

**FIRST COME FIRST SERVED COTTAGE LOT PROGRAM
BIG ISLAND LAKE SITE 1 SUBDIVISION
NORTHWEST AREA, BIG ISLAND LAKE
Municipal Authority: Aboriginal & Northern Affairs
Crown Lands – Existing Subdivision**

BIG ISLAND LAKE SITE 1

Average Lot Size: 33 m x 48 m (may vary)

Getting There: The Big Island Lake subdivision is located on Big Island Lake approximately 720km northwest of Winnipeg or approximately 5km south of Flin Flon along PTH 10.

Location & Description of Subdivision: Big Island Lake has direct road access, however, the lots are located on an island directly across from the boat launch and are boat accessible only. The average lot size is 33m x 48m but may vary due to the topography and other requirements. The subdivision design has provided a natural buffer space between the front lot lines and the lakeshore. The nearest beach/boat launch is located 1km away at Big Island Lake.

Services: Local services and amenities, including the Flin Flon Municipal airport, RCMP, and hospital are provided five minutes away in Flin Flon. Additional recreational opportunities are available 10 minutes south at Lake Athapapuskow and Bakers Narrows Provincial Park. The community of Cranberry Portage on Lake Athapapuskow's east shore is located approximately 40km south. There are no Hydro or MTS services available at this subdivision.

Flin Flon is located five minutes north of Big Island Lake and offers many of the same amenities and services that are provided by Winnipeg or Brandon. Known as a mining/industrial community, Flin Flon also supports and promotes many recreational, cultural and tourism activities throughout the entire year.

Contact for information and permits: Inquiries should be directed to:

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