



# Welcome to Minaki on the River

We are very proud to be permanent residents of Minaki. For good reason, Minaki has been called the Jewel of the North.

Our mission is to have the most sustainable development possible and bring back the charm of this great location.

Our plans include the following:

- Decommission the sewage plant
- Convert the multi hotel site to 18 modern condominiums, approximately 2000 sq ft each, to blend in with the natural beauty of our development
- Heritage buildings will be renovated and cottage rentals will be available
- Approximately 10 waterfront and 30 back cottage lots and water-view lots will be available for sale. All back lots will come with a boat slip, so this will be a true waterfront community
- A new restaurant plan is in the works
- The former Power House will be converted to a General Recreation facility

Let's bring some new families to Minaki to show them what cottage life has to offer at this wonderful historical site.

If you have ideas and suggestions for improvements, please share them with us. ([douggrat@mymts.net](mailto:douggrat@mymts.net)).

**Find us online at [Minaki.com](http://Minaki.com)**

# LOCATION MAP

---

Minaki is located just over 2 1/2 hours from Winnipeg and 30 minutes from Kenora on paved Highway 596. Located on the Precambrian Shield, this area offers the natural beauty of lakes, forests and rocks.



# HISTORY

---

In 1909, the National Transcontinental Railway built a rail line, station, and bridge at Minaki, then known as Winnipeg River Crossing.

After the railway was constructed, a small hotel was built by the Grand Trunk Pacific Railway in Minaki in 1914. Canadian National Railway purchased this hotel in 1919 and began renovations renaming the property 'Minaki Lodge'. Minaki was reported to mean "Beautiful Land" or "Beautiful Place". After a fire in 1925, Minaki Lodge was rebuilt and opened in 1927. This Lodge went through several incarnations as ownership of the property changed hands throughout the mid-twentieth and into the early twenty-first century. The main lodge structure was destroyed by fire in 2003 and the property has remained vacant since.



The lodge site has been cleaned up and re-claimed. The existing grounds and hotels have been maintained and cleaned up in preparation for the re-development.

The hotel complex will be remodeled.



Former Lodge

# GEOGRAPHY

---

Minaki is at the boundary where the white pine and yellow birch of the northwestern tip of the Great Lakes-St. Lawrence forest meet the jack pine, black spruce, and trembling aspen of the boreal forest. Some areas north of the town have been or are being logged to supply the Weyerhaeuser oriented strand-board mill in Kenora.

Located about 45 minutes north of Kenora at the north end of paved Highway 596, the hamlet of Minaki is gateway to lakes and rivers of the Ontario portion of the Winnipeg River system, including Gun, Sand, Pistol and Roughrock lakes. Fly-in service is available to the English River and lakes farther north. Area lakes offer bass, muskie, northern pike and walleye. There are also many black bear, moose, and deer in the rugged woods surrounding the town.

Many islands scatter the lakes. The main vacation season is May to September, with the August long weekend the peak of the summer season. Anglers also visit in the spring and hunters in the fall. Visitors to Minaki are few in the November to April period, though snow-machine traffic from Kenora to points farther north passes a few kilometers away from the community. Year-round population of the immediate Minaki area is estimated by residents at about 130. At the height of summer, the seasonal population of surrounding lakes served through Minaki is about 1,000.

The largest lake adjacent to Minaki is Sand Lake, which is north of the townsite. The part north of Harbour island and Moore's Point is known as Big Sand Lake, the basin generally west of Harbour Island and Moore's Point is known as Little Sand Lake.



# COMMON GROUNDS

---



# DOCKING

---

There are 3 existing docks and accompanying slips, that make up 64 boat slips. These will be situated in front of Lot 2. Each property will be assigned a boat slip.



# LOTS FOR SALE

Lot 1 – SOLD

Lot 2 – Common Area with docking availability for back lots

Lot 3 – SOLD

Lot 4 – SOLD

Lot 5 – SOLD

Lot 6 – SOLD

Lot 7 – SOLD

Lot 8 – SOLD

Lot 9 – SOLD

Lot 10 – SOLD

Lot 11 – SOLD

Lot 12 – SOLD

Lot 13 – SOLD

Lot 15 – SOLD

Lot 16,17 – Excellent Building Lots, includes Boat Slip. \$185,000 each

Lot 18 – Lot has three, 1400 sq ft log cabins, completely renovated, with a new septic field and well. Great for a large family or each friend buys one. Great rental revenue at \$1500 a week per cabin for a total of \$18,000 a month.

Lot 19 – Excellent Building Lots, includes Boat Slip. \$150,000.

Lot 20-23 – Excellent Building Lots, includes Boat Slip. \$125,000 each

Lot 24-29 – Excellent Building Lots, includes Boat Slip. \$100,000 each

Lot 30 – Waterfront Access. \$120,000

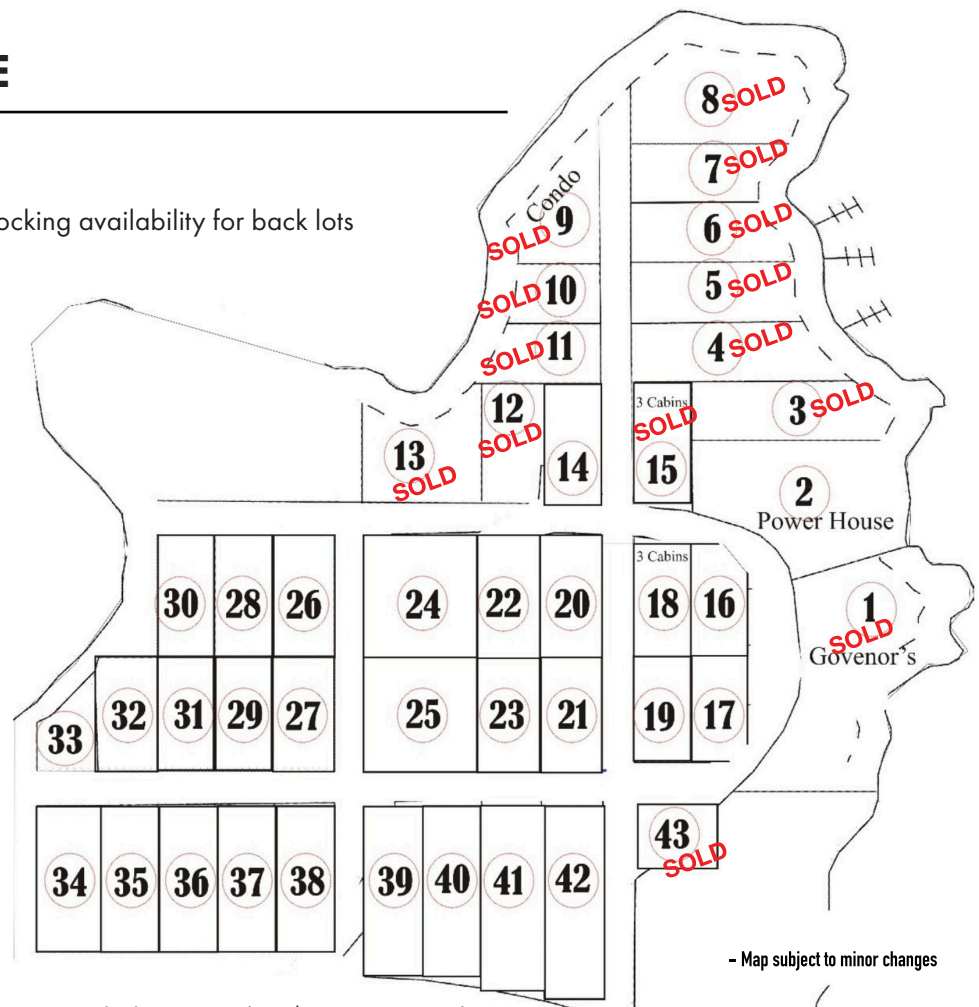
Lot 31 – Waterfront Access. \$100,000

Lot 32 – Waterfront Access. \$125,000

Lot 33 – Waterfront Access. \$155,000

Lot 34 thru 42 – Excellent Building Lots, includes Boat Slip. \$100,000 each

Lot 43 – SOLD



- Map subject to minor changes





# FREQUENTLY ASKED QUESTIONS

---

## **What about sewer and water?**

Each homeowner is responsible for their own sewer and water. All sewage and septic fields need to be approved by the North West Health Unit. For further information please contact NW Health Unit or Doug Johnson at 204-430-8630 for information. Sewage holding tanks may also be an option.

## **What about Water?**

Water can be drawn from the lake if these properties are waterfront accessible. Alternatively, another option is a drilled well or water holding tanks.

## **What about Hydro?**

These lots will all be serviced with overhead hydro. The responsibility of each owner will be to get the hydro from the proposed overhead line to their cottage.

## **What about Building?**

Minaki is an "Unorganized Territory" which permits building without required building permits.

**For more information:**

**Doug Gratton**

Tel: 204.771.9554

Email: [douggrat@mymts.net](mailto:douggrat@mymts.net)

**"Gateway to the wilderness at an affordable price"**

---

