

THE RECREATIONAL FUNCTION AND RELATED
PROBLEMS OF THE WINNIPEG BEACH -
SANDY HOOK SECTION OF THE
LAKE WINNIPEG SHORELINE

A Thesis
Presented to
The Faculty of Graduate Studies and Research
University of Manitoba

In Partial Fulfillment
of the Requirements for the Degree
Master of Arts

by
JOAN BOWMAN
March 1966



ABSTRACT

The purpose of this thesis is to analyse the problem of the deterioration in the recreational resources of an old resort area and to evaluate the contribution of the district to the provision of recreation amenities in order to ascertain whether public expenditure to rejuvenate the area is justified.

The study area is the Winnipeg Beach - Sandy Hook section of the Lake Winnipeg shoreline which first developed as a resort around 1903. One of the most popular recreational spots in Manitoba until 1940, the attraction of the Winnipeg Beach area was based on easy accessibility by rail from Winnipeg, a fine beach, and man-made facilities such as golf courses and an amusement park. In post-war years the appearance of the town and the quality of the natural and man-made amenities have been allowed to deteriorate to such an extent that the area threatens to degenerate into a recreational slum. Only the expenditure of public money by either the provincial or municipal authorities can arrest this process of disintegration.

The main factors contributing to the unsatisfactory condition of the resort are old age, over-commercialization, competition from newer areas, and the unwillingness of either the provincial or municipal authorities to undertake

redevelopment. The problem of deterioration was therefore analysed in terms of the historical development of the area, and the twin functions of Winnipeg Beach as a rural service centre and a resort catering to a variety of holidaymakers, the latter fact having contributed to the inability and unwillingness of the Town to finance improvements.

The contribution of the area to the provision of recreation facilities was evaluated quantitatively and qualitatively. The number of holidaymakers visiting the area was assessed by calculating the amount of accommodation provided by private cottages, commercial establishments, and summer camps. The potential number of visitors was shown to be a function of the area's location with respect to Winnipeg. Information on the frequency of visits of cottagers and day visitors, and on the relative importance of each amenity in attracting visitors was obtained through surveys of cottage owners and non-resident visitors. In assessing the quality of the recreational resources the writer utilized Provincial Government reports on the beach resources, field surveys of the land use and aesthetic appeal of the resort, and personal interview with interested parties.

On the basis of this analysis the writer was able to reach certain conclusions and make recommendations for the future development of the district.

1. The Winnipeg Beach area ranks as an important recreation spot by virtue of the large number of visitors to

whom it caters.

2. The study area is ideally located to serve an even larger number of holidaymakers. The increasing pressure on other recreation areas in Manitoba makes it mandatory that this area be developed to the full.

3. Winnipeg Beach has many recreational amenities and services, including a fine stretch of beach. These resources have been neglected and it is essential that a public agency takes the responsibility of rejuvenating them.

4. The Town of Winnipeg Beach is financially unable to undertake this redevelopment single-handed. It is therefore recommended that the Provincial Government either gives financial assistance to the municipal authorities or makes the district into a provincial recreation area. Specific recommendations include the enforcement of planning regulations to improve the appearance of the built-up area, the rejuvenation of the beach, the purchase and redevelopment of the site of the former amusement park, and the possible extension of the public recreation area by draining the land south of the business centre of the town.

If these recommendations are followed, Winnipeg Beach can regain its importance as one of Manitoba's most popular recreation areas.

ACKNOWLEDGEMENTS

The writer wishes to acknowledge with thanks the help which she has received from many individuals in the preparation and writing of this thesis.

In particular, thanks are due to Dr. T. R. Weir, Head of the Geography Department of the University of Manitoba, who in supervising the preparation and presentation of this study, gave freely of his valuable time and advice.

The writer is also particularly indebted to Mr. W. Danyluk and other staff members of the Parks Branch, Department of Mines and Natural Resources, who were most helpful and encouraging.

It is, unfortunately, impossible to thank individually all those who helped in the collection of data. Outstanding among those were the staff of the Tax Assessment Branch, Department of Municipal Affairs, and personnel of Manitoba Hydro who helped in the collection of information, the many local residents of the Winnipeg Beach area who gave generously of time, information, and hospitality, and the staff members of the Geography Department, University of Manitoba. Thanks are also due to the many cottage owners who were good enough to complete and return the questionnaires mailed to them.

