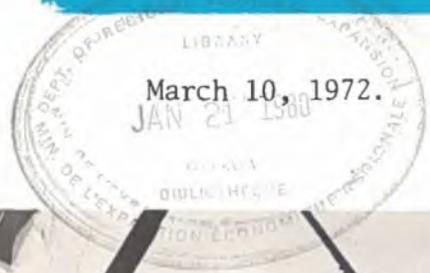


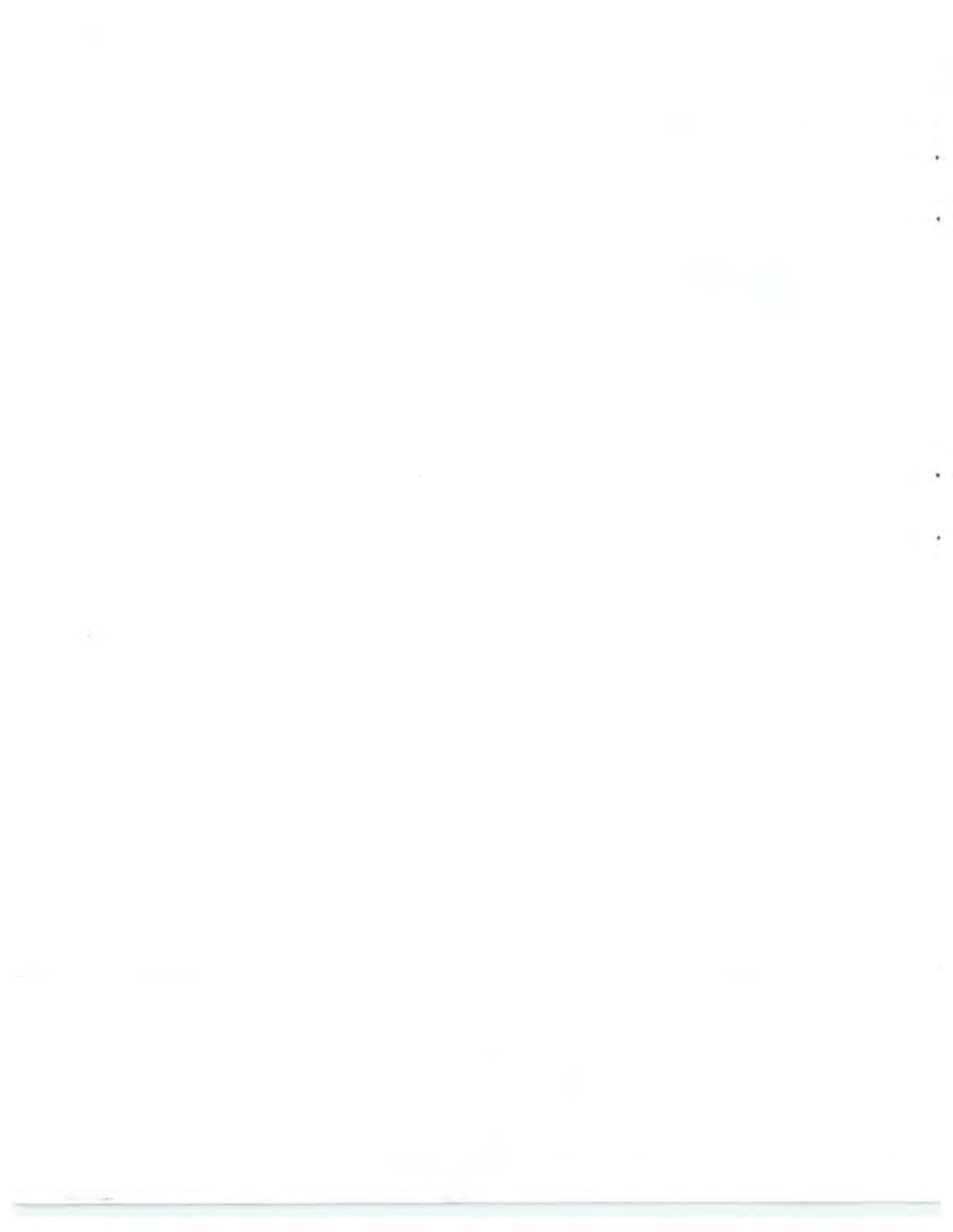


# INTERLAKE FLYER

F.R.E.D. ADMINISTRATION, NORQUAY BUILDING, WINNIPEG



# HOUSING IN THE INTERLAKE



# Interlake Study Shows Need For Housing

"Housing conditions in the Interlake are generally poor and there is urgency for finding a solution to correct this problem."

