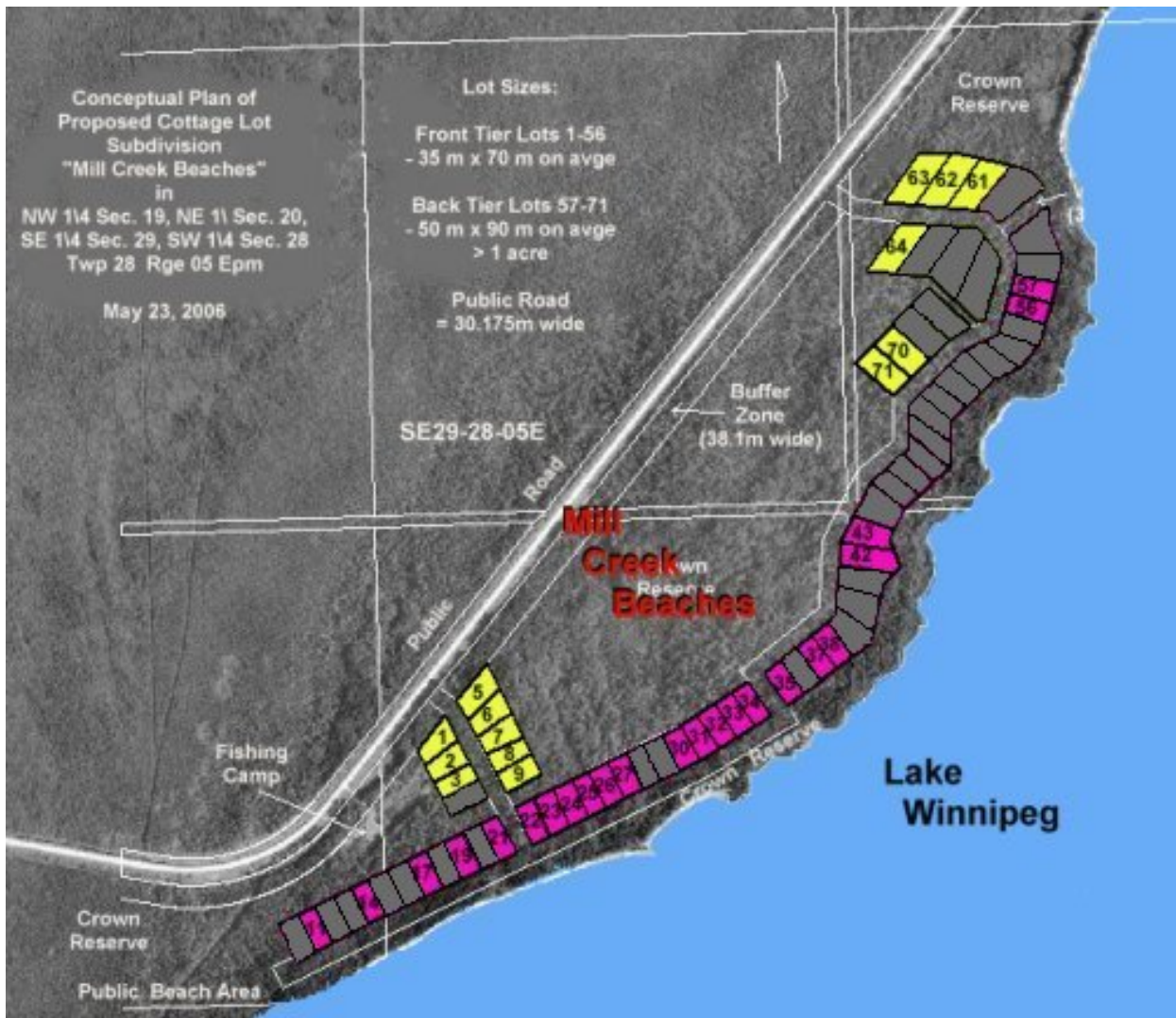
**SERVICES:** Hydro services will be provided to the development. A new sewage lagoon has been constructed at Pine Dock that will provide services to the subdivision. An upgraded waste transfer station has also been developed at the Beaver Creek site to handle waste streams from the development. Construction of the subdivision road is planned to begin in the summer of 2006. Local service centers would be available at Gimli and Riverton along PR 8 on the way to Mill Creek Beaches. There are also local limited services available at Pine Dock.

**CONTACT INFORMATION:**

Inquiries for building permits should be directed to:  
 Office of the Fire Commissioner, Ken Hykawy  
 639 Park Avenue  
 Beausejour, MB R0E 0C0  
 Ph: (204)268-6068 Fax: (204)268-6045  
 Email: [khykawy@gov.mb.ca](mailto:khykawy@gov.mb.ca)

Inquiries for information should be directed to:  
 Lyle Campbell, Interlake Lands Manager- Manitoba  
 Conservation  
 75 7<sup>th</sup> Avenue, Gimli, MB R0C 1B0  
 Ph: (204) 642-6074 Fax: (204) 642-6108  
 Email: [Lylcampbel@gov.mb.ca](mailto:Lylcampbel@gov.mb.ca)





**MITCHELL'S EAST SUBDIVISION**  
Rural Municipality of Shell River

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake of the Prairies</b> Average Lot Size: (may vary) 35m x 90m	<b>1 – 15</b>	<b>n/a</b>	<b>\$10,000 – Back Tier</b>
	<b>17 – 26, 28</b>	<b>n/a</b>	<b>\$18,000 – Lakeview</b>
	<b>29 – 35, 37– 40</b>	<b>n/a</b>	<b>\$20,000 – Waterfront</b>

**GETTING THERE:** The subdivision is located on the east shore of the Lake of the Prairies, about 380km (236 miles) west of Winnipeg, and 216km (134 miles) northwest of Brandon in the western region of Manitoba, approximately 4.5 hours from Winnipeg or about 2 hours northwest of Brandon near the Manitoba-Saskatchewan border. Access is by a gravel road 10km west off PTH 83, 8km south of Town of Roblin, and 41km north of Russell. You will find signage directing you to the subdivision on PTH 83.

**AREA DESCRIPTION:** The impoundment of water caused by the Shellmouth dam is known as the Lake of the Prairies and is naturally confined by both the Assiniboine and Shell River Valleys. The primary functions of the reservoir are flood control and water storage. It is important to note that water levels fluctuate throughout the year. The Asessippi Provincial Park and Ski Asessippi are situated at the south end of the lake and provides important regional and provincial water-oriented recreational opportunities, allowing for year-round, cottage based leisure. As well, Roblin Golf and Country Club, a charming 9-hole public course is located a short drive away.

The subdivision is located in the aspen-oak parkland of the Boreal Forest Region, where trembling aspen is the dominant tree species. The subdivision offers spectacular views of sloping valleys which are ideal habitats for white-tailed deer, coyotes, raccoons, and the occasional elk or moose.

Lake of the Prairies is 68km (42 miles) long. It has a width varying from approximately 183 – 805 meters (200 yards to one-half mile), a surface area of 6,515 hectares (16,100 acres), and a maximum depth of about 15 meters (50 feet). The lake supports an active year-round sport fishery. Species caught by anglers, include northern pike, walleye, yellow perch and carp.

**LOCATION & DESCRIPTION OF SUBDIVISION:** This subdivision is located along the east shore of the Lake of the Prairies in the RM of Shell River. Access to the subdivision is by a gravel road. There is a boat launch located at Mitchell's subdivision adjacent to this site. There is a public beach located on the shore of Lake of the Prairies within the subdivision.

