

COTTAGE LOT DRAW FREQUENTLY ASKED QUESTIONS

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

Q: “What deadlines should I be aware of?”

A: **4:30 p.m. on Friday July 20, 2007 - application form deadline.** Applications must be mailed or delivered in person to Manitoba Conservation, 2007 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.

4:30 p.m. on Tuesday July 24, 2007 - deadline to withdraw from the 2007 Cottage Lot Draw and receive a payment refund. A written letter stating your intent to withdraw is required.

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 Official 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 do not 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 deadline is at 4:30 pm on the **Application Deadline**). Applications post stamped before, but received after the **Application Deadline**, 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, Manitoba, R3J 3W3;
 - the payment cheque is returned by the bank as a result of non-sufficient funds (NSF);
 - upon request of *Manitoba* the applicant failed to provide supporting documentation for 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 for Draw applicants include cash, debit card, credit card (Visa and MasterCard), 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. Credit card transactions are not permitted by phone, mail, facsimile or over the internet.

Q: “How many subdivision areas may I choose on my application?”

A: You may select a maximum of five (5) areas. Applicants must select a minimum of one area. Please note that a subdivision choice is no longer required on the application forms. Manitoba Conservation strongly recommends that you inspect the subdivisions before submitting your application.

Q: “I have received position number 14 for my area – what does that mean?”

A: Under the new rules this means that you will be the 14th person to select a lot in your area. Keep in mind that applicants before you may be applying for a different subdivision choice, and you still may end up with first choice in the subdivision you are interested in. Please be sure to attend the lot selection meeting, even if your selection number seems high.

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 July 24, 2007. After this date, your name will go into the 2007 Draw.

When the lot selection meetings are completed, the \$100.00 payment will be refunded to all applicants who do not select a lot. For applicants who select a lot, the \$100.00 will be applied toward the purchase or lease of your lot. If you choose a lot, and do not follow through with the purchase/lease, you will forfeit your \$100.00 payment, and it will not be refunded.

Q: “If I was successful in previous cottage lot draws can I apply into the 2007 Draw?”

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

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 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).

Q: “If I am an employee of the Government of Manitoba 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 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, 2008 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.

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.

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.

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

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*.

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

A: Lots that are returned to inventory, for reason of forfeit or non-compliance, will be re-offered in the next Draw process. Lots remaining after the selection process will be placed for sale on a first-come/first-serve basis. More information will follow on how to obtain these lots.

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
