

**FIRST COME FIRST SERVED COTTAGE LOT PROGRAM  
BENYKS POINT SUBDIVISION  
WESTERN AREA, LAKE MANITOBA  
Municipal Authority: Aboriginal & Northern Affairs  
Crown Lands – Existing Subdivision**

**BENYKS POINT**

Average Lot Size: 34 m x 46 m (may vary)

**Getting There:** The Benyks Point subdivision is located on the northwest shore of Lake Manitoba about 315km northwest of Winnipeg or approximately 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.

**Location & Description of Subdivision:** The 24-lot subdivision, accessible directly off PR 276 by a gravel road, consists of Benyks Point north and south which are separated by approximately ½ mile. The subdivision is designed very efficiently with good road access, a public reserve and a public boat launching ramp. The average lot size is 34m x 46m. 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 a 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. MTS is 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.

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

Lorne Misanchuk, Western Lands Manager- Manitoba Conservation  
27 2nd Avenue S.W., Dauphin, MB R7N 3E5  
Ph: (204) 622-2103 Fax: (204) 638-8626  
Email: [Lorne.Misanchuk@gov.mb.ca](mailto:Lorne.Misanchuk@gov.mb.ca)