That's the conclusion of a study on housing carried out over the past few months by the Interlake Development Corporation.



Some facts reported in the results of the study indicate that:

- Two-thirds of all rural housing in the Interlake was built before 1945 and only about 50 percent can be considered to be in sound condition.
- In non-rural areas, about 60 percent of the housing is pre-1945 with about 63 percent in good condition.
- About 28 percent of the housing in rural areas and 18 percent of non-rural housing should be replaced.

As a result of the findings of the study the housing committee of the Interlake Development Corporation has asked the Manitoba Government to set up a housing policy for the Interlake.



"...the committee requests the Government of Manitoba in co-operation with the Government of Canada to work on a housing program for the Interlake region which will provide sufficient housing to meet the demands of all income levels."

The housing report states that the provision of housing along with a program for sewer and water facilities is of great importance to the future of the Interlake. The report notes that there is an "urgent need for a government assistance program to towns and villages to enable them to provide water and sewer



for their residence at a cost they can afford. This would greatly encourage house building.

"...any community without a public sewer and water system will have difficulty in bringing about any meaningful improvement to housing for their community. This drives home the importance and the urgency of the need for an assistance program for towns and villages to enable them to provide water and sewer facilities to their residence at a cost they can afford."

The report suggests to government that "the combined results of these two programs (housing and sewer and water) will do more to help the Interlake region to catch up to other parts of Manitoba and it will enable the people of the Interlake to take their rightful place in the economic and social life of the province."



The housing committee also made other recommendations in their report which they submitted to the Manitoba Government. Included in the recommendations were:

- Establishment of a building code covering minimum size and minimum cost of a dwelling as well as minimum size for property on which dwellings are built outside of registered sub-divisions.
- Recognition of the southern portion of the Interlake along highways 6, 7, 8, and 9, including towns, villages, and rural areas as being attractive residential areas for people commuting to work in Winnipeg.
- Removal of the federal sales tax on building materials which would help encourage house building and create employment.
- Need for more senior citizens self-contained units so people can retire in the area where they have spent most of their life.
- A need for mortgage money at lower interest rates and greater freedom for the borrower to decide on the site of his home.
- A system of grants and low interest loans should be set up to permit people in lower income brackets to build or buy new houses.

● Grants and low interest loans should also be available to people to repair and renovate present houses in the Interlake.

The Interlake Development Corporation report notes that the Manitoba Housing and Renewal Corporation has increased its activity in the housing field and will continue to do so in the future.

The report says "this is most commendable and will help to improve housing in certain areas, but by itself, this will not do the job needed for upgrading housing in the total Interlake region."



The Interlake Development Corporation undertook the study of housing in the region after realizing that "improved housing conditions will help make people happier, more satisfied, more productive, and generally improve the quality of life and make for a better family life."

It was also recognized that most of the communities in the Interlake area have a shortage of houses and this creates a problem for teachers or other personnel moved to an Interlake community. In addition there will be several centres in the



area which will require considerable new housing, partially as a replacement for existing houses that are inadequate and also because of expected growth.

The housing study was carried out by a special task force committee chaired by Joe Sigurdson of Lundar, First Vice-President of the Interlake Development Corporation and Reeve of the R. M. of Coldwell.

The committee held several meetings and reviewed the housing information in the Interlake Fact Guide, the Interlake Housing Study of 1968, the Town of Selkirk urban renewal study, the Manitoba Housing and Renewal Corporation projected program for the next five years, and other reports related to housing.

In a speech to the annual meeting of the Interlake Development Corporation, Municipal Affairs Minister Howard Pawley who is responsible for the MHRC said the study revealed "some very pertinent facts" about housing in the Interlake.

"There is no question the housing in the Interlake is in need of improvements." He added he was willing to sit down with representatives of the development corporation to discuss housing in the Interlake.

He said under MHRC a new approach has been taken to low cost housing. He noted that from 1961 to 1969, 900 units were built in the province, all of which were in Winnipeg. In 1971, 3,000 units were built--one third of which were in rural areas of the province. Of 3,000 units to be built this year, half will be in rural Manitoba. He said that housing in rural areas of Manitoba has been neglected in the past.

"We have a great deal of catching up to do". He said he hoped that during the current year more housing could be allocated to the Interlake region.

*In light of the Interlake Development Corporation's housing study, this month's Flyer takes a brief look at housing characteristics in the Interlake, federal and provincial involvement in housing, Indian Affairs housing, low cost housing in Selkirk, the St. Laurent housing program, a senior citizen's survey in Stonewall, and the pensioners' home repair program. These stories and pictures do not tell the whole story of housing in the Interlake--instead they provide a glimpse of it.*

## **The Federal Input**

### **—Central Mortgage And Housing Corporation**

The federal responsibility for housing falls under the National Housing Act which is administered by the Central Mortgage and Housing Corporation. The National Housing Act is "an act to promote the construction of new houses, the repair and modernization of existing houses, and the improvement of housing and living conditions."