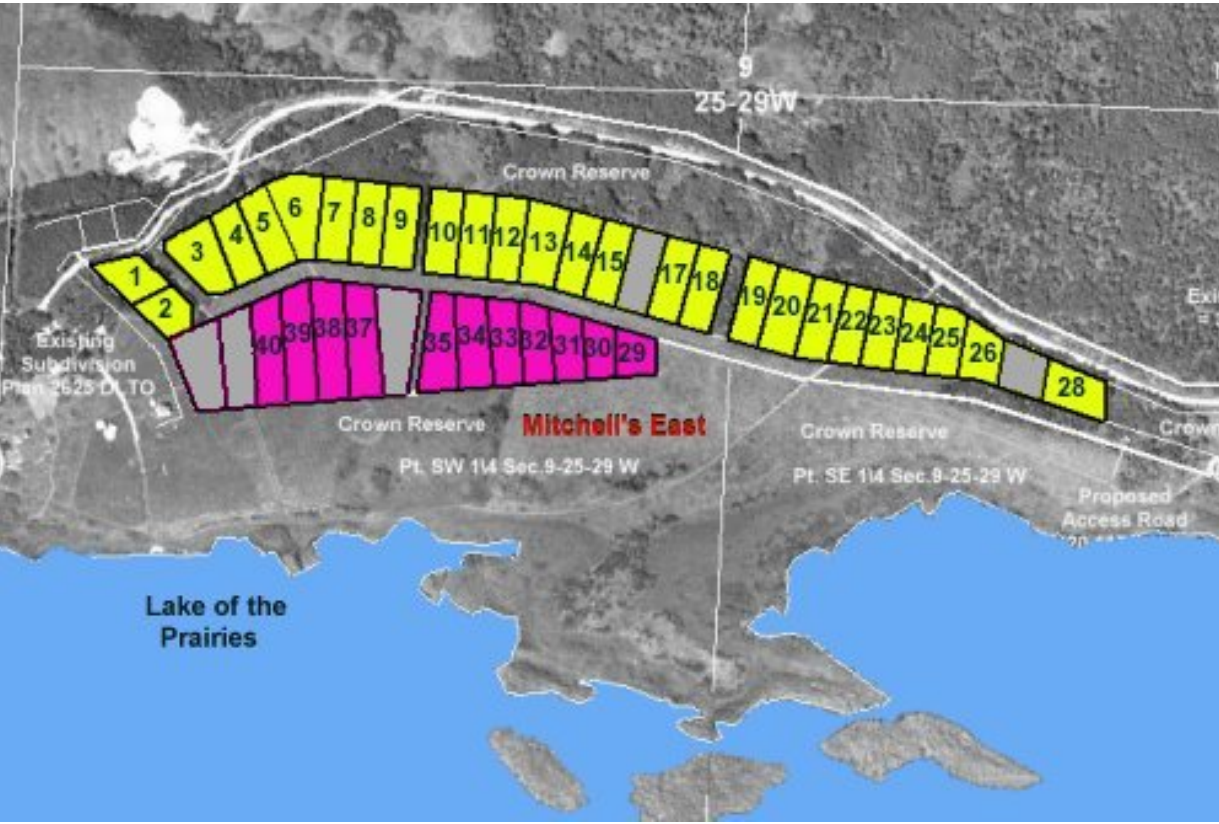
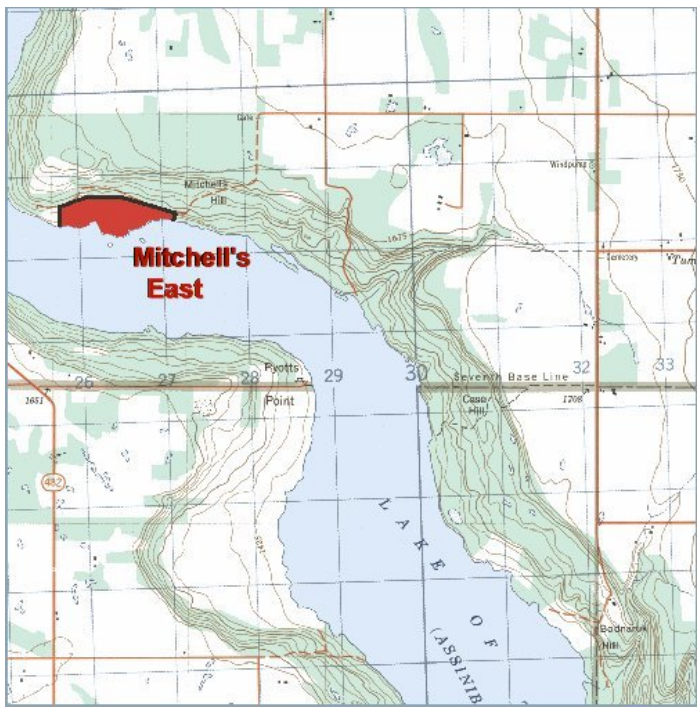
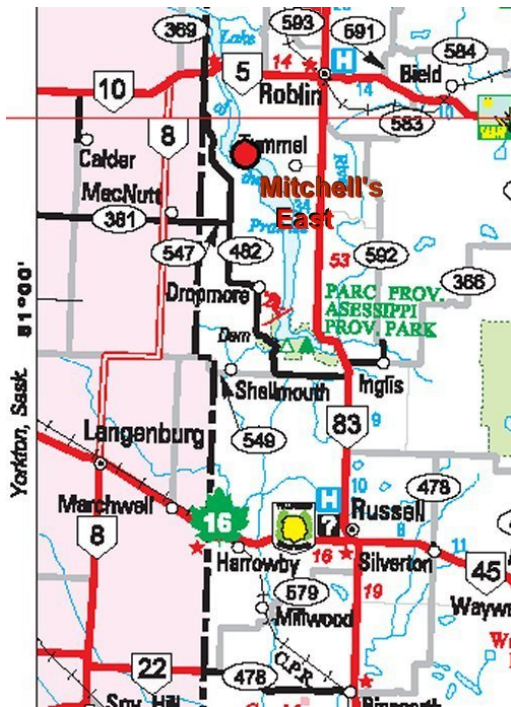
**SERVICES:** The subdivision has gravel road access. Water supply is by private well(s), and a central boat launch facility is available. Local services and amenities are provided in the nearby towns of Roblin approximately 15 minutes to the north, and Inglis located about 30 minutes to the south. Hydro service will be available within the subdivision.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
RM of Shell River  
Box 998, 213 Second Ave NW  
Roblin, MB. R0L 1P0  
Ph: (204) 937-4430 Fax: (204) 937-8496  
Email: [shellrvr@mts.net](mailto:shellrvr@mts.net)

Inquiries for information should be directed to:  
Lorne Misanchuk, Western Lands Manager-  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**RED DEER RIVER EAST SUBDIVISION**  
**Municipal Authority: Aboriginal and Northern Affairs**

**FALL 2006 COTTAGE LOT DRAW**  
**Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Red Deer River</b> Average Lot Size: (may vary) 35m x 60m	<b>2</b>	<b>1</b>	<b>\$1,000 – Waterfront</b>

**GETTING THERE:** The subdivision is located in the western portion of Central Manitoba on the east shore of the Red Deer River, approximately 571km northwest of Winnipeg. The subdivision can be accessed via PTH 10 approximately 19km north of the PTH 77 junction, between PTH 10 and Lake Winnipegosis. The subdivision lots are accessed by a public road off of PTH 10.

**AREA DESCRIPTION:** The subdivision is located near the northern edge of the Porcupine Mountain Provincial Forest, and is rich in many recreational opportunities such as hunting, fishing, biking, hiking, canoeing, boating, off-road or ATV access, wildlife viewing, and swimming. The area's economics is derived primarily from forest harvesting and trapping activity. The local area provides excellent berry and mushroom picking, making the area truly unique.

The area fringes on the boreal transition zone providing a diverse habitat for many species of wildlife. Moose, black bear, wolf, white-tailed deer and many different boreal bird species as well as waterfowl utilize the area. The area has enormous potential for providing additional recreational opportunities.

The Red Deer River flows from Red Deer Lake (14km west) in an easterly direction to Lake Winnipegosis which is 3km east of the subdivision averaging 0.5 meter deep and 55 meters wide. The river is navigable to both lakes with areas of fast water. Fish species caught in the Red Deer River include burbot, walleye, sauger, pike, perch, whitefish and carp. Lake Winnipegosis contains similar species, and averages 14.5 meters in depth.

**LOCATION & DESCRIPTION OF SUBDIVISION:** This 19-lot subdivision is located along the southeast shore of the Red Deer River, oriented in a north south alignment following the course of the river. All lots are accessed via a public road (gravel) with access to PTH 10. Lot sizes vary due to topography or other requirements. The subdivision design has provided for natural buffer space between the front lot line and the river. The nearest public beach and boat launch are located 3km away at the Red Deer River rest stop along PR 10.

**SERVICES:** Local (limited) services are offered in the community of Mafeking, 15 minutes (25km) south or full services can be located in Swan River approximately 1 hour south. MTS service is currently not available. The lot holder is responsible for contacting Hydro directly to arrange and pay for line extension and lot hook up.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
 Office of the Fire Commissioner, Tom Jennings  
 1601 VanHorne Avenue E.  
 Brandon, MB R7A 7K2  
 Ph: (204)726-6842 Fax: (204)726-6847  
 Email: [tjennings@gov.mb.ca](mailto:tjennings@gov.mb.ca)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**SHOAL LAKE SUBDIVISION**  
Rural Municipality of Shoal Lake

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands –Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Shoal Lake</b> Average Lot Size: (may vary) 2 acres	5 – 11	2	\$6,000 – Back Tier
	10 – 15	4	\$6,000 – Back Tier

**GETTING THERE:** The subdivision is located on the eastern shore of Shoal Lake. This lake is located approximately 235km northwest of Winnipeg on the Yellowhead Route (PR 16) or approximately 130km north of Brandon. Access is through PR 21, 5km south of the Town of Shoal Lake, then 2km west on a gravel road.

**AREA DESCRIPTION:** Located in the Western Region of Manitoba, Shoal Lake is 9km long, making it ideal for boating and water-skiing. Tourism is very important to the local economy. Shoal Lake is a member of Parkland Tourism, Southwest Trails Association for Regional Tourism, and Prairie Mountain Tourism. Fishermen enjoy the abundant supply of walleye and northern pike which are kept healthy year round thanks to two aeration systems. Ice fishing shacks are a common site on the lake throughout the winter months. For the avid golfer, Lakeside Golf Club, a public 9-hole course measuring just over 3000, is located minutes away in the Town of Shoal Lake.

Shoal Lake is in the "prairie pothole" region of Manitoba which provides ideal habitat for waterfowl including Mallard, Pintail, Northern Shoveler, Common Goldeneye, Bufflehead, American Widgeon, Redhead, Ring-Necked Duck, Lesser Scaup, Wood Duck, Blue-Winged Teal, Green-Winged Teal, Gadwall, Ruddy Duck, Canvasback, Canada Goose, Snow Goose, Great Blue Heron, and Pelicans. Songbirds, hawks, owl, prairie chicken, partridges, and deer are also common in the area. It is not uncommon to see swans and even the odd bear or moose that come visiting from Riding Mountain National park.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The Shoal Lake 35-lot subdivision has larger rural residential type lake front and back tier lots. The subdivision is located on the south side of Riding Mountain National Park and offers a variety of hunting, fishing and outdoor recreational experiences. The public beach and boat launch are located 5km north of Shoal Lake. Cottagers will be required to construct cottages at a minimum of 1,000 square feet.

