

GREEN LAKE AND WATCH LAKE RATEPAYERS' NEWSLETTER

representing ratepayers within two kilometres of the lakes
RR 1, Site Q Comp 5, 70 Mile House, BC V0K 2K0

WINTER, 1994

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Next General meeting: Sat May 21, 1994 at 1:30 p.m. Place: South Green Lake Snowmobile Club

Annual General Meeting - Sat. July 30, 1:30 p.m. Place: Watch Lake Community Hall

Highlights of August 21, 1993 AGM

1. Beach Access: Easements between property lines and lake front were rescinded on the south side of Green Lake to match what was happening on the north of Green and Watch. All property owners may now legally fence to the highwater mark which is generally defined as where woody vegetation begins. There are some historic exceptions to the rule, but generally in Canada all beaches are available for use by the public. There is no provision for fencing into the lake, erecting wharfs, or dry docking boats. Our directors are in common agreement that anyone placing impediments to walkers using the beach has an obligation to either provide reasonable public access across the property, or else remove the impediments.

2 Water quality tests:

Watch Lake has not been tested since '81. TNRD tested Green Lake in 1991, termed it critical and recommended no further development. BC Parks tested Green Lake in '89 and recorded a coliform count of 25 ppm. (Under 200 safe for swimming.) Testing is costly. If anyone has recently had one of the lake's water tested, please send us the results and we will get them out in a newsletter.

3. Lakeshore harvesting: BC Forests has presented a plan to determine which lakes should not be logged to the lakeshore. We have appointed a director to attend BC Forests' meetings and represent us. Our position is outlined in our Green Belt Proposal. To date BC has not called any meetings.

4. Speed Limits: Independent petition requested GLARA support 60 km/hr limits posted for N. and S. Green Lake in the heavy residential area and 50 km in the Watch Lake residential area. We sent a letter of support for these requests to the appropriate authorities.

5. Open Header Boats: Much concern has been expressed regarding the very noisy speed boats roaring along the lake. It is the noise, not the speed, that is the concern. These open header boats have been banned in many areas. We sent a letter requesting they be banned in Green Lake. We are awaiting a reply.

6. Bus Service Cancelled: S. Green Lake had the use of a handi-dart bus that would pick up those needing transportation into 100 Mile House. It was cancelled. On enquiry, we were informed it was not used enough to warrant the expense.

7. Neighborhood Watch: The question was asked if there was interest in organizing a Neighborhood Watch system. If you are interested let us know.

SOUTH GREEN LAKE FENCE PROPOSAL

The S. Gr. Lk. fence proposal moved along quite well at the start, however we only got half the signatures we required for funding it through the TNRD on a one time repayable basis. We expected that a few phone calls would jog memories of those well intentioned but forgetful. We expected a few to say they were OK because they had built their own fences. (At considerably more than the \$100.00 we estimated!) We expected some to say that they could not afford it. Some said they did not want their access to the forest impeded with a fence. Some said they did not care.

However, the straw that broke our backs was Forestry shifting the proposed 100 metre buffer between fence and properties to 25 metres. This was the result of their floating the proposal through government departments. One department wanted no buffer and would fence only at the back of the property lines. Negotiations within government circles arrived at 25 metres. With this reduction, though, several of those owners in favour reversed their vote.

We have now written the Ministry of Forests that we are unable to fund the fence as planned. We noted that they have a budget to build fences to control grazing permits on open range and requested that they include ours in their budget. They replied that enclosing personal property is at variance with the mandate of the Range Program and current legislation. They are sympathetic but can fund only planning not building.

Obviously there will have to be a change in the regulations. High taxes. Few services. Unsolicited manure contributions on our land. Two bulls took up residence in one member's yard. It appears that the government is taxing us high and also getting grazing fees out of our land. This is the kind of the thing that sparked the Boston Tea Party! No wonder the cattle roaming our lands get harrassed.

What can we do? Contact Ray Ostby, District Manager, 100 Mile House Forest District. (Phone: 395-7800, fax: 395-5586). The grazing permit is held by Don Eden of Canabo Cattle Co.

We sympathize with the ranchers. But children at play and roaming cattle do not mix. The politicians are going to have to do something about it. A change in legislation? Maybe. If so contact

David Zirnhelt, our MLA. Parliament Buildings, Victoria, BC. Phone: 387-1241. Fax: 387-0045.