Under the provisions of the act the federal government aids in the

building of more than one third of Canada's new housing each year. There are several types of assistance available for housing across the country. Included are:

- Insured loans--the federal government guarantees loans advanced by private groups for private housing and rental projects. Most life insurance companies and trust and loan companies as well as the chartered banks are lenders under this program.

The insuring of the loans by the government makes it possible for the lenders to invest in long term residential real estate ventures without risk of loss in the event of default in payment.

- Loans for new homes--insured loans may be made to the owners of new homes for up to 95 percent of the first \$20,000 of the lending value, and 80 percent of the remainder, to a maximum of \$25,000.

- Loans for existing housing--loans to aid in the purchase and improvement of existing houses are available to provide greater opportunity for people to own and improve their homes. For a single unit, 95 percent of the lending value may be borrowed. Comparable loans are available for a duplex or both units of a semi-detached building, for the improvement of property already owned, or for refinancing of property.

- Loans for rental housing--loans from approved lenders are made for the construction of rental houses, apartments, hospitals, and dormitories, in amounts of up to 90 percent of the lending value. To ensure that the housing it supports is a sound investment, CMHC is required to determine lending values of properties, to set construction standards, and to make inspections during the construction period.

- Direct loans for home-ownership and rental housing--where assistance is not available from approved lenders, CMHC may provide direct loans. These loans are usually only available in small towns, rural areas, and in remote parts of Canada not normally serviced by approved lenders.

- Low rental housing--CMHC may make loans to any organization, corporation, or individual wishing

to undertake a low rental project through new construction or the purchase and improvement of existing buildings. Such loans are available at a preferred interest rate and for long terms which leads to reduced rentals. Accommodation provided under these arrangements is for families and individuals whose incomes are not adequate to meet current rentals on the open market.

- Assistance for public housing--CMHC makes long term low-interest loans to provinces, municipalities, or their public housing agencies for public housing projects. This may involve new construction or the purchase and conversion of existing buildings and may include hostel or dormitory accommodation as well as family units. Loans may equal up to 90 percent of the total cost over a period as long as 50 years. Management of such projects is provided by a housing authority created specifically for this purpose.

Rents charged in these developments are related to the tenant's incomes. In this province the agency responsible for public housing is the Manitoba Housing and Renewal Corporation.

- Land assembly--to increase the supply of reasonably priced building lots and enable local governments to participate more effectively in planning their growth, federal funds are available to aid in the acquisition and servicing of land.

- Loans for sewage treatment projects--low interest loans are made to municipalities and provinces to build sewage treatment plants and trunk lines. A loan may cover two-thirds of the cost for a period of up to 50 years. For any project completed by 1975, 25 percent of the loan principal and accrued interest is forgiven by the Central Mortgage and Housing Corporation.

# Interlake Housing Characteristics

(FROM THE FACT GUIDE)

	TOTAL NO. OF HOMES	AVERAGE NO. OF ROOMS	AVERAGE AGE OF HOUSE (YRS.)	AGE OF HOUSE (YRS.)		
				0-9	10-19	20+
RURAL FARM	5,917	5.1	27.0	902	1,206	3,738
RURAL NON-FARM	3,490	4.2	24.3	445	821	1,934
URBAN	5,325	5.2	22.8	1,593	1,098	2,393
INTERLAKE	14,732	4.9	24.9	2,940	3,125	8,065

	AVERAGE RENT OF HOUSE	AVERAGE VALUE		ELECTRICITY	TELEPHONE	RUNNING WATER
		HOUSE	FURN.			
RURAL FARM	\$49.	\$ 5,421.	\$1,295.	5,724	5,124	3,411
RURAL NON-FARM	37.	4,080.	1,093.	3,311	2,589	1,881
URBAN	89.	10,512.	2,135.	5,227	4,940	4,450
INTERLAKE	61.	6,943.	1,551.	14,262	12,653	9,742

	INTERIOR PAINTED (YRS.)			SPACE HEATER	HEAT SOURCES	
	0-5	6-10	11 OR MORE		FURNACE	ELECTRIC
RURAL FARM	4,619	843	234	2,278	3,289	311
RURAL NON-FARM	2,543	531	172	1,666	1,568	244
URBAN	4,843	286	29	919	3,769	588
INTERLAKE	12,005	1,660	435	4,863	8,626	1,143

	TYPE OF FUEL				
	WOOD	COAL	OIL	GAS	ELECTRIC
RURAL FARM	2,248	715	3,307	139	315
RURAL NON-FARM	882	324	2,312	140	222
URBAN	334	152	3,229	1,273	560
INTERLAKE	3,464	1,191	8,848	1,552	1,097

# The Provincial Input

## —Manitoba Housing And Renewal Corporation

In Manitoba, the provincial government has set up the Manitoba Housing and Renewal Corporation (MHRC) to implement low cost housing programs.