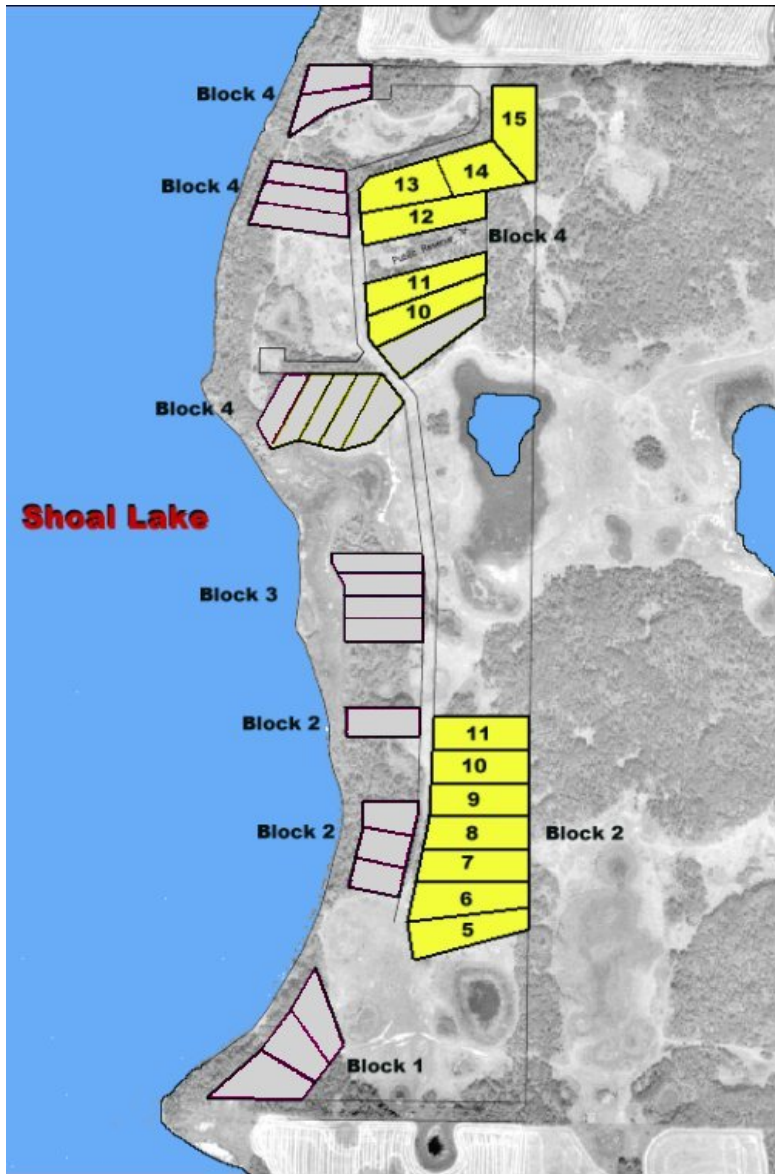
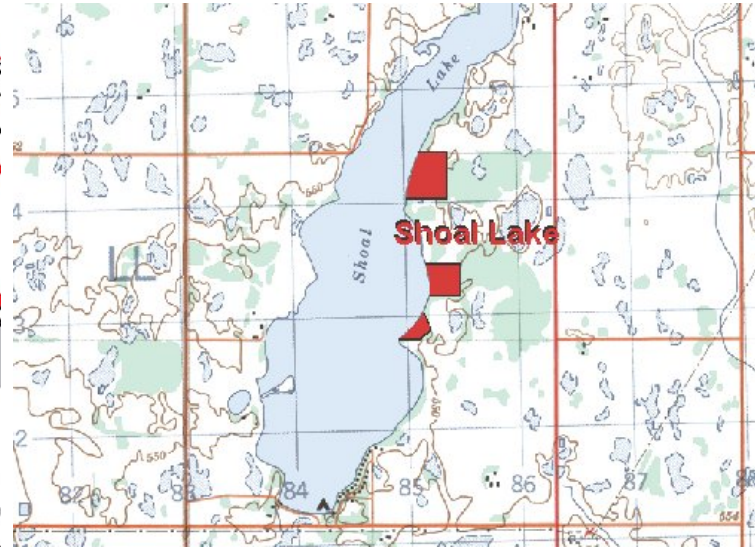
**SERVICES:** Hydro service will be available within the subdivision. Local services and amenities (hospital, R.C.M.P., hardware stores) are available 5km north in the Town of Shoal Lake.

**CONTACT INFORMATION:**

Inquiries for permits should be directed to:  
RM of Shoal Lake  
Box 278, 306 Elm Street  
Shoal Lake, MB R0J 1Z0  
Ph: (204) 759-2565 Fax: (204) 759-2740  
E-Mail: [shoalake@goinet.ca](mailto:shoalake@goinet.ca)

Inquiries for information should be directed to:  
Lorne Misanchuk, Western Lands Manager-  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**ST. MALO SUBDIVISION**  
Rural Municipality of De Salaberry

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>St. Malo Lake</b> is nearby Average Lot Size: (may vary) 61m x 49m	<b>6</b>	<b>1</b>	<b>\$5,000 – Back Tier</b>

**GETTING THERE:** Located in south eastern Manitoba, the St. Malo subdivision is approximately 60km (37 miles) south of Winnipeg just east off of PTH 59, at the south end of the Town of St. Malo. The subdivision can be accessed by turning east onto Benoit Street and then north on Ste. Lucie Street to Boulevard St. Joseph where the subdivision is located.

**AREA DESCRIPTION:** This region of Manitoba has a very diverse ethnic cultural background and is still primarily dependent upon agriculture activities. St. Malo Provincial Park is located across St. Malo Lake to the north of the subdivision and is a popular site for many families, friends, and groups who come back year after year to take advantage of the park's natural setting, fun and pleasant atmosphere. Classified as a recreation park, it provides many outdoor opportunities and experiences.

St. Malo Lake was created by the damming of the Rat River. The area features many campgrounds, sandy beaches, playgrounds and large family picnic areas. Fishing, hunting, hiking, and canoeing are just a few favorite local area pastimes, while snowmobiling, cross-county skiing on many of the well groomed trails provide many memorable experiences. As well, Riverview Golf and Country Club, a 9-hole public course, is located a short drive away in Morris.

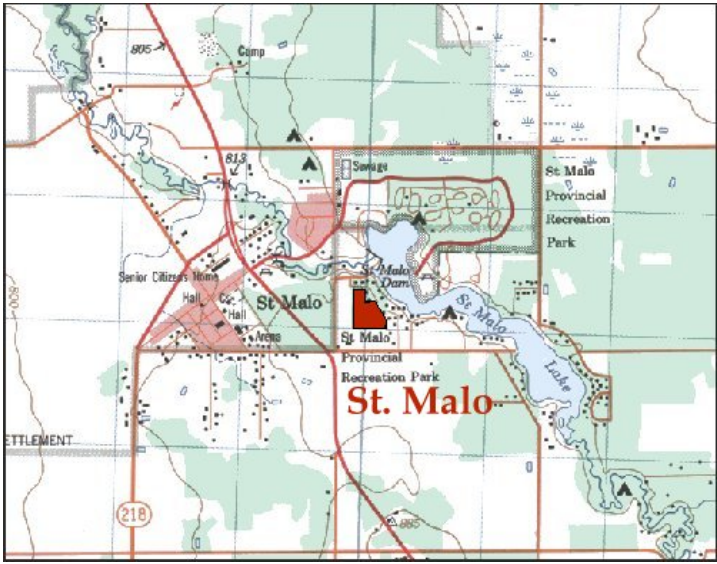
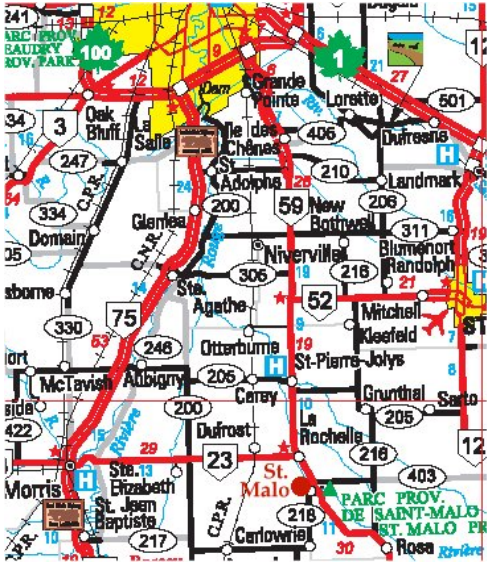
**LOCATION & DESCRIPTION OF SUBDIVISION:** The St. Malo subdivision is in a beautiful seasonal recreational area with access to sandy beaches at St. Malo Provincial Park. The subdivision is set in an attractive forested landscape comprised of poplar, oak and elm. The terrain is generally flat and the subdivision design has provided for natural buffer space between lots. Lot sizes may vary due to topographical limitations or other requirements.

**SERVICES:** The subdivision will be provided with hydro, and will be provided with an access road. Road construction in the subdivision is scheduled to begin in 2006, however there is good road access leading into the subdivision. The lot holder is responsible for contacting Hydro directly to arrange and pay for cottage hook-up. Full services are available in the Town of St. Malo and St. Pierre 10 minutes north on PTH 59.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of De Salaberry  
 Box 40, 466 Sabourin Street  
 St. Pierre-Jolys, MB R0A 1V0  
 Ph: (204) 433-7406 Fax: (204) 433-7063  
 Email: [Info@rmdesalaberry.mb.ca](mailto:Info@rmdesalaberry.mb.ca)

Inquiries for information should be directed to:  
 Lyle Campbell, Interlake Lands Manager -  
 Manitoba Conservation  
 75 7<sup>th</sup> Avenue, Gimli, MB R0C 1B0  
 Ph: (204) 642-6074 Fax: (204) 642-6108  
 Email: [Lylcampbel@gov.mb.ca](mailto:Lylcampbel@gov.mb.ca)





**THE NARROWS NORTH SUBDIVISION**  
Rural Municipality of Alonsa

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Manitoba</b> Average Lot Size: (may vary) 35m x 65m	1 – 19	1	\$15,000 – Back Tier
	1 – 10, 12, 14	2	\$30,000 – Waterfront
	1 – 16	3	\$15,000 – Back Tier
	1 – 12	4	\$15,000 – Back Tier
	9, 10	5	\$25,000 – Waterfront
	11, 12, 13	5	\$15,000 – Waterfront

**GETTING THERE:** The subdivision is located about 190km northwest of Winnipeg on Lake Manitoba. From Winnipeg take PTH 6 approximately 130km, then go west on paved highway PTH 68 roughly 60km to Lake Manitoba Narrows. For access to the subdivision follow the signage located off the highway. Construction of the access road into the subdivision will commence later this year.

**AREA DESCRIPTION:** The Rural Municipality of Alonsa is located in north central Manitoba, straddling Lake Manitoba along the full length of its eastern border. Blessed with Lake Manitoba along its eastern border, the municipality offers visitors fine beach and fishing sites. Cayer Beach is a renowned fishing spot east of Cayer where Pickerel and Perch can be found. Jackpine Park, midway between McCreary and Alonsa, is a popular wayside park offering restrooms, play equipment, picnic tables and a short nature trail through mature Jackpine. Margaret Bruce Beach offers excellent swimming, boating and fishing, along with campsites, a restaurant, showers and change rooms. In Alonsa, the Alex Robertson Museum contains a large collection of antique firearms and pioneer artifacts which is open to the public on Sundays.

