

Submitted to Amanda  
Sunmedia.

As per request re.: a boat launch at Grand Marais. Here are some of my concerns.

As a Realtor and local resident of Grand Marais, I have been asked the question many many times.... When is this community ever going to establish or develop a boat launch or ramp so that boaters can at least get their crafts into the main lake in summer and snowmobiles and ATV's etc. in the winter?

As it is now, the launch in the park provides access to the lagoon within the park, but not to the main lake via the channel. In low water conditions the channel is blocked by sand bars and in high water conditions due to north winds the boats cannot pass under the foot bridge that joins East & West beaches.

The nearest launches are at Balsam Harbor approx. 10 km. South of Grand Marais and Yellow Brick road which is approx. 20 km. North. These facilities do not benefit Grand Marais at all.

The recreational vehicle industry is a huge industry which generates large amount of tourism revenue which Grand Marais cannot cash in on.

The immediate impact on the area is serious from an economic point of view as potential cottage purchasers are not looking at our community as a preferred destination and are purchasing properties elsewhere.

The end result is that there are more sellers than buyers which affects the selling prices of properties in the area, which ranges from 15% to 25% less than the assessed value. This has a notable effect on the local economy and property values.

The R.M. of St. Clements has a major stake in this community and must be prepared to try to boost the economy and protect and maintain it's tax base.

A Marina is our long term goal, but in the interim we urge the R.M. of St. Clements to at least provide a landing and a ramp into Lake Winnipeg in or near Grand Marais.

Hopefully this project can soon be "kick started" through funding from the Federal Provincial and Municipal Governments and make Grand Marais the destination point that it should be.

Submitted by

Julian Gorchynski  
Authorized Official  
Century 21 Jefferson & Assoc. Ltd.

To: Mayor and Council

RM of St. Clements.

It has been brought to our attention by many visitors, who are watercraft enthusiasts that we are missing out on major tourism attraction & tourism dollars. Grand Marais & Area is not the choice of the present day investor in Cottages. They are buying elsewhere. Because there is no place in Grand Marais where one can launch a boat or any sizeable watercraft.


Our long term goals is to have a Marina established in or near our community.

Our short term goal is to, at the very least have a ramp developed for access to the lake for summer and winter use. The lagoon in the park has a boat launch and parking, but access to the entrance to the main lake is virtually impossible, because in low water conditions the entrance to the channel is blocked by sandbars, and in high water conditions larger watercraft cannot pass under the foot bridge.

The nearest launch is at Balsam Harbour which does not serve the needs of our community.

We would like to enter discussions with representatives from the RM of ST. Clements to initiate a plan for this important project at your earliest convenience as some of this work may have to be done in winter months.

Respectively submitted,



President  
Roger Batchelor

C.C. Julian W. Gorchynski, Bsc.Hon. Cet. NDC  
Chair- Lake Access Committee  
for Grand Beach & Area Dev. Corp.



**Jefferson & Associates Realty Ltd.**

255 B Main Street  
Selkirk, Manitoba R1A 1S1  
Business 204-482-7911  
Fax 204-482-8141

**To whom it may concern .**

**A couple of examples of the property value loss due to high water level and erosion of shoreline along Lake Winnipeg.**

**Subject property sold in 2014: 10 Ateah Dr. Traverse Bay, 2 bedroom lakefront year round home w/detached garage, sold for \$ 160.000.00, should have sold for \$ 250.000.00 a drop of \$ 110.000.00 in value.**

**Subject property sold in 2014: 214 Grand Marais Blvd. Grand Marais, 3 bedroom lakefront year round home w/attached garage, sold for \$180.000.00 should have sold for \$ 330.000.00. a drop in value of \$ 150.000.00**

**Submitted by**

A handwritten signature in blue ink, appearing to read "Julian Gorchynski".

**Julian Gorchynski  
Century 21 Jefferson & Assoc.Ltd.  
Authorized Official.**