The MHRC has responsibility for constructing family and senior citizens housing as well as undertaking urban renewal programs. This housing is usually undertaken with a 90 percent loan from CMHC with MHRC putting in the remaining ten percent.

Over the past three years programs in the Interlake undertaken by the MHRC have been in Selkirk, Eriksdale, Ashern, and St. Laurent. The number of units already built along with those proposed for the Interlake are outlined in the table.

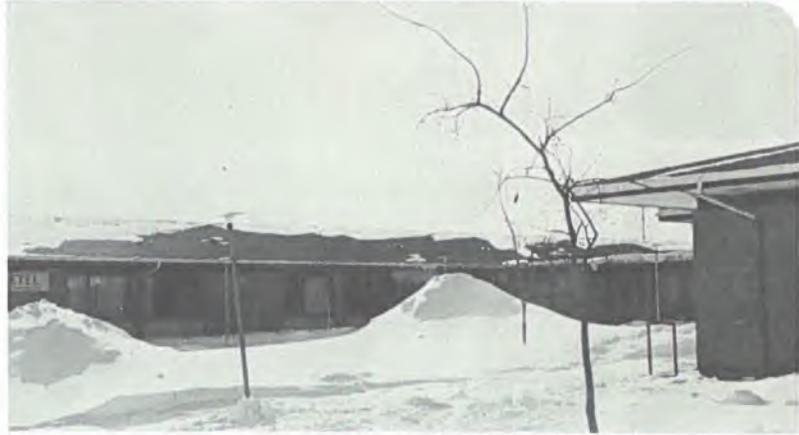
Those units proposed for this year have not yet been completely finalized. They are based in part on a study carried out in Arborg,

Gimli, Ashern, and Eriksdale by the MHRC over the past summer to find out the number of people who lack adequate housing in the area. Residents of the four towns were given a questionnaire which asked about their needs for better accommodation and if they would move into public housing if it was built.



M. H. R. C. INTERLAKE HOUSING

		<u>Family Accommodation</u>	<u>Elderly Persons Accommodation</u>
<u>1969</u>	Selkirk	26	
<u>1970</u>	Selkirk - Trainees Housing	25	
	Selkirk - Rotary		10
	Selkirk	14	
	Selkirk	16	
<u>1971</u>	Eriksdale		12
	Selkirk	50	
	Ashern		20
	St. Laurent	15	
<u>Proposed 1972</u>			
	Arborg	10	16-20
	Gimli	9 (buy)	
	St. Laurent	15-19	
	Selkirk	20-25	50



## ***Low Cost Housing Construction Continues In Selkirk***

As the Interlake's largest centre, Selkirk has obtained the majority of low cost housing under the Manitoba Housing and Renewal Corporation. In addition many new private homes and apartments have been constructed over the past few years.

In 1969, at the request of the town of Selkirk, MHRC awarded a contract for construction of 26 units of single family low rental housing at an estimated cost of \$415,842. The project provided four two bedroom, 13 three bedroom, and eight four bedroom semi-detached two storey houses and one five bedroom bungalow.

These units, completed in 1970, are managed by a local housing authority with rentals based on a sliding scale depending on the

income of the families living in the houses. In 1970, a project was undertaken in response to a request from Canada Manpower for 25 units of public housing to supplement accommodation requirements for trainees in the program at the Parks Furniture Plant in Selkirk. The total cost of these units was in the range of \$350,000.

A third project was undertaken in late 1970 to provide an additional 30 units of single family housing. This included an apartment building with four one bedroom and 10 two bedroom units, and 16 houses, 10 three bedroom, four four bedroom, and two five bedroom units at a total cost of \$375,000. During 1971 a total of 50 family units were built in Selkirk under the MHRC Program. Senior citizens housing in Selkirk

under MHRC was undertaken as a sponsored project by the Selkirk Rotary Club. A ten unit extension was added to ten initial units thus providing 20 low rental units for elderly people in the town. A unique feature about the low cost housing in Selkirk is that in most cases the houses are semi-detached, not built in one particular area of the town as is done in parts of Winnipeg.