OLSON'S BUTTE

Olson's Butte is a scenic promontory between Watch Lake and Green Lake. Trail rides often end there for the view. It is well used by locals for recreational purposes.

Steve Dubray and Ethel Fouchier approached GLARA and successfully solicited our support to take action to stop the removal of rock on the Butte..

Ethel was encouraged with our backing to lead the charge. The print and TV media folk were used. At this point the politicians and bureaucrats finally listened. A flurry of activity happened in Victoria, Williams Lake and Kamloops in the two Ministries involved, lands and mines.

BC Lands was finally given jurisdiction. The two companies that were removing rock before getting permission were issued stop work orders.

The end of the story? Olsen's Butte is now a Recreational Reserve. We won.

GLARA helped out by paying authorized communication costs for Ethel Fouchier. Money well spent.

MEMBERSHIP

We have now 288 members and growing. Our fee is ten dollars per year.

To date: Dues collected	\$2800.00
3 Mailouts	880.78
3 Ratepayer signs	148.8
registration	123.2
supplies	394.40
petty cash	4.59
bank balance	1259.17
expenses '93	1126.24

PROPERTY TRANSFER TAX

The saga continues and we may have lost touch with one...so far. All those who responded to our request for concerns got a detailed summary from Dennis Tupman and a copy of Elizabeth Cull's letter to us.

Actions to date? Dennis wrote to Elizabeth Cull. Glara directors had an extensive meeting with Dave Zirnhelt. TNRD and CRD directors were informed of our concerns on this. All affected were encouraged to write. Most did.

Cull explained that it was legislation that had passed into law. Jack Wainwright wrote Harcourt and among other things made the point that this unfair retroactive reassessment of the property transfer tax will not be forgotten at the next election time!

GLARA will support members' fights on this. We are maintaining a list of those affected in case there is further action to be taken.

There is still the possibility of collective action if the group affected wishes to hire a lawyer to make a presentation to the government or Ombudsman. GLARA could help in assisting coordination in this action.

In the meantime we suggest that you keep writing to Cull and Zirnhelt.

NEW RATEPAYERS GROUPS FORMED

Deka and Interlakes groups have formed. GLARA is working with them on common issues. We are meeting jointly with Greg Sehn (not Mike Sehn), the new CRD Director.

KEY MEETINGS

Our directors have called key meetings with David Zirnhelt (MRC), Donna Barnett (CRD), Jim Walch (TNRD).

A number of phone calls have been made by us to various Ministries. Letters have been written to the 100 Mile Free Press and also to politicians and bureaucrats.

1994 ASSESSMENTS

We are all in shock with this year's tax assessments. We expected increases but many of our members have seen 90% jumps. Lake frontage that sold in 1989 for \$25,000 last summer sold for \$36,900.

This year the BC Assessment Authority using sales figures presumably has arrived at assessments of \$90,000 or more for land only on the waterfront. (Not that this latter figure was known last summer also. How can two departments disagree by so much?)

We have asked the government for the figures on which they based these assessments. They are summarized and attached for your interest and study.

We have talked to local realtors who are equally shocked and printed a joint statement in the Free Press to this effect.

We cannot generalize on improvements because every lot is different. But on land, both offshore and lakefrontage assessment increases are primarily based on sales as was reported by the Williams Lake Taxation Office.

We believe that there is no substantiation in the data provided by a local realty company and by the government (attached) to justify such extraordinarily large increases that we are experiencing this year.

The rate may be adjusted later to reflect budgetary needs and hence tax hikes may not rise proportionately to the assessment increase this year. However, since lease fees are based directly on 3% of assessed value of the land we may see lease fees double this year unless they scale back the lease fee rate or cap increases. (Remember that lease fees increased about 55% last year!)

The financial impact of these increases particularly on our many elderly pensioners is catastrophic.

What services are we getting for our money? No fences. No sidewalks. No street lights. Scant police protection. No water. No bussing. Distant sports amenities, and so on. TV repeater stations that don't come in. Hospital beds are being cut back. Enough is enough.

SUGGESTIONS for ACTIONS

1. Appeal to the tax people as indicated by January 31. By all means do this. You do not need to spell out at this time your reasons for the appeal, just that taxes are too high! Tell them at this time that you want to speak to the Court of Revision which will be meeting in 100 Mile House some time in March. They will let you know when.

