

**FIRST COME FIRST SERVED COTTAGE LOT PROGRAM
LITTLE DEER SUBDIVISION
INTERLAKE AREA, LAKE WINNIPEG
Municipal Authority: Aboriginal & Northern Affairs
Crown Lands – Existing Subdivision**

LITTLE DEER

Average Lot Size: 30 m x 50 m (may vary)

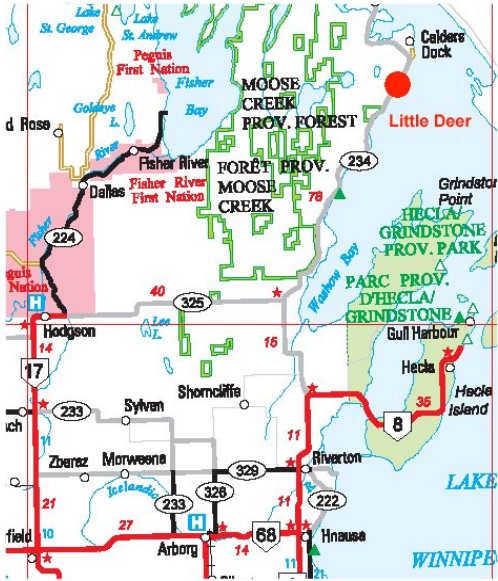
Getting There: Located in the Interlake area, the Little Deer subdivision is located north of Beaver Creek Provincial Park along the west shore of Lake Winnipeg approximately 2 hours north of Winnipeg. The subdivision is approximately 177km (110 miles) north of Winnipeg along PR 234, and is 95km (60 miles) north of Gimli. Little Deer subdivision is located 50km north of the junction of PR 234 and PTH 8. The junction of PR 234 and PTH 8 is approximately 8km north of Riverton. PR 234 is a gravel road and the subdivision access is located approximately 15km (9 miles) north of the entrance of Beaver Creek Provincial Park.

Location & Description of Subdivision: The subdivision is split into two areas, the first being a 110-lot subdivision (Plan 44529) and the second area being a 10-lot subdivision (Plan 44519). The subdivision design has provided a natural buffer space between the front lot lines and the lakeshore. The average lot size is 30m x 50m but may vary due to topographical limitations or other requirements. The shoreline of the subdivision varies between plated limestone and boulder armored shoreline. There is a Federal Harbour located at Calder's Dock approximately 10km from the north end of the subdivision. The harbour is operated by the Pine Dock Harbour Authority. There is a public beach located approximately 15km away at Beaver Creek Provincial Park.

Services: The Little Deer subdivision has road access off PR 234 onto the subdivision access road. Local services and amenities are found in the Town of Riverton about 40 minutes south or in the Town of Arborg or Gimli located 1 hour away. There are limited services available at Pine Dock and Matheson Island located north of the subdivision. The subdivision is pre-serviced with Hydro and MTS. The lot holder is responsible for contacting Hydro and MTS directly to arrange and pay for cottage hook-up.

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

Lyle Campbell, Interlake Lands Manager - Manitoba Conservation
75 7th Avenue, Gimli, MB R0C 1B0
Ph: (204) 642-6074 Fax: (204) 642-6108
Email: Lyle.Campbell@gov.mb.ca



Plan 44519



Plan 44529

