

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

WOODS CREEK

Average Lot Size: 30 m x 46 m (may vary)

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

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 a natural buffer space between the front lot lines and the lakeshore. The average lot size is 30m x 46m but may vary due to topographical limitations or other requirements. The nearest public boat launch is located approximately 3km south 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 Hydro and MTS 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 should be directed to:

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