2. You then have three choices:
 a. Write a letter outlining your reasons for wanting a lower assessment;
 b. Write a letter and have some one else deliver your case by proxy on your behalf;
 c. Write a letter and deliver this in person. (This is by far the best option. We must flood the Court of Revision Meetings with our personally-delivered complaints.)

By the way, make sure that David Zirnhelt (address elsewhere in the newsletter) gets a copy of your letter.

The politicians must become aware of the inhumane increases that we have experienced the past two years. We must stand up and be counted. If ever there was a time to act and let your concerns be known it is now!

No one is disputing that we must pay our fair tax share, but these increases are outrageous.

GREEN BELT PROPOSAL

The motion passed at the 1993 General Meeting (Aug. 21) directed GLARA to work towards establishing a "Greenbelt" a mile around both Watch and Green Lakes. "Greenbelt" was not defined.

It was understood to mean maintenance of the habitat to keep it accessible to the people.

Reasons for a motion of this nature at this time are general alarm at the loss of animal habitat and walking trails as more and more Crown land is sold, cleared and fenced. There is an expressed concern that wildlife habitat is diminishing or changing rapidly. There are many annoyed residents who are angry over locked gates and "No Trespassing" signs where there used to be unimpeded access.

There is a long term concern expressed by a few that private land forests are felled and not replanted. Our forest industry's need for raw materials will accelerate the removal of trees left on Crown land and ultimately lead to a decline in the economy in the south Cariboo.

This motion is in keeping with our constitution which states that we must act on concerns affecting the quality of life and the quality of recreation in the Green/Watch Lake area.

GREEN BELT DEFINITION

We define "Greenbelt" as an area where the natural ecology and habitat are so little disturbed that the indigenous wildlife persists and can tolerate minimal intrusions for commercial and recreational purposes.

SCOPE OF GREENBELT

In keeping with our zone of influence the greenbelt should extend generally two kilometres from the lakes' shorelines and encompass all public lands including Crown land and Park

land. Negotiations may be undertaken with private land owners to continue the greenbelt concept voluntarily on their lands.

ECONOMIC IMPACT

This Greenbelt should have little negative effect on the economy of the area as no present activities need be curtailed.

Cattle grazing permits under the present system appear to be in keeping with our definition of a greenbelt. Other minimally intrusive activities including hiking, skiing, riding, hunting, snowmobiling, hunting and trapping also are acceptable.

Logging is destructive as clear cuts but can be compatible where it can be spread over time so that the habitat is maintained.

Negotiations should be entered into as soon as possible with Forestry and the companies logging the area to see what can be done to lessen the impact of logging methods on habitat.

The long term economic impact would be positive. Those earning income from the Greenbelt area now would continue to do so in the future. As this area takes in more income from tourism, the greenbelt with a system of trails for riders, walkers, skiers, snowmobilers, etc. will be seen as having enhanced the recreation options and commercial opportunities for everyone.

Our directors have struck a subcommittee to facilitate the establishment of a Greenbelt as proposed above. Co-chairman are Dennis Tupman and Jack Wainwright. Other members are Terry Burt and Dennis Alexander. They would appreciate your input.

TNRD ZONING BY LAWS (S. Green Lake only)

Several people have asked what they can and cannot do within the TNRD. What follows are excerpts from the zoning bylaw No.940 (Sept. 1992)

-minimum lot size is 4000 sq. metres on which one dwelling is allowed plus accessory buildings totalling 65 sq. metres.

-setbacks are: front 6 metres (but 7.5 from Takeshore); side 1. m.(but 4.5m. next to a road); back 6 m. ; lowest floor must be 1.5 m above lake level. Max. heights for dwellings are 12 m., for accessory buildings 5 m.

-lakeshore (LR-1) and offshore(R-1) allow 1 and 2 family dwellings, mobile homes and in-home businesses such as professional practice and homecraft.

-non compliance penalties are up to \$2000 plus costs. Each successive day of violation is a separate offence.

Section b, i-iv pertains to business use of homes

-businesses: -must be confined to the interior of the building

-must not create a nuisance

-must not involve exterior storage of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation.

-must not involve materials or products that produce flammable or explosive vapours or gases under ordinary temperature

-must not involve advertising or identification signs exceeding 0.3 sq. metres in area.

- marinas shall be limited to one boat per dwelling unit

-off street parking must be at least 2 spaces per dwelling unit.