Lake Manitoba provides a diverse fishery that commonly produces walleye, northern pike, whitefish, burbot and perch. Lake Manitoba is a large irregularly shaped lake, about 200km long. Explore the lake, and you may be able to confirm the legend of Manipogo, Lake Manitoba's serpentine sea monster.

**LOCATION & DESCRIPTION OF SUBDIVISION:** This 98-lot subdivision is located on the northwest portion of Lake Manitoba. The Narrows North subdivision has a sand and cobblestone shoreline facing north on Lake Manitoba. Beach and boat launch facilities are presently located at Lake Manitoba Narrows Lodge, located approximately 0.5km away. Cattle currently graze the area between the subdivision and PTH 68. Upon construction of the subdivision roads the area will be fenced along the road right of way. In the meantime one should be cautious when driving through the area to access the subdivision.

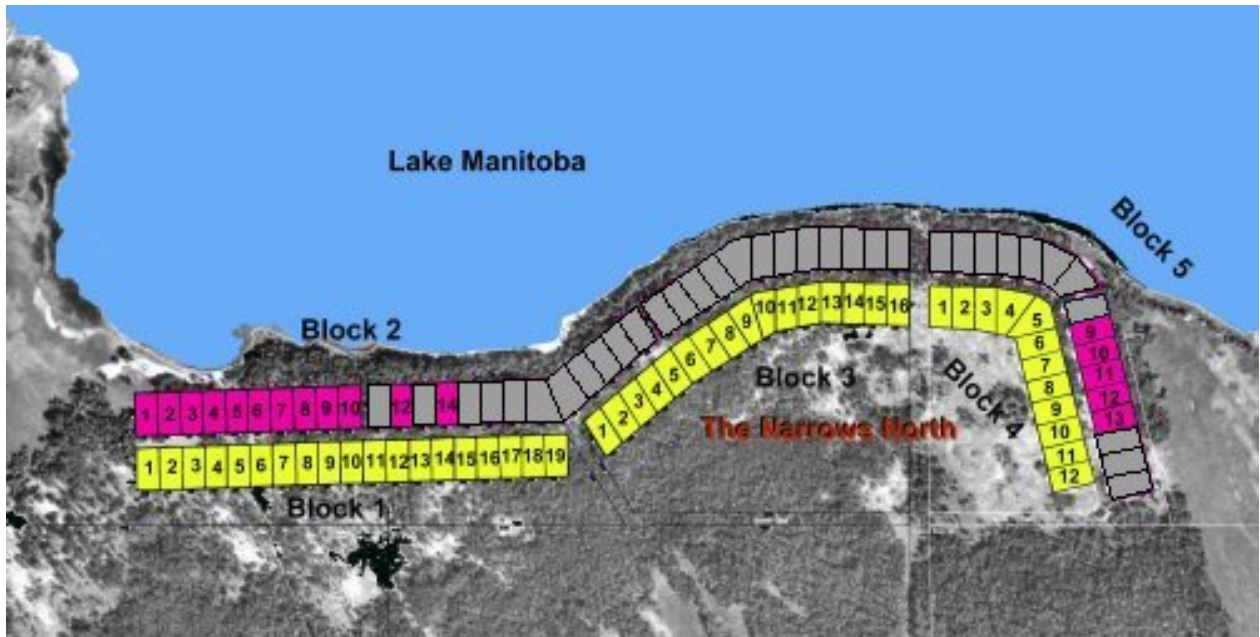
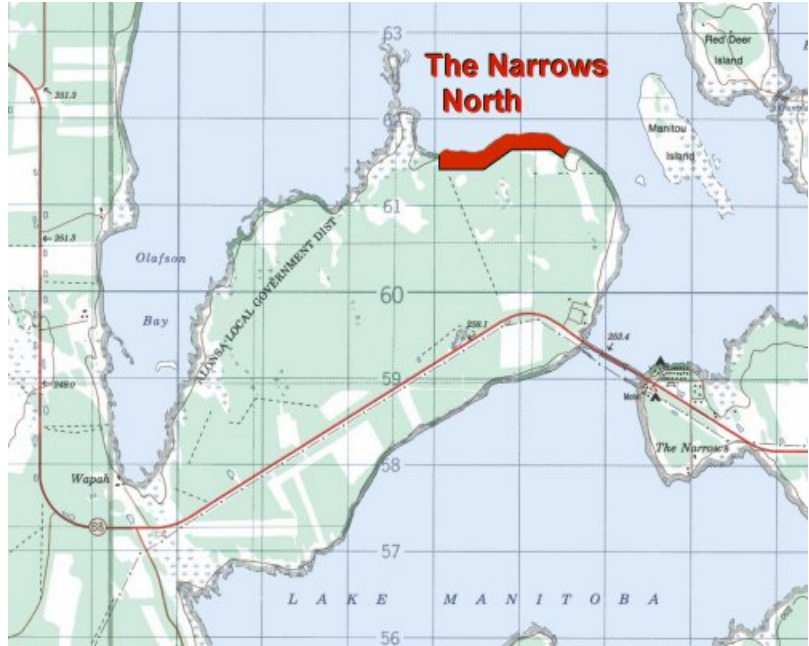
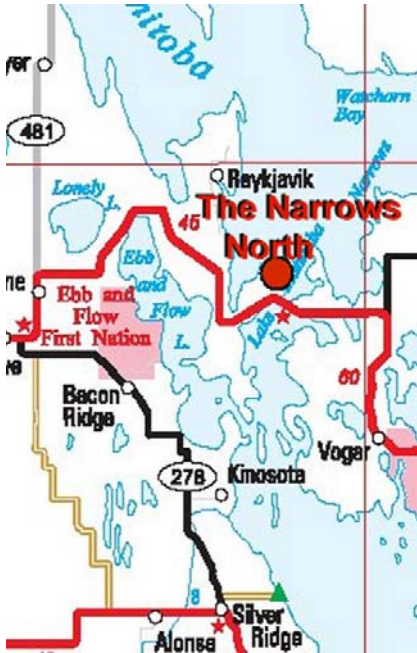
**SERVICES:** Hydro service will be provided to the subdivision after road construction is complete. Presently, Lake Manitoba Narrows Lodge, located 0.5km away, provides fuel, food, and basic cottagers' amenities. The Town of Ste. Rose, located 70km east, may provide cottagers with all service necessities.

**CONTACT INFORMATION:**

Inquiries for permits should be directed to:  
 RM of Alonsa  
 Box 127, 20 Railway Avenue  
 Alonsa, MB R0H 0A0  
 Ph: (204) 767-2054 Fax: (204) 767-2044  
 E-Mail: [rmalonsa@mts.net](mailto:rmalonsa@mts.net)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**TOTEM ROAD SUBDIVISION**  
Rural Municipality of Lac du Bonnet

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Winnipeg River</b> Average Lot Size: (may vary) 32m x 44m	<b>2, 5, 6, 7</b>	<b>2</b>	<b>\$7,500 – Back Tier</b>

**GETTING THERE:** Located on the west shore of the Winnipeg River, the Totem Road subdivision is about 90km (56 miles) east of Winnipeg, 6.5km (4 miles) north of the Seven Sisters Falls Generating Station. Access to subdivision is from PTH 44 (through Beausejour) to PTH 11, then north to junction of PR 211. Travel east on PR 211 for half a kilometer to Totem Road (gravel road just before bridge) then south on Totem Road to the subdivision.

**AREA DESCRIPTION:** The subdivision is on the Winnipeg River system, north of the Seven Sisters Falls Generating Station. Whiteshell Provincial Park along PR 307 is minutes away and offers countless opportunities for outdoor recreation. The subdivision is between agricultural farm lands and granite outcrops of the Canadian Shield and provides a diverse landscape, interesting topography and cultural landscape pattern that are unique and unusual. The Winnipeg River system is comprised of a series of interconnected lakes which head waters at Lake of the Woods and flow west to Lake Winnipeg. A favorite modern day canoe route, it is rich in history as a fur trade and supply route for the Red River Settlement.

The area provides recreational activities from fishing, hiking, biking, canoeing, boating, swimming, and wildlife-viewing in summer, to cross-country skiing, snowmobiling, ice fishing in winter. As well, beautiful Pinawa Golf Course an 18-hole golf course is located minutes away in Pinawa, and Black Bear Golf Club, a 9-hole public course, is located a short drive away in Lac du Bonnet.

The Winnipeg River averages about 9.0 meters (29 feet) deep but may fluctuate with changing river levels. The average width of the river is 1.6km (1 mile), which includes the lakes that make up part of the system. Widths along the river are more typically 200 - 400 meters (650 - 1300 feet). There are also various points of fast moving water. The river has a variety of fish species including walleye, northern pike, sauger, mooneye, goldeye, perch, burbot, whitefish, channel catfish, muskellunge, smallmouth and rock bass, and many more.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 20-lot subdivision design has provided for natural buffer space between the front lot lines and the shoreline with varying lot sizes due to topographical limitations or other requirements. The public boat launch is located 3km away across the bridge on PR 211 on the east side of the Winnipeg River.