Municipal Affairs Minister Howard Pawley, who is responsible

for the MHRC, said "public housing in Selkirk has already done much to meet the need for adequate living accommodations for low income families of the community." In February 12 units of the Highland Park townhouse rental project on Mercy Street was opened. When these units are occupied, 19 units, six which will be three bedroom, and the balance two bedroom, will be built.

## Seven Interlake Reserves Receive Indian Affairs Housing

There are two programs under the Federal Department of Indian Affairs for those people living on Indian Reserves.

The first is a subsidy housing program whereby the federal government pays most of the cost of two to four bedroom homes.

Building planned for the period of April 1, 1972 to March 31, 1973 for the Interlake reserves are:

- Peguis--work is currently under way on installing sewer and water for a new townsite on the Peguis reserve. 19 homes will be moved from other sections of the reserve to the townsite and eight new buildings will be constructed.

- Fisher River--Ten new homes.
- Jackhead--Four homes.
- Lake Manitoba--Four homes.
- Fairford--Six homes.
- Little Saskatchewan--Three homes.
- Lake St. Martin--Six homes.

A second program under the Department of Indian Affairs provides direct grants of up to \$8,500 for individuals who can raise part of the cost of building a house on their own.



*Work is underway on the new Peguis townsite above. Below, a view of the present Peguis homes.*



## St. Laurent Homes Near Completion



Families will soon be moving into 15 homes in St. Laurent which are being constructed under the Manitoba Housing and Renewal Corporation program.

The homes are being built by a local FRED Manpower Corps crew selected by the St. Laurent housing committee. The Manpower Corps workers took a three week basic training course before starting work on the project and have received on the job training in all phases of construction including the installation of heating, plumbing, and electrical wiring. It is hoped that the training will prepare the men to function as an independent construction crew which can submit bids on other projects in the area.

The story of the St. Laurent housing is a story of community involvement.

After carrying out a housing survey in the community, the housing committee of the St. Laurent Metis Local chaired by Willie Dumont approached MHRC with the results. The committee obviously made a good case because MHRC was persuaded to bend several rules in order to carry out the project. Normally small rural communities without sewer and

water do not qualify for public housing.

At the St. Laurent project, a plastic pipe sewer system has been installed--a first for Manitoba. The prospective tenants and the St. Laurent Housing Committee worked out plans for the development as well as the architectural designs for the individual homes with MHRC. The St. Laurent public housing project is the first time tenants have had the opportunity to play a role in deciding the kind of accommodation they would be living in.

The first 15 tenants were selected by the St. Laurent Housing Committee. Rents under the public housing program are according to the families income. For example, a family of five earning \$195 per month would pay \$28 per month. The same family earning \$240 would pay \$32. If the family income is \$330 per month the rent would be \$74.



# Senior Citizens Repair Homes With Provincial Grants

Pensioners in Manitoba can avail themselves of a house-repair assistance program run by the provincial government.

Up to February 22, some 5,523 applications had been picked up or mailed to the various categories of pensioners. Calculating on a 75 percent return, the value of these applications would run to \$2,142,000.

Actual applications received for processing by February 22 totalled 1,539, with a value of \$1,163,000, of which 734, or roughly half, had been approved for a total of just under \$600,000. The percentage approved is expected to rise "significantly" once processing is in full swing for the heavy influx of new applications.

The new, extended home repair program, which got underway February 14, provides:

- A basic grant of up to \$150 toward cost of home repairs for those receiving old age security only.



## Senior Citizens' Survey In Stonewall

A survey of people over 65 to determine the need for senior citizens housing was held in the Stonewall area in February.

A housing steering committee was set up and volunteers were assigned to various areas to call on all people 65 years of age or over to give them an opportunity to express their viewpoints on housing.

Included in the area of the survey were senior citizens in Stony Mountain, Rosser, Balmoral, Warren, Lake Francis, and Woodlands. The results of the survey are to be sent to the Manitoba Housing and Renewal Corporation. The hope of the people of Stonewall is that a senior citizens housing program will be undertaken.

- A sliding grant of from \$200 to \$400 for those on various levels of partial guaranteed income supplement.

- A grant of up to \$500 for those on full guaranteed income supplement.

- A grant of up to \$1000 (half of this cost born federally) for those in receipt of provincial social allowance.

The program, designed to help increase winter employment and to improve the accommodation of pensioners who own and live in their own homes, calls for applications to be completed by March 31 and the home repair work done by May 31.

# Sewer And Water Program Announced



*Municipal Affairs Minister Howard Pawley tells Interlake Development Corporation members of government plans for sewer and water.*

The provincial government plans to provide some rural communities with financial aid for installation of sewer and water.