GLARA DIRECTORS

- Pr. Dennis Tupman 456-2302
- VP and Newsletter Jack Wainwright 456-2256
- Sec Robin Rusaw 456-7707
- Treas. Marie Jarrett 456-2230
- Dennis Alexander (s)456-7478
- Terry Burt(w) 456-7572
- Linda Caterer (s)456-7526
- Bev Felske (s)1-942-4603
- Del Hustwait (n)456-7313
- Fred Kuyek (s) 456-2230
- Irvine Lenz(n) 456-7504

TAX ASSESSMENT NOTES FOR THE FOLLOWING TABLE

Comments on the following summary table of property sales in our area.

Realtors in the area sent us the following recent sales and listings:

- listing is the real estate listing number
- site is W=waterfrontage, O=offshore
- status is D=deeded/freehold, L=leased
- size is lot size in acres
- Acc. is type of accommodation. Y=year round house, C=cabin
O=nothing
- Ask is the asking price
- Sell is price of sale, N=no sale yet
- Date is date of sale
- Days is days on market
- Item is corresponding item number on the BC Assessment sheet

Summary of this information (7 pages)

-Of the 6 listings of deeded waterfront lots with year round homes on Green Lake 3 sold with the average price of \$161,000.

- A waterfront lease lot with cabin sold for \$60,000
- A waterfront deeded lot with cabin sold for \$100,000
- An offshore lease lot with cabin sold for \$28,000

The BC Assessment Authority has sent us their sales listings for Green Lake. These listings cover 7 pages. All 78 residential properties were listed between Jan. 1993 and Oct. 1993. Previous sales history was included, but not reproduced here. Legal descriptions were included plus other data which can be made available from GLARA if anyone should need it.

-Our summary uses an item number in place of legal description.

-Date is the month in 1993 the property was listed or sold.

-Sale price is in thousands (add 3 zeros).

-Sale type: N=no sale, V=vacant, m= mobile home, I=Improved

-Size is lot size in acres.

Note:

- There is no way in the BC Assessment data to differentiate offshore and lakeshore listings except by guessing that higher listings are waterfront.

-There is also no way of showing value of improvements or deeded vs. lease lots. A guess might be \$36,000 and 35,500 are government sales of waterfrontage to lease holders. Only 6 properties exceed \$100,000 and all are classed as improved. Highest sale was \$170,000. The Realtor summary sheds more light on the sales over \$100,000. They are deeded, waterfrontage with year round homes.

A Summary of BC Assessment Authority

Sales Listings		1993 Green Lake							
Item	Date	Price	Type	Size	Item	Date	Price	Type	Size
1	Mar 54	1.61	N	.84	53	Jul 36.9	V	.91	
2	Jan 55	2.06	V	.91	54	Sep 36.9	N	.94	
3	Jan 52	1.8	V	.74	55	Oct 36.9	N	1.16	
4	Mar 54	2.06	V	.75	56	Jul 36.9	I	1.13	
5	Jul 15	.46	V	.91	57	Feb 36.9	V	.90	
6	Feb 8	.46	V	.79	58	May 36.9	V	1.19	
7	Jan 28	1.4	V	.80	59	Sep 100	I	.81	
8	Jan 35.5	.76	V	.84	60	Jul 38.5	I	1.12	
9	Apr 35.5	.59	V	.48	61	Sep 110	I	1.01	
10	Mar 34.5	.57	V	.75	62	May 35.5	V	1.06	
11	Apr 36	.72	I	.95	63	Jan 14.5	N	.98	
12	May 52.5	1.04	I	.76	64	Jul 10	I	.69	
13	Jan -	1.73	N	.91	65	Jan -	N	1.38	
14	Sep 36.9	.86	V	.72	66	Mar 35	I	.69	
15	Oct 36.9	1.01	N	.76	67	Jan 36.9	V	.76	
16	Jan 36.9	.92	V	.68	68	Oct 36.9	N	.76	
17	Jan 10	.69	V	.71	69	Jan 36.9	V	.76	
18	Jan 10	.69	V	1.36	70	Jan 36.9	V	.94	
19	May 32.5	.69	V	.63	71	Feb 36.9	V	.83	
20	May 17.9	.69	V	.65	72	Apr -	N	.82	
21	Jun 10	.69	I	.51	73	Jul 10	N	.69	
22	Oct 144	100x 200ft	N	.68	74	Apr 14	V	.69	
23	July 10.4	100x 200ft	V	1.13	75	Aug 100	I	1.9	
24	July 18.6	100x 200ft	V	.60	76	May 20	M	2.0	
25	May 17	.66	V	.75	77	Jun 137	I	1.8	
26	Jun 39.9	1.34	V	.87	78	Feb 150	I	3.0	
				Average					

