

Dec 93
newsletter

**LONI BEACH RESIDENTS
ASSOCIATION
NEWSLETTER -
DECEMBER 1993**

Municipal Relations

We have always had the suspicion that with respect to municipal revenues of the R.M. of Gimli, the seasonal residents contributed a significant portion of those revenues.

On the occasion of the 1994 property reassessment in the Rural Municipality of Gimli, there was obtained from the Assessment Department of the Ministry of Rural Development particulars of the percentage change from 1993 to 1994 as a result of that reassessment in each class, and further obtained the total assessed land and building values in each class following that reassessment, and attached for your information is a copy of the schedule from Mr. Tepleski providing that information.

Using that information, the following is a table setting forth the total assessed values in each category, both as regards the current (1991) assessment and the previous (1985) assessment. You will recall that the previous assessment was supposed to have been based on 1985 fair market values whereas the current reassessment is supposed to be based on 1991 fair market values.

Class	Nature	1985 Value	Percentage of Assessed Value	1991 Value	Percentage Increase	New Percentage of Assessed Value
10	Residential 1	\$114,344,900	59.33%	\$136,430,800	19.31%	61.71%
20	Residential 2 (5 or more dwellings)	\$1,713,600	.89%	\$1,813,200	5.81%	.82%
30	Farm Property	\$20,824,800	10.81%	\$20,648,700	-1%	9.34%
40	Institutional	\$4,667,500	2.42%	\$6,874,500	50.83%	3.11%
51	Pipeline	\$324,900	.17%	\$374,100	15.14%	.16%
52	Railway	\$260,400	.135%	\$438,500	76.11%	.20%
'60	Other (Commercial)	\$39,625,700	20.56%	\$40,270,000	1.88%	18.21%
70	Golf Course	\$1,243,100	.64%	\$1,840,100	48.02%	.83%
80	Residential 3 (Owner-occupied condominiums and co-op housing)	\$9,936,300	5.155%	\$12,407,800	24.88%	5.61%
TOTAL ASSESSED VALUES		\$192,720,200		\$221,097,200		

While Class 10 Residential 1 is not broken down between beach resort area residences and farm residences, since the Rural Municipality excludes the Town of Gimli, it is reasonable to assume that since there are relatively few farm residences as against resort area residences in the Municipality, a very substantial proportion of the total assessed values for Residential 1 must be for resort area residences.

Again, while we pay taxes on a percentage of assessed values, the other categories likewise pay only a percentage of assessed values; residence pay levies on 45% of values, while farm properties, excluding the land on which the farm house is located, pay levies at 30% of value, further distorting contribution as between farm taxpayers and resort area taxpayers.

It is significant to notice that while the proportion of farm property assessed in the Municipality went down from 10.81% in 1985 to 9.34% in 1991, the percentage of residential property value for the total Municipality went up from 59.33% in 1985 to 61.71% in 1991.

It must also necessarily follow, therefore, that the resort area residents of the Rural Municipality must be paying a very significant proportion of the tax revenues of the Municipality and could be paying what amounts to well over 50% of the revenues.

Further, in terms of contribution, Mr. Tepleski has indicated that while lake front properties experienced a 23% increase, properties on the opposite side of Lake Avenue and west experienced only a 15% increase.

While resort area residents are paying the lion's share of the revenues the Municipality enjoys, the question then becomes, are those resort area residents enjoying an appropriate share of the Municipal services provided through those revenues.

The Directors of the Association have been endeavouring to obtain some schedule of when the Municipality will be doing necessary road work and ditching, but to date have been unsuccessful in receiving any cooperation or information from the Municipality.

Lake Level and Shoreline Matters

On Monday, March 28, 1994, a meeting was convened by Manitoba Hydro, for the benefit of the residents of Loni Beach, to receive their presentation on Lake Winnipeg control, etc.

The presentation presented very little that was new, and the usual justifications that Manitoba Hydro cannot control the weather, etc., but it did include two interesting slides: one was a slide identifying the parts of the Lake Winnipeg shoreline which is subject to erosion; the other was a slide recording the literal drift of material on Lake Winnipeg resulting from the erosion.

These slides were interesting because the coastline subject to erosion is relatively small, and the slide dealing with literal drift almost lays out a map of how to trap the drift and to restore the shoreline.

We submitted that, simply put, if Manitoba Hydro wanted to maintain the levels of the lake

at 715 or higher and thereby earn profits of \$50 million a year as they have reported, then it wasn't unreasonable to ask Manitoba Hydro to share a small percentage of that gain, say, 5% or \$2,500,000.00 to construct the required structures on the lake that would permit the maintenance of the lake at that level and not cause erosion. Believe it or not, this concept was either novel enough or the Hydro people were flattering enough for them to indicate that this was something they had not considered before and might receive some sort of favourable comment. We impressed upon the Hydro Officials there that the information meeting should be a two-way proposition and that they should carry back to Hydro our comments.

Their position has been that if shoreline is to be preserved, those who are affected by it should gather together as a community and put those facilities in place themselves.

While our Municipal Council is less than enthusiastic about requests for funds, since the coastline involved is relatively small and may only affect a few municipalities, would it not be possible to put together a Proposal to the Federal Government in respect of its municipal infrastructure program to qualify shoreline preservation in those Rural Municipalities or, at least, in our Rural Municipality, as an infrastructure scheme that the Feds might fund along with the Province and the Municipality? If, for instance, the Gimli Program could include all of the resort areas (not just Loni Beach), our Municipal Council might not feel they were dealing with favouritism.

A number of people at the meeting asked that this issue be raised at our Annual Meeting.

MUNICIPAL RECAP TOTALS

LAND ASSESSMENT

BLDQ ASSESSMENT

TOTAL ASSESSMENTS

Property Class	NEW	PREVIOUS	NEW	PREVIOUS	NEW	PREVIOUS	PERCENTAGE CHANGE
10	47,827,200	38,068,900,	98,609,600	78,281 ,100	196,430,800	114,344,900	RESIDENTIAL 1 RESIDENTIAL & FARM RESIDENCES 19.31%
20	21,000	132,100	1 ,791 ,800	1,681,600	1,813,200	1,713,800	RESIDENTIAL 2 6.81%
30	19,018,100	18,874,100	1 ,630,600	1,960,700	20,648,700	20,624,800	FARM PROPERTY LAND & OUT Buildings -1%
40	1 ,487,200	697,400	6,417,300	3,660,100	6,874,500	4,667,600	Institutional 50.83%
51	-	-	374,100	824,900	374,100	324,900	PIPELINE 16.14%
52	94.800	98,600	343,700	161,900	438,800	260,400	RAILWAY 75.11%
60	3,202,600	3,602,100	37,067,600	36,923,600	40,27U(uyD	38,625,700	COMMERCIAL 1.88%
70	522,700	237,800	1,317,400	1 ,006,800	1,840,100	1,243,100	GOLF 48.02%
80	2,064,600	1,372,800	10,362,700	0,562,500	12/407,300	9,936,300	RESIDENTIAL 3 24.88%
GRAND TOTAL						(1994) 221,097,200	
						192,720,200 (1993)	