Municipal Affairs Minister Howard Pawley told the annual meeting of the Interlake Development Corporation February 24 that legislation will be introduced shortly to provide money to support sewer and water programs in rural towns.

Mr. Pawley did not give specific details on the requirements communities

would have to meet to obtain sewer and water aid. He said further details will be announced at the upcoming session of the provincial legislature.

He said, however, that in the Interlake some towns may be able to begin work on sewer and water this summer.

"Action is being taken and there will be legislation introduced and money voted on which should permit some centres to begin work this year on sewer and water."

On the topic of housing Mr. Pawley said a greater part of the public housing built in the province is being put into rural areas. He said this year about half of the rural housing constructed would be in the areas outside Winnipeg.

He said he hoped to meet with representatives of the Interlake Development Corporation to discuss a recently completed housing study. He agreed with the study that there is a need for more housing in the Interlake region. Mr. Pawley also spoke on health care, local government districts, economic development, and the role of the development corporation.

In a brief address to the meeting, Agricultural Minister Sam Uskiw said the regional development corporations have the responsibility to "carry the message of the provincial government's new thrusts." He referred specifically to the provincial employment program, improved senior citizens housing, and the farm water services program.



## I. D. C. Chairman Looks At Coming Year

*(At the meeting, manager Eric Stefanson outlined the work the corporation plans to undertake over the coming year.)*



The regional development corporation guidelines established recently spell out the function of Regional Development Corporations as follows:

- The Regional Development Corporations are useful vehicles through which the provincial government can

carry out programs within its stated policy of regional development and decentralization.

- The Regional Development Corporations should become organizations which can communicate regional points of view to the provincial government and communicate provincial policy at the regional level.

- The focus of the Regional Development Corporations should be changed and broadened to avoid any

suggestion of a limited industrial development role, and should embrace all aspects of socio-economic well-being in the regions. They should become the regional agent, catalyst and/or co-ordinator of programs for any and all departments of the Manitoba Government.

These functions give a regional development corporation a wide range to work within. The Interlake Development Corporation, in most of their undertakings will be working with some other organization or a group of individuals and the success of the project will often depend on support from a third party, often a branch of either provincial or federal government. It is essential to have good communications and working relations with municipal councils, area development boards, senior levels of government and other organizations and groups within the private and public sector. It is team work that will spell success. It is essential to have a good understanding and working relationship with personnel in charge of the ARDA-FRED Program. Again the emphasis is on harmony and team work. The Interlake Development Corporation is geared to undertake regional planning and regional development. The aim should be to provide a strategy for planning and ultimately produce a regional development plan for the area. Beside all those already mentioned the Regional Analysis program, recently announced and the RE ACT Community committees will also be working with our corporation and will be making an input into an overall Regional Development Plan for the Interlake.

We have a challenge to produce the best plan that will do the most good for the greatest number of people. We will be working at this during 1972. It is teamwork that will eventually produce this development plan.

Other specific areas we will be directing our attention to during 1972 are:

- Quality of Life.

First Priority is a continued emphasis on improving the quality of life for people in the region. During 1970 a committee carried out an extensive research and study on water and sewer utilities in the Interlake. This report showed a need for an assistance program to communities and farm homes to provide these facilities at a cost that people can afford. We are grateful that the government has brought in a farm water and sewage program.

During 1971 a Special Task Force committee on housing studied housing in the Interlake. Their report indicates a great need for improved housing. The implementation of a water and sewer assistance program and the implementation of a housing program for the Interlake will do much to help improve the quality of life for people and will also have a profound effect on the economic development of the region. These are priority items.

- Agricultural Development.

Agriculture is the single most important income producing element of the Interlake economy. Considerable expansion has taken place in the livestock industry, particularly in beef production, during the past few years. Despite this increase in livestock production, the greatest potential for increasing the revenue from agriculture is in further expansion of the livestock industry, in both the beef sector and the dairy sector. We plan on working with representatives from the agricultural department in exploring ways and means to increase the revenue to producers, and also to encourage maximum production that our resources

will sustain. Plans call for examining the potential for other agricultural products and to try to find ways and means of increasing revenue from these to the producer. We will continue to encourage the processing of agricultural products locally.

- Recreation & Tourism.

During 1971 we set up the Interlake Branch of the Tourist and Convention Association of Manitoba. We will be working with this branch and with officials from the Department of Tourism, Recreation and Cultural Affairs in promoting and publicizing the tourist and recreation attractions in the Interlake. The aim is to get a larger share of the tourist dollar for Interlakers. We aim at assessing the recreation facilities for summer and winter activities and also the tourist potential for the region, with the objective of encouraging development wherever it appears to be economically feasible.

- Industrial Development.

We plan to work with representatives from the Department of Industry and Commerce and with representatives from the Federal Department of Regional Economic Expansion to try to get industry to locate in the Interlake.

Selkirk has a serviced industrial park, a good labor force and is in a position to locate both large and small industries. The provincial government operates the Gimli Industrial Park, which contains over 300,000 square feet of prime manufacturing area, plus a wide selection of auxiliary buildings. Gimli has the infrastructure to handle a substantial increase in population. Many other communities in the Interlake are in a position to locate industry.

We plan to assist communities that are seeking industry to establish

industrial development corporations or industrial committees. We plan to assess the natural resources of the region to ascertain what type of industries could utilize these. We will endeavour to get resource based industries to locate, however, we will also be looking for foot-loose industries.

- Fisheries.

We plan to examine the fisheries resource on Lake Winnipeg and Lake Manitoba with a view of establishing better resource management programs and also with an objective of improving returns to producers. We plan to work with representatives from the Department of Mines and Natural Resources.

We plan to examine the potential for trout farming in the Interlake. We plan to work with representatives from the Fisheries Research Board.

- Transportation.

We plan to examine transportation services in the region to ascertain if these are adequate and if not, what improvements are needed and how to bring these about.

- Commercial Development.

We plan to encourage good maintenance and improvement to existing commercial facilities. Where there is need we will encourage the establishment of new commercial services. We will encourage professional people and trades people to establish in the Interlake where there is need.

- Health Services.

Plans call for the Health Services Survey Committee to complete their studies of the Health Services needs: hospitals, nursing homes, extended care units, home care program, preventive mental

health programs, etc. for each local area and to make recommendation to our corporation, based on their findings. The aim is to provide better health services and at the same time to halt the escalating costs of these services.

- Lake Winnipeg Shoreline Erosion Committee.

Plans call for this committee to continue its work. The aim is to get the government to undertake shoreline erosion controls for residential areas on the southern portion of Lake Winnipeg. We would like to see some shoreline erosion controls experimented with at an early date.

- Regional Analysis Program.

Twelve RE ACT community committees have been established. Along with the Department of Industry and Commerce, the Department of Agriculture and other resource personnel we will be working with these committees, assisting them in any way we can. The quality of the reports by these committees and by our Corporation will determine the success of this program. The quality of reports will determine how much of an input we make towards a development policy for Southern Manitoba and particularly for the Interlake region. It is important that all of us put our best effort forward and make sure that this program is a success.

- Seminars and Tours.

We plan on sponsoring community business management programs, agricultural tours and seminars, hospitality industry training courses and seminars and public affairs seminars.

- General Development.

We plan to carry out a program of promotion and advertising of the

region. We plan to assess the capital requirements for projects in the area and will keep in touch with financial institutions to make them aware of funds required. We plan to maintain good communications within the region and good communication with senior levels of government.

We have detailed information on communities within the region and are in a position to provide information on provincial and federal government programs.

- Task Force Committees.

A decision has been taken to do away with standing committees and operate with task force committees instead.

This proposed program is an outline of the Corporation's proposed activities for 1972, however it does not preclude the corporation from undertaking any other projects that may be deemed desirable to undertake.

## ***A Fine Place To Call Home—The I. D. C. President's Message***

*(I.D.C. President Ken Reid took a look at the past year's activities in his report to the meeting.)*

The objective of the Interlake Development Corporation is to raise the standards in the region and make it a more attractive place to work and live. To do these things we must increase production, improve our homes, farms and communities. We must generate enthusiasm. In order to achieve these results the Board of Directors have set up task forces with a particular goal. The committees are:

- Sewer and Water.

It was felt that if we are to improve rural living and slow the drift to urban centres, we must have sewer and water in every farm home and the small communities. A report was prepared and submission was made to the Provincial Government. They have taken action by providing financial assistance to farmers installing sewer and water. We hope some assistance will be made available to the towns, but this is more difficult due to the high cost and the limited tax base of these communities.

- Housing.

This is another top priority. If we improve housing, we improve our way of life. It is estimated that two thirds of our homes were built prior to the end of the war. One of the difficulties is the government regulations which permit the Central Housing and Mortgage Corporation to make loans only to towns with sewer and water. A report on housing in the Interlake has been prepared and submitted to the government.

- Agriculture.

Our Committee working with Agricultural Representatives and the Dept. of Agriculture have conducted seminars on beef, dairy and rye production. Other projects are the bus tours taken by farmers to successful feedlot operations and more recently tours to see the different types of silage production.

- Health Services.

This committee is holding hearings in every community to determine their health needs. There is a lack of facilities, doctors and dentists in some areas. They are also concerned

about the rising health costs which have almost doubled in Canada in the last five years.

- Tourism.

Our Corporation formed an Interlake Branch of the Tourist and Convention Association of Manitoba. It now has 76 members with their main objective being to increase the number of tourists, and improve facilities and accommodation. The Interlake is unique since it has two of the larger lakes on the North American Continent.





*The board of directors of the Interlake Development Corporation are:*

*Front row, left to right: Wayne Anderson (Dept. of Industry and Commerce), Len Ford (Matlock), Joe Sigurdson (R. M. of Coldwell), Ken Reid (Arborg), Jack Litton (Stonewall), Ed Helwer (Teulon), Dori Holm (Gimli), and Eric Stefanson (General Manager).*

*Back row, from the left: Wilf Chartrand (St. Laurent), Frank Malis (Selkirk), Vernon Sund (R. M. of Woodlands), Gordon Smith (Eriksdale), Nick Penner (R. M. of St. Andrews), Walter Newman (L. G. D. of Grahamdale), Dr. Balder Kristjanson (ex-officio), Ted Poyser (ex-officio), Dougie Barr (Arborg), and Edward Persoage (R. M. of Rockwood).*

● Shoreline Erosion.

The concern of this committee is the loss of property and valuable beaches due to erosion by high water on Lake Winnipeg. Manitoba Hydro is conducting studies on the control of water levels. The committee with the co-operation of the cottage owners' association will be putting their points of view to the commission now conducting hearings.

The Corporation is promoting a brochure on the Interlake. It is our hope that it presents a picture

of the Interlake as it really is. It will be used not only to promote the area, but will also have educational and historic value.

Some of the activities the Corporation was involved in was the business seminar in Selkirk. Specialists in business management worked with the merchants advising on how to make their operation more productive and more profitable. It is hoped that this program may be extended to other towns in the area.

The closing of the Canadian Forces Base, Gimli and establishing it as an industrial park was a concern to the Corporation. A member of the Board was appointed to the advisory committee for this Industrial Park.

The closing of fishing on Lake Winnipeg was a blow to the area. We are pleased that fishing has resumed at the north end of Lake Winnipeg and hope that the entire lake will be open shortly.

Another problem is the fish processing in Selkirk and the building of a new plant in Metropolitan Winnipeg. This has not been resolved to our satisfaction.

One of the new developments is the change in the role of the Corporations. A Regional Development Committee has been formed consisting of five cabinet ministers and the presidents of the seven Development Corporations. The five cabinet ministers are: the Hon. Len Evans, Industry and Commerce; Hon. Sam Uskiw, Agriculture; Hon. Howard Pawley, Municipal Affairs; Hon. Sid Green, Mines and Resources and Environmental Management; and Hon. Laurent Desjardins, Tourism, Recreation and Cultural Affairs. The guidelines have been drafted. Our priorities will now be discussed with these senior cabinet

ministers. It will also provide them with a means to give information and assistance to the Corporations. It should make our Corporation more effective. We are now co-operating in a program called RE-ACT. Our manager will deal with this in his report.

The force behind our Corporation has been our manager, Eric Stefanson. His wide experience in business and government has been a tremendous help to our organization. He has also handled hundreds of enquiries on a confidential basis.

During the year we had meetings in every part of the Interlake. It has given the members of the board an opportunity to meet the councils, Chambers of Commerce and Area Development Boards. They are able to understand the problems in these areas as well as their own. In order to study the better use of our resources, a wider approach is needed. The Interlake Development Corporation brings to the attention of government not only the problems, but also how they might be resolved.

I have enjoyed the fellowship and co-operation of the Board and the people of the Interlake. It is my hope that we have contributed in making the Interlake a really find place to call "home".

## ***Interlakers Air Agricultural Concerns***

Interlakers presented more than a dozen briefs to the Legislature's Standing Committee on Agriculture at a public hearing in Fisher Branch February 28. The hearing was attended by about 150 Interlakers.

Besides individual briefs, the committee chaired by MLA Bill Uruski heard briefs from the Fisher and Camper-Gypsumville area development boards, the Interlake Development Corporation, the National Farmers'

Union and the Fisher Branch Farm Business Group.

Issues raised most frequently were marketing boards, railway abandonment, drainage, costs of education as applied to farm property, livestock development, agri-business' growing involvement in production, farm water and sewer, rising production costs and rural urban income disparity.

**RECEIVED**

LIBRARY, REGINA

MAR 21 1972

CANADA DEPT. OF REGIONAL  
ECONOMIC EXPANSION