**SERVICES:** The subdivision has good road access off of PR 211 and Totem Road. Local services and amenities are found in the community of Pinawa located approximately 10 minutes east on PR 211 or in the Towns of Lac du Bonnet to the north on PTH 11 or Beausejour on PTH 44 to the west; both 20 minutes away. The subdivision is serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of Lac du Bonnet Planning District  
 Box 309  
 Lac du Bonnet, MB R0E 1A0  
 Ph: (204) 345-6298 Fax: (204) 345-6716  
 Email: [bldgi@mts.net](mailto:bldgi@mts.net)

Inquiries for information should be directed to:  
 Rick Tease, Lands Manager – Manitoba Conservation  
 PR 502  
 Lac du Bonnet, MB R0E 1A0  
 Ph: (204) 345-1452 Fax: (204) 345-1440  
 Email : [rtease@gov.mb.ca](mailto:rtease@gov.mb.ca)





**TRAVERSE WOODS SUBDIVISION**  
Rural Municipality of Alexander

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

*Previously known as "Traverse Estates Subdivision"*

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Winnipeg</b> Average Lot Size: (may vary) 45m x 45m	<b>2, 6, 33, 34</b>	<b>n/a</b>	<b>\$6,500 – Back Tier</b>

**GETTING THERE:** The Traverse Woods subdivision is located on the south shore of Traverse Bay along the east side of Lake Winnipeg, approximately 111km (69 miles) northeast of Winnipeg, or 25km (16 miles) west of Pine Falls. Located just south of the Traverse Bay community, access to this subdivision from Winnipeg is easily attained by heading north on PTH 59, then east for 3.2km (2 miles) along PTH 11 to the Traverse Bay access. Proceed 1.6km (1 mile) north on the gravel road then east onto the subdivision access for 1km (0.5 mile).

**AREA DESCRIPTION:** Beautiful Victoria Beach and Elk Island Provincial Park are located within a 10 minute drive, and Grand Beach Provincial Park is approximately 25km (16 miles) away. The Traverse Bay area is primarily a summer vacationing area with few year round residents. Recreational possibilities are endless with golfing, hiking, biking, bird-watching, and hunting, and of course water recreation which includes boating, sailing and of course, sport angling. Winter activities include country skiing, snowmobiling, and ice fishing to name a few.

With its beautiful beaches and wide open waters, Lake Winnipeg is one of Manitoba's greatest freshwater resources. This natural wonder, reminiscent of an inland-sea is the world's 10th largest freshwater lake at 23,750km<sup>3</sup> is easily visible from space as the province's dominant geographical feature. The lake plays a critical role in tourism, recreation, commercial and sport fisheries, and hydroelectric generation in Manitoba. The lake is home to abundant aquatic life including fish, invertebrates, and plants.

Lake Winnipeg's world-class beaches attract many visitors to the province and opportunities for swimming, paddling, sailing, and windsurfing can be found on the east and west shores. Fishing opportunities include catching a variety of species including world-class pickerel, goldeye, sauger, whitefish, trophy size walleye, plus others. Sport anglers find many places to drop a line while enjoying the lake's beauty. Traverse Bay is a large body of open water with a few islands where the Winnipeg River enters Lake Winnipeg. Pine Falls Golf Club, a public 9-Hole course is located nearby on PTH 11.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 49-lot subdivision design has provided for natural buffer space between the front lot lines and the sandy lakeshore with varying lot sizes due to topographical limitations or other requirements. The nearest public beach is located on the shore of Lake Winnipeg adjacent to the subdivision. The boat launch is located on Traverse Bay Road approximately 1.5km east.

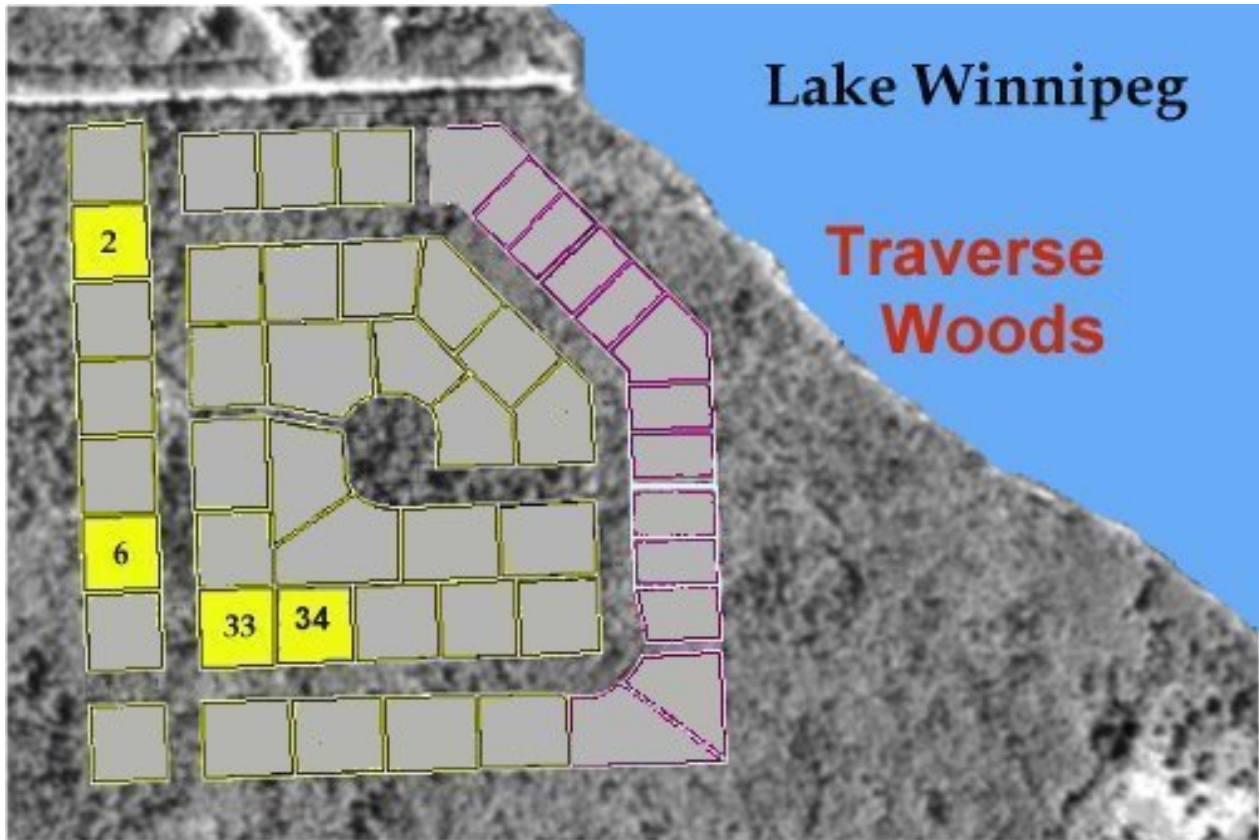
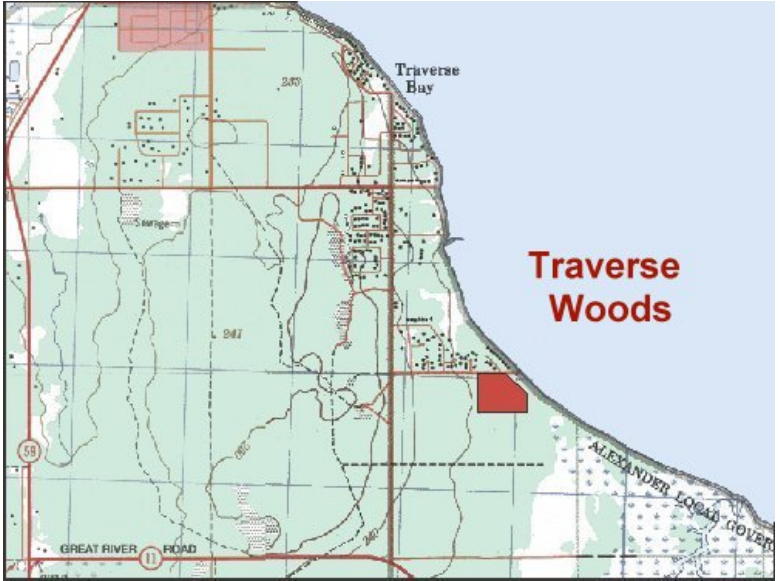
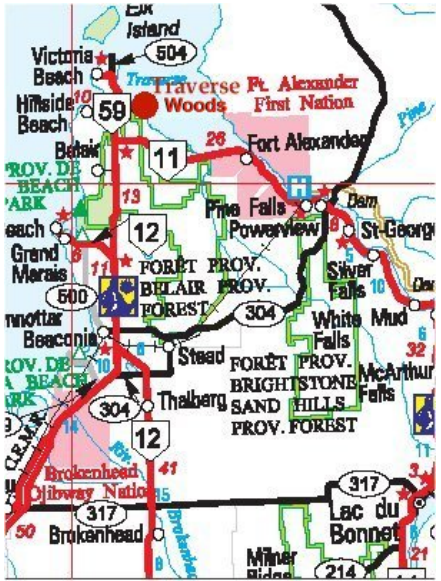
**SERVICES:** The Traverse Woods subdivision has gravel road access. Local services can be found in the communities of Traverse Bay or Albert Beach minutes north, however these services are primarily seasonal and/or limited. Full service year round amenities are available in Pine Falls approximately 20 minutes east. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 RM of Alexander  
 Box 100  
 St. Georges MB R0E 1V0  
 Ph: (204) 367-6170 Fax: (204) 367-2257  
 Email: [Margieb@wrac.ca](mailto:Margieb@wrac.ca)

Inquiries for information should be directed to:  
 Rick Tease, Lands Manager – Manitoba Conservation  
 PR 502  
 Lac du Bonnet, MB R0E 1A0  
 Ph: (204) 345-1452 Fax: (204) 345-1440  
 Email : [rtease@gov.mb.ca](mailto:rtease@gov.mb.ca)





**TWIN LAKES SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW**

Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Twin Lakes</b> Average Lot Size: (may vary) 40m x 65m	17	1	<b>\$14,000 – Waterfront</b>

**GETTING THERE:** The Twin Lakes Subdivision is located on Twin Lakes approximately 720km north west of Winnipeg, or approximately 55km south of Flin Flon. The subdivision is accessed off PTH 10 and north onto Sherridon Road about 10km south of Bakers Narrows Provincial Park or 15 minutes north of Cranberry Portage.

**AREA DESCRIPTION:** Known as a mining/industrial community, Flin Flon also support and promotes many recreational, cultural and tourism activities throughout the entire year. As well, Phantom Lake Golf course, a 9-hole semi-private course, is located less than an hour away in Flin Flon. Area attractions include the Grass River Corridor, a historic fur trade route, petting zoo, boat rides on Amisk Lake, Flinty's Boardwalk which spawns half the town of Flin Flon, Hudson Bay Mining and Smelting operation tours, the unique limestone crevasses near Denare Beach, and the Grass River and Bakers Narrows Provincial Parks.

The region's numerous lakes are clean and deep, supporting a tremendous fishery resource. Walleye, burbot, jackfish, monster lake trout; which may exceed 30 pounds and many other species are available for the avid fisherman. The area is a favorite location for hunters, who can find plentiful large game in the picturesque boreal forests that surround the area. Moose, bear, white tailed deer and woodland caribou as well as many species of waterfowl are often spotted in the area.

Twin Lakes is a 5km long water body with two distinct arms joined by a narrow channel. The lake has a thriving fishery with pickerel, whitefish, pike and lake trout. The lake lies between Flin Flon and Cranberry Portage and is immediately adjacent to PTH 10 with excellent road access.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The 20-lot subdivision is 2km east of the community of Cranberry Portage, located on the north shore of Twin Lakes. The lot sizes vary due to topography and the subdivision design provides for natural buffer space. This subdivision will be accessible by gravel road. The lots are spacious, well drained, and treed with poplar and spruce. There is a public boat launch located at the wayside park at the beginning of the subdivision. The nearest public beaches are on Lake Athapapuskow called Cranberry Portage Beach located approximately 13km south on PTH 10 in Cranberry Portage, or Sally's Beach located approximately 15km north on PTH 10.

**SERVICES:** Local services and amenities, including the Flin Flon airport, RCMP and hospital are provided five minutes away in Flin Flon. Additional recreational opportunities are available 10 minutes north of Lake Athapapuskow at Bakers Narrows Provincial Park. The community of Cranberry Portage on Lake Athapapuskow's East shore is located 15 minutes south along PTH 10. The subdivision will be pre-serviced with Hydro and MTS, however, the lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up upon completion of pre-servicing.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Rick Hoglander  
508 – 401 York Avenue  
Winnipeg MB R3C 0P8  
Ph: (204)945-8217 Fax: (204)948-2084  
Email: [rhoglander@gov.mb.ca](mailto:rhoglander@gov.mb.ca)

Inquiries for information should be directed to:  
Mike Armstrong, Northwest Region Lands Manager  
– Manitoba Conservation  
3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
Ph: (204) 627-8252 Fax: (204) 623-5733  
Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)





**WANIPIGOW LAKE SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Wanipigow Lake</b> Average Lot Size: (may vary) 40m x 70m	4, 15, 16, 19, 22, 23	n/a	\$25,000 – Waterfront

**GETTING THERE:** The subdivision is located approximately 210km northeast of Winnipeg between the communities of Manigotagan and Bissett along PR 304. To get to this subdivision take PTH 59 north to PR 304 to Powerview (110km) then proceed north on PR 304 approximately 100km to the Wanipigow East Subdivision. The trip from Winnipeg is along paved highway to this point. At the Wanipigow East Subdivision road turn left (east) and proceed for approximately 1.2km. The new subdivision is located along the shoreline, and may be viewed on foot as there is a trail to the area, but no road has been developed as of yet. Signage will direct those interested to the subdivision location.

**AREA DESCRIPTION:** The subdivision is located on the Northern Trail in the Eastern Region of the province. This northern route leads to several communities where the population is largely aboriginal. You can take part in fishing, trapping, hunting, wild rice harvesting and tourism activities. Vast areas of rock outcrops, coniferous forests, spruce bogs and pristine lakes of the shield country cover this area. Keep a sharp eye out for wildlife or stop to put a fishing line in a roadside lake or creek.

Wanipigow is a Cree word meaning "hollow water" or, more literally, "hole in the water." Legend states that in the past, a river flowing west from the country of many hills to the great lake ran into a hole and disappeared. The Wanipigow Lake Archaeological Site contains a wealth of information about past Aboriginal lifeways, making it one of the most significant sites in Manitoba.

Wanipigow Lake is a widening in the Wanipigow River. The lake is oriented in the east-west direction, and is about 10km in length and 1.6km in width. There are excellent fishing opportunities for the master angler as the lake includes goldeye, mooneye, northern pike, perch, sucker and walleye.

**LOCATION & DESCRIPTION OF SUBDIVISION:** The Wanipigow Lake subdivision is a 30-lot development with all lakeshore lots. Lots are an average of 40m x 70m in size. There is a 30 meter Crown reserve in front of all lakeshore lots. The lots are mostly tree covered with Spruce and Poplar being the dominant species. As this is shield country the shoreline is mostly rocky and the lakeshore can be shallow. There is a boat launch and public beach located within the existing subdivision approx 0.5km away.

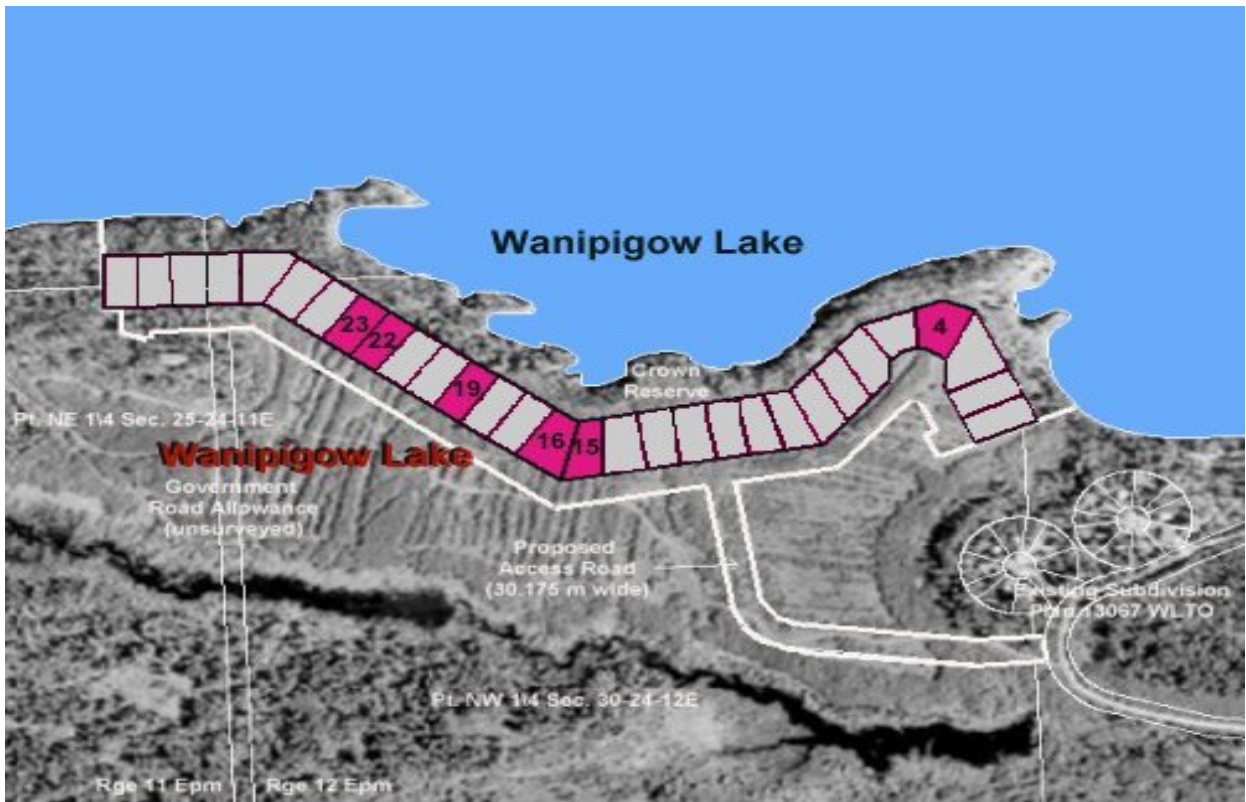
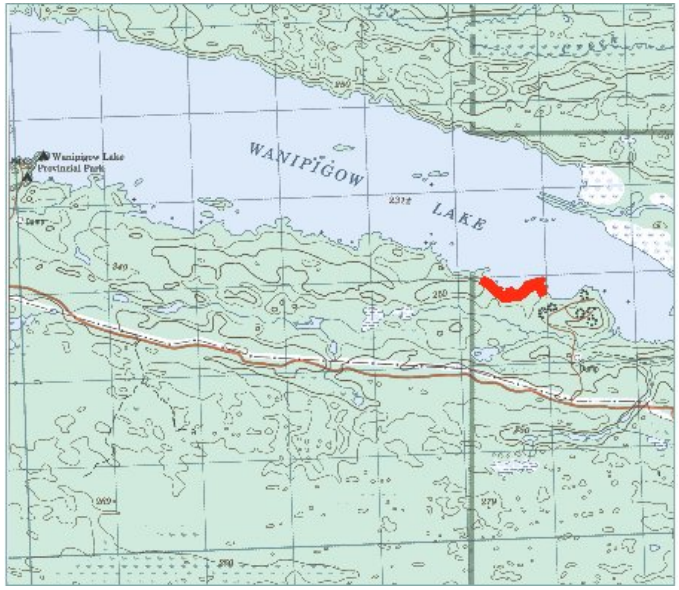
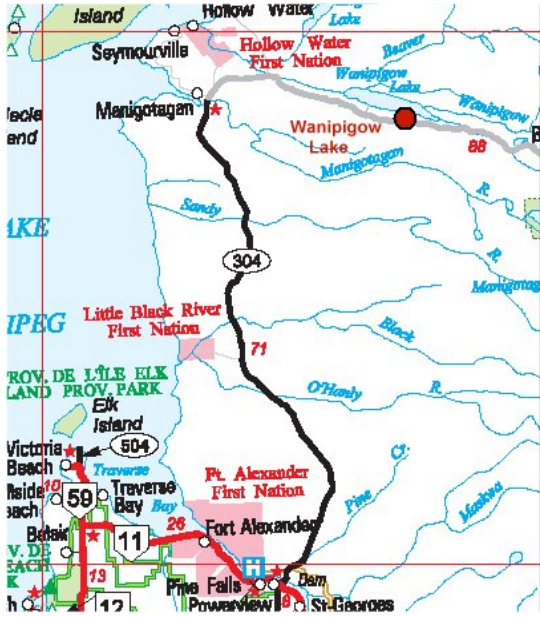
**SERVICES:** The town of Bissett is about 20km further down PR 304. The town has the following services; grocery and convenience stores, hotel, restaurant, liquor store and service station. Manigotagan is located approximately 30km away. The subdivision will not be serviced with Hydro or MTS.

**CONTACT INFORMATION:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Jeff Wedge  
639 Park Avenue  
Beausejour, MB R0E 0C0  
Ph: (204)268-6043 Fax: (204)268-6045

Inquiries for information should be directed to:  
Rick Tease, Lands Manager – Manitoba  
Conservation, PR 502  
Lac du Bonnet, MB R0E 1A0  
Ph: (204) 345-1452 Fax: (204) 345-1440  
Email : [rtease@gov.mb.ca](mailto:rtease@gov.mb.ca)





**WEKUSKO LAKE SUBDIVISION**  
Town of Snow Lake

**FALL 2006 COTTAGE LOT DRAW**  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Wekusko Lake</b> Average Lot Size: (may vary) 33m x 48m	3, 4, 5, 6, 7, 9, 10, 12, 13	1	<b>\$3,200 – Waterfront</b>

**GETTING THERE:** Wekusko Lake is located in the Rural Municipality of Snow Lake, and is approximately 680km (425 miles) north of Winnipeg, or 440km south of Thompson, or 192km east of Flin Flon. Take PTH 6 from Winnipeg and Thompson to PTH 39. Travel west on PTH 39 to the junction of PR 392, and go north to the public dock at Barlett's Landing. Access from Flin Flon is south via PTH 10 then east on PTH 39 to the junction of PR 392. Travel north on PR 392 to the public dock. The Subdivision is located on the northeast shore of Wekusko Lake and is accessed by boat only from a public dock facility at Barlett Landing (Vickers Bay) located off of PR 392, approximately 6km North of Wekusko Falls. The public dock has adequate docking space and parking for vehicles. There are no marine services offered at this facility. The nearest service facilities are located in Snow Lake.

**AREA DESCRIPTION:** Wekusko Lake has a number of unique areas. The campsite at Wekusko Falls on the west side of the lake in Wekusko Falls Provincial Park is the best known of Wekuskos' attractions. There is the cottage community of Herb Lake Landing, accessible on the south east side of the lake. Herb Lake Landing is well known for its cliffs, outstanding views of the lake, and geological diversity making it a rock hounds delight. The ghost town of Herb Lake; a gold mining community in the 1920's, 30's, 40s and abandoned in the 50's is located on the north east side of the lake.

Known primarily as a mining town, Snow Lake is also an outdoor-lovers paradise. Nature lovers can experience bald eagles, loons, moose, caribou and a wide variety of ducks, birds and other wildlife. Fishing opportunities offer walleye, and monster pike. Every season offers many enjoyable recreational activities from swimming, hiking and canoeing, to cross-country and downhill skiing, and miles of frozen lakes and rivers; for snowmobile enthusiasts. As well, Snow Lake Golf Club, a 9-hole public course, is located a short drive away from Barlett's Landing. One can tour the mining museum, modern mines or rivers; explore any of the many historical sites including Native American pictographs on Tramping Lake; or the scenic Grass River once used as a fur trade route.

Wekusko Lake has an abundance of walleye, northern pike, whitefish, burbot, and perch. The lake has a north south orientation, being approximately 25km long and 10km wide with a surface area of 17.591 ha (43.469 acres). The average depth of the lake is 8.0 meters with a maximum recorded depth of 16.0 meters. The approximate distance from Barlett's landing to the subdivision is approximately 8km. A variety of other lakes in the area also provide excelling fishing opportunities.

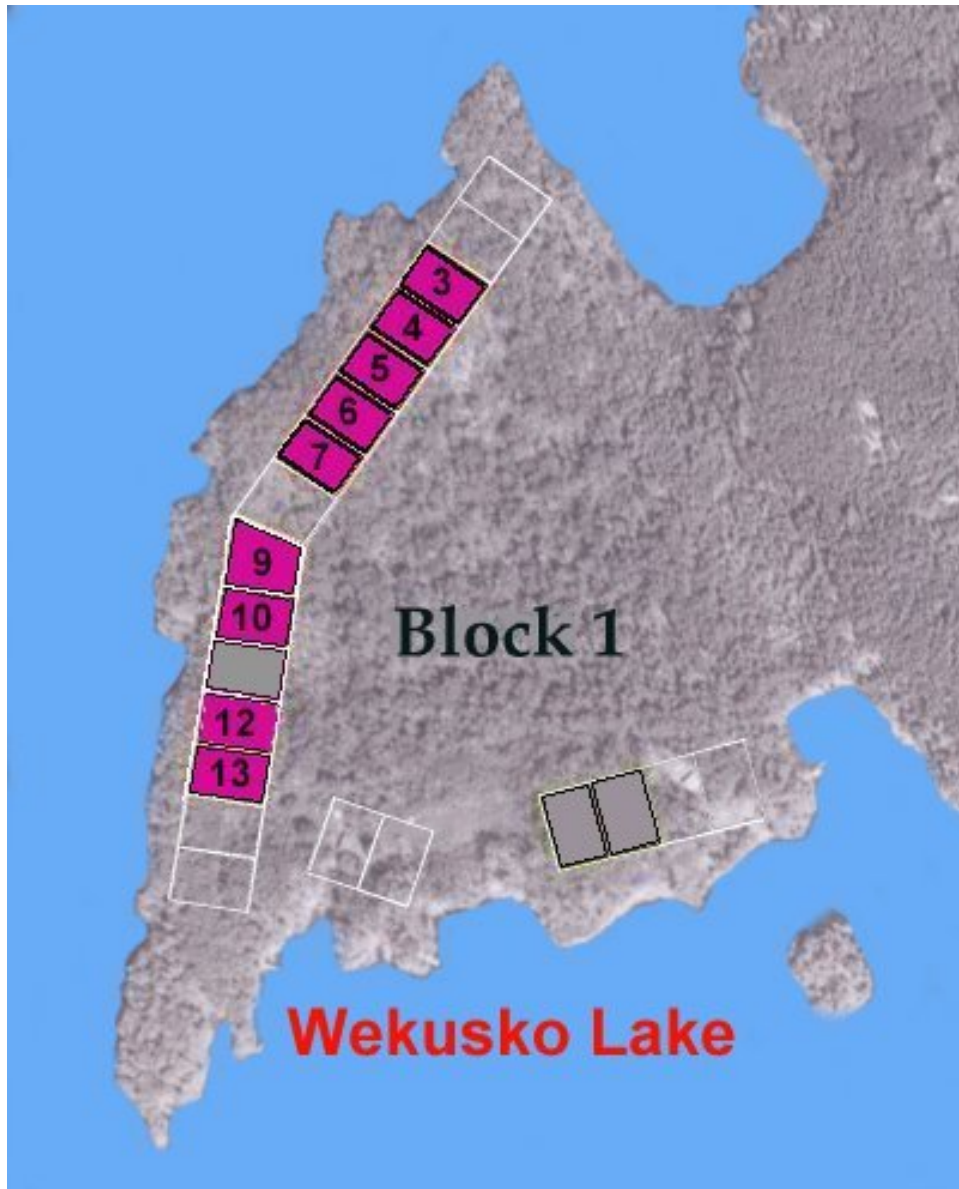
**LOCATION & DESCRIPTION OF SUBDIVISION:** The Wekusko Lake subdivision is a 21-lot cottage area limited to water access (boat) only, with no hydro or MTS availability. Lot sizes vary due to topography or other requirements. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore. The public boat launch and dock are located 8km away at Bartlett's Landing.

**SERVICES:** Local services and amenities are provided 15 minutes north of the public dock at Barlett's Landing in the Town of Snow Lake.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for permits should be directed to:  
 The Town of Snow Lake  
 113 Elm St., Box 40  
 Snow Lake, MB, R0B 1M0  
 Ph: (204) 358-2551 Fax: (204) 358-2112  
 Email: [snowlake@mts.net](mailto:snowlake@mts.net)

Inquiries for information should be directed to:  
 Mike Armstrong, Northwest Region Lands Manager  
 – Manitoba Conservation  
 3rd & Ross Ave, Box 2550, The Pas, MB R9A 1M4  
 Ph: (204) 627-8252 Fax: (204) 623-5733  
 Email: [MiArmstron@gov.mb.ca](mailto:MiArmstron@gov.mb.ca)





**WHITEFISH LAKE SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

**FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision**

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Whitefish Lake</b> Average Lot Size: (may vary) 35m x 60m	<b>23</b>	<b>n/a</b>	<b>\$5,000 – Lakeview</b>

**GETTING THERE:** The subdivision is located in the western portion of Manitoba on the east shore of Whitefish Lake, in the Porcupine Provincial Forest, approximately 522km northwest of Winnipeg. The subdivision is accessed via PTH 10 north of Swan River to PR 279 west, then north on PR 279 to Whitefish Lake Provincial Park at junction PR 588.

**AREA DESCRIPTION:** Whitefish Lake Subdivision is located on the southern edge of the Porcupine Mountain Provincial Forest just inside the Manitoba-Saskatchewan border. It is an area that fringes on the Boreal transition zone providing a diverse habitat of mixed forests for many species of wildlife. Moose, black bear, wolf, white-tailed deer and many different species of boreal bird species and waterfowl utilize the area. The area has enormous potential for providing additional recreational opportunities for the outdoors enthusiast. Some of the best elk hunting in the Province occurs in the area. Fishing, biking, hiking canoeing, boating, off-road or ATV access, wildlife viewing, boating and swimming are just some of the favorites. For the avid golfer, Swan River Golf Club, a 9-hole public course, is located less than an hour drive from the subdivision. Snowmobiling, cross country skiing, ice fishing, and tobogganing are favorite winter activities. The area's economics is derived primarily from forest harvesting, trapping and outfitting activity. The area also provides excellent berry and mushroom picking potential.