TABLE OF CONTENTS

	Page
ACKNOWLEDGEMENTS.....	ii
TABLES.....	vi
MAPS.....	viii
CHAPTER	
I INTRODUCTION TO THE THESIS TOPIC.....	1
Delimitation and Brief Description of the Study Area.....	1
The Problems of the Study Area.....	5
Analysis of the problem.....	7
Evaluation of the recreational contribution of the study area.....	8
Sources of Data.....	9
Survey of cottage owners.....	11
Survey of non-resident visitors.....	15
Results of surveys.....	16
II THE HISTORICAL DEVELOPMENT OF THE STUDY AREA	18
Outline of the Stages of Development.....	18
Stage I. Integration 1900-1919.....	19
Stage II. Stability 1920-1939.....	24
Stage III. Disintegration 1940-1965.....	26
The Effect of its Historical Development on the Present Condition of the Study Area..	29
III SUMMER COTTAGERS.....	33
Proposed Analysis and Sources of Data.....	33
Number and Occupancy Pattern of Summer Cottages.....	35
Distribution of Cottages and Permanent Homes.....	39
Summary.....	47

CHAPTER	Page
IV NON-RESIDENT VISITORS.....	48
Proposed Analysis and Sources of Data....	48
Overnight Visitors.....	51
Commercial Accommodation.....	51
Summer Camps.....	55
Day Visitors.....	59
Summary of Chapters Three and Four.....	61
V LOCATION AND THE SETTING FOR RECREATION....	64
Significance of Location and Sources of Data.....	64
Location.....	66
The Physical Setting.....	71
The Man-Made Setting.....	76
Summary.....	82
VI RECREATION FACILITIES AND SERVICES.....	84
Proposed Analysis and Sources of Data....	84
Beach and Shoreline Resources.....	85
Availability.....	87
Physical Characteristics of the Shoreline.....	88
Erosion.....	93
Sports Grounds.....	95
Services.....	96
Public Utilities.....	96
Retail Commercial.....	97
Recreational Commercial.....	100
Institutional and government services..	100
Picnic Grounds.....	100
Boating and Fishing.....	101
The Amusement Park.....	103
Summary.....	109

CHAPTER	Page
VII CONCLUSION.....	112
BIBLIOGRAPHY.....	118
APPENDIX	
A. RESULTS OF SURVEY OF COTTAGE OWNERS.....	124
B. RESULTS OF SURVEY OF NON-RESIDENT VISITORS..	132
C. POSTULATED CYCLICAL TRENDS IN RESORT DEVELOPMENT.....	140
D. W. M. BAKER'S CLASSIFICATION OF SHORELAND IN THE INTERLAKE AREA.....	143

LIST OF TABLES

TABLE		Page
I	Distribution of Respondents.....	15
II	Estimated Number of Overnight Visitors staying in Commercial Accommodation.....	52
III	Number of Visitors to Summer Camps.....	56
IV	Mean Monthly Temperatures in Degrees Fahrenheit recorded at Gimli and Winnipeg..	75
V	Classification of Built-Up Areas.....	79
VI	Retail Commercial Establishments.....	98

APPENDIX A

I	Occupancy of Cottages - Summer 1964.....	128
II	Renting and Loaning of Cottages - Summer 1964.....	128
III	Factors in Choice of Recreation Area.....	129
IV	Opinions on Closure of Amusement Park.....	129
V	Expenditure Resulting from Cottage Ownership - Summer 1964.....	130
VI	Percentage of Expenditure Spent in Study Area.....	131

APPENDIX B

I	Home Region of Non-Resident Visitors.....	135
II	Frequency of Visits.....	135
III	Activities Engaged in by Visitors.....	136
IV	Recreation Areas in Manitoba Visited by Non-Residents.....	136
V	Preferred Recreation Area.....	137

APPENDIX B

Page

VI	Factors Influencing those who Preferred Winnipeg Beach.....	137
VII	Factors Influencing those who Preferred other Recreation Areas.....	138
VIII	Suggested Improvements.....	138
IX	Expenditure of Visitors in Winnipeg Beach...	139

APPENDIX D

I	Criteria in Classification.....	145
II	Physical Classification of Shoreland.....	147
III	Recreational Use Capability Classes.....	149

LIST OF MAPS

MAP	Page
1. Location of the Study Area.....	2
2. Land Use.....	4
3. Distribution of Sample of Cottage Owners.....	14
4. Winnipeg Beach, Plan of Town Centre.....	20
5. Intensity of Seasonal Residential Land Use....	40
6. Distribution of Permanent Residences.....	41
7. Distribution of Summer Cottages in Winnipeg Beach.....	44
8. Distribution of Summer Cottages in Sandy Hook.	45
9. Commercial Accommodation, the Size and Quality of Establishments.....	54
10. Summer Camps.....	57
11. Recreation Areas in Southern Manitoba, Location with respect to Winnipeg.....	69
12. Classification of Residential Areas.....	80
13. Recreational Land Use and Classification of Shoreland.....	90
14. Winnipeg Beach, Land Use in Town Centre.....	99
15. Winnipeg Beach Redevelopment Plan.....	107
APPENDIX D	
D1. Physical Classification of Shoreland.....	146

CHAPTER I

INTRODUCTION TO THE THESIS TOPIC

1. DELIMINATION AND BRIEF DESCRIPTION OF THE STUDY AREA

This thesis is a study of the recreational function¹ and associated problems of the Winnipeg Beach - Sandy Hook section of the Lake Winnipeg shoreline.

