

## 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.
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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.
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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.

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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).

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**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. 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)