Whitefish Lake is a circular shaped lake with a surface area encompassing 651 hectares (1,641 acres). It is approximately 3.90km wide, averaging 8.5 meters deep with a maximum depth of 19.0 meters. Whitefish Lake produces excellent northern pike, perch and walleye. Cross Lake, which is on the Whitefish Lake Road 19km south, typically produces excellent northern pike and walleye results as well.

**LOCATION & DESCRIPTION OF SUBDIVISION:** This 29-lot subdivision is located along the east shore of Whitefish Lake oriented in a north south alignment along the shoreline. The subdivision lots are accessed from a public road (gravel) which is off PR 276. Lot sizes vary due to topography or other requirements. The subdivision design has provided for natural buffer space between the front lot lines and the river. The nearest public beach and boat launch are located 2km away at Whitefish Lake Provincial Wayside Campground.

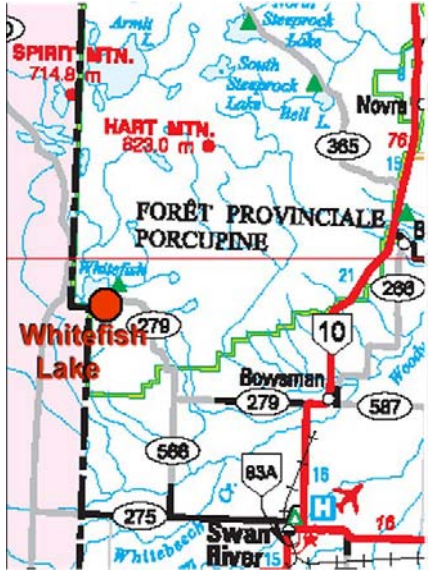
**SERVICES:** Local (limited) services are offered in the community of Bowsman 20 minutes (36km) southeast. Full services, including hospital, RCMP, and airport can be located in Swan River approximately 30 minutes south. There will not be Hydro or MTS at this subdivision.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
Office of the Fire Commissioner, Tom Jennings  
1601 VanHorne Avenue E.  
Brandon, MB R7A 7K2  
Ph: (204)726-6842 Fax: (204)726-6847  
Email: [tjennings@gov.mb.ca](mailto:tjennings@gov.mb.ca)

Inquiries for information should be directed to:  
Lorne Misanchuk, Western Lands Manager -  
Manitoba Conservation  
27 Second Avenue SW, Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





**WOODS CREEK SUBDIVISION**

Municipal Authority: Aboriginal and Northern Affairs

FALL 2006 COTTAGE LOT DRAW  
Crown Lands – Existing Subdivision

LAKE/LOT INFORMATION	LOT	BLOCK	PRICE (DOES NOT INCLUDE G.S.T.)
<b>Lake Manitoba</b> Average Lot Size: (may vary) 30m x 46m	1, 3, 5	1	\$4,000 – Back Tier
	2	2	\$3,000 – Back Tier
	2, 3, 4, 5	4	\$3,800 – Back Tier
	4, 5, 6	5	\$3,800 – Back Tier
	8, 10, 11	6	\$2,000 – Back Tier
	5	7	\$2,000 – Back Tier
	1 – 7	8	\$2,000 – Back Tier
	1 – 6	9	\$2,000 – Back Tier
	1 – 14	10	\$2,000 – Back Tier
	1, 2	11	\$2,000 – Back Tier
	1, 2, 3	12	\$4,000 – Back Tier

**GETTING THERE:** The subdivision is located along the northwest shore of Lake Manitoba, directly north of Manipogo Provincial Recreational Park, and approximately 311km (193 miles) north of Winnipeg or 75km (46 miles) northeast from Dauphin. Access to subdivision is provided by a gravel road off PR 276, approximately 6km north of the community of Toutes Aides.

**AREA DESCRIPTION:** The Woods Creek area is developing into a tourism and recreational center for the region with excellent fishing, hunting, and bird watching. Dauphin Lake and Lake Winnipegosis located south and west provide for an attractive fishery resource. Lake Manitoba provides a diverse fishery that commonly produces walleye, northern pike, whitefish, burbot and perch.

Lake Manitoba is a large irregularly shaped lake, about 200km long. Explore the lake, and you may be able to confirm the legend of Manipogo, Lake Manitoba's serpentine sea monster. Since the late 1800s, people have claimed to see the creature, but no conclusive evidence of the monster's existence has been found. Can you solve the mystery?

For the avid golfer, Dauphin Lake Golf Club, a public 18-hole course, is located about an hour away from the subdivision.

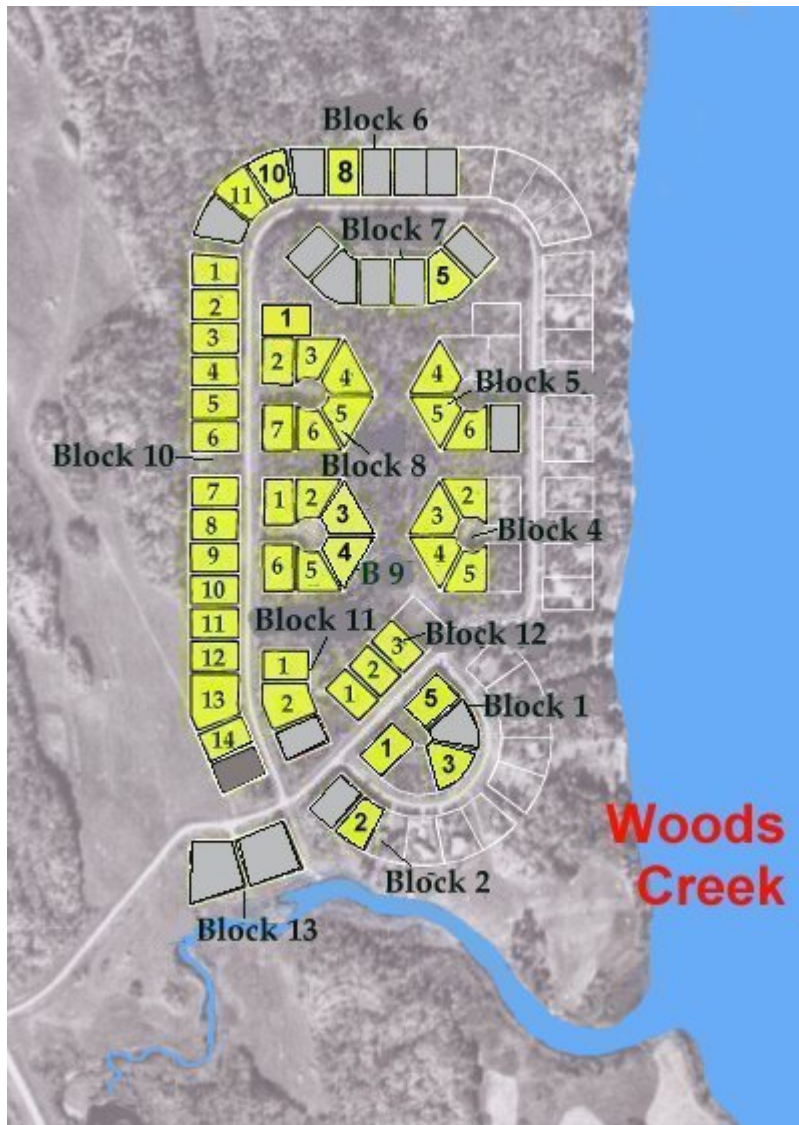
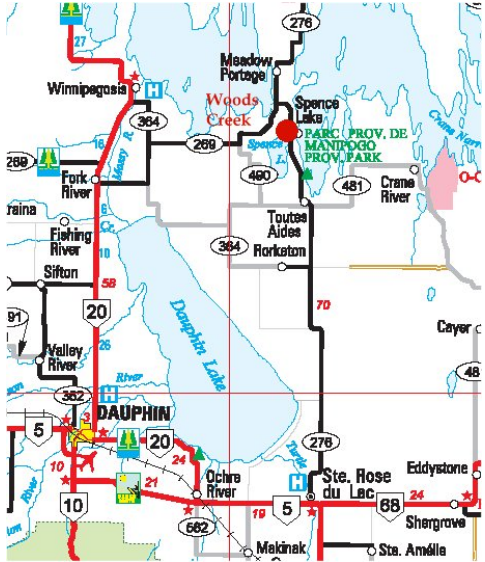
**LOCATION & DESCRIPTION OF SUBDIVISION:** The Woods Creek subdivision has a rocky shoreline in most areas. There is no sandy beach at this subdivision however there is a beautiful beach at Manipogo Provincial Park 5 minutes away. The terrain is generally level with an attractive tree cover. The subdivision design has provided for natural buffer space between the front lot lines and the lakeshore with varying lot sizes due to topographical limitations or other requirements. The nearest Public Boat Launch is located 3km south away at Manipogo Provincial Park.

**SERVICES:** The Woods Creek subdivision has good road access. The subdivision is provided with Hydro and MTS, but the lot holder is responsible for contacting Manitoba Hydro directly to arrange and pay for line extension and cottage hook-up. Limited services are available in the Communities of Rorketon, located approximately 16km south, with full service amenities available in Ste Rose, approximately 45 minutes south.

**CONTACT FOR INFORMATION AND PERMITS:**

Inquiries for building permits should be directed to:  
 Office of the Fire Commissioner, Rick Grimshaw  
 1601 VanHorne Avenue  
 Brandon, MB R7A 7K2  
 Ph: (204)726-7171 Fax: (204)726-6847  
 Email: [rgrimshaw@gov.mb.ca](mailto:rgrimshaw@gov.mb.ca)

Inquiries for information should be directed to:  
 Lorne Misanchuk, Western Lands Manager-  
 Manitoba Conservation  
 27 Second Avenue SW, Dauphin, MB R7N 3E5  
 Ph: (204) 622-2103 Fax: (204) 638-8626  
 Email: [LMisanchuk@gov.mb.ca](mailto:LMisanchuk@gov.mb.ca)





# Conservation Cottaging Program

Fall 2006 Cottage Lot Draw Subdivisions