Recent Sales and Listings from Realtors

Listing no.	Site	Status	Size	Acc	Ask	Sell	Date	Days	Item	Lake
58533	W	D	1.0	Y ¹⁰⁸	208.9	N	-	-	-	Grn
51967	W	D	.72	Y	190	N	-	-	-	Grn
51968	W	D	.71	Y	225	N	-	-	-	Grn
55201	W	D	.76	Y	189.9	170	Aug	67	38	Grn
53732	W	D	1.10x 200A	Y	179.9	169.5	Aug	112	35	Grn
49585	W	D	.76	Y	159	143	Sept	269	?	Grn
56040	W	D	.81	C	115	100	Aug	28	59	Grn
52807	semi W	D	.68	Y	75	74	Jul	98	48	Grn
51969	W	L	1.17	C	85	60	May	52	-	Grn
57494	D	L	100x 200	C	33.5	28	Sept	45	-	Grn
56501	W	D	.39	Y	149.9	140	Sept	45	-	Watch
54609	W	D	99x 234	C	82	78.5	Jul	47	-	Watch

EDITOR'S COMMENT

What do we get for our taxes? The BC Assessment authority is an attempt to fairly distribute the cost of government, welfare, other social services, health care, policing, and education across the province. However, the services supplied are not readily available to those living in rural areas as they are generally centered in urban areas, although the telephone does help reduce the differences. Ideally the rural assessments should be lower to reflect the lack of available services. Emergency health or police needs are hours away from our area, yet because we live near water, we pay for them. Doesn't sound fair does it?

Other services are administered by the Regional District and are listed separately on the tax bill. South Green Lakers pay for a cemetery in Clinton, yet few will be buried there and many already own plots elsewhere. We pay for T.V.repeater stations that we can't receive. North Green and Watch Lake were about to be charged for the 100 Mile Aquatic Center, which they would have to drive too far to use. Fortunately it was publicized widely and the rural folks got a chance to vote it down. People do not mind paying for services they or their neighbors use, but do mind paying for services they will not or cannot use. The Regional Districts give their loss of tax base as their reason for not being able to adjust boundaries. Perhaps the Regional Districts should not have blanket charges, but vary them according to whether a service is being delivered. For many reasons, the Regional Districts are too large to be able to do this realistically. What are we getting for our tax dollar? The answer is not as much as we are paying for! At least the sunshine and fresh air are not being taxed...yet! So get out and enjoy the Cariboo while you can.

Jack Wainwright
Editor

Jack

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FROM THE PRESIDENT:

This year we have been mailing all residents whether you are a member or not. In effect the members have been subsidizing the mailing to non-members. For cost reasons we may not be able to continue this practice and so we invite all of you to become members.

You will notice that we have a multi - year renewal scheme which we invite you to use for renewals or for first time members. The renewal date for present members is April 30, 1994. The Board of Directors takes its direction from you, the membership. Tell us what you want. We have a vision/mandate. We have a constitution and by laws. All of this is shaped by you, the ratepayers.

Our association is not to take the place of individual initiative. Please do not lay back and let "GLARA do it all". Our role is to try to provide you the information on which to act. We complement not replace.

I have appreciated the copies of letters which you have written to various powers that be. This keeps us informed of your concerns. All correspondence is acknowledged at our meetings. Copies of our newsletters go to our neighboring ratepayers' groups as well as to key politicians. We are doing our best to make a better community as it is changing in our fast-paced times. Help us. Get involved. Thanks to all Board members for their commitment.

Dennis Tupman

Application for membership
Green /Watch Lake Ratepayers' Assn
Check one below:

- 1 year membership \$10.00 _____
- 2 year membership \$20.00 _____
- 3 year membership \$30.00 _____

Name _____
 Fire Lot _____
 no. _____
 Address _____

 Phone _____

Make cheques payable to Green Lake Ratepayers' Assn and mail to Site Q, Comp 5, RR 1, 70 Mile House, V0K 2K0
Receipts will be mailed out or picked up at any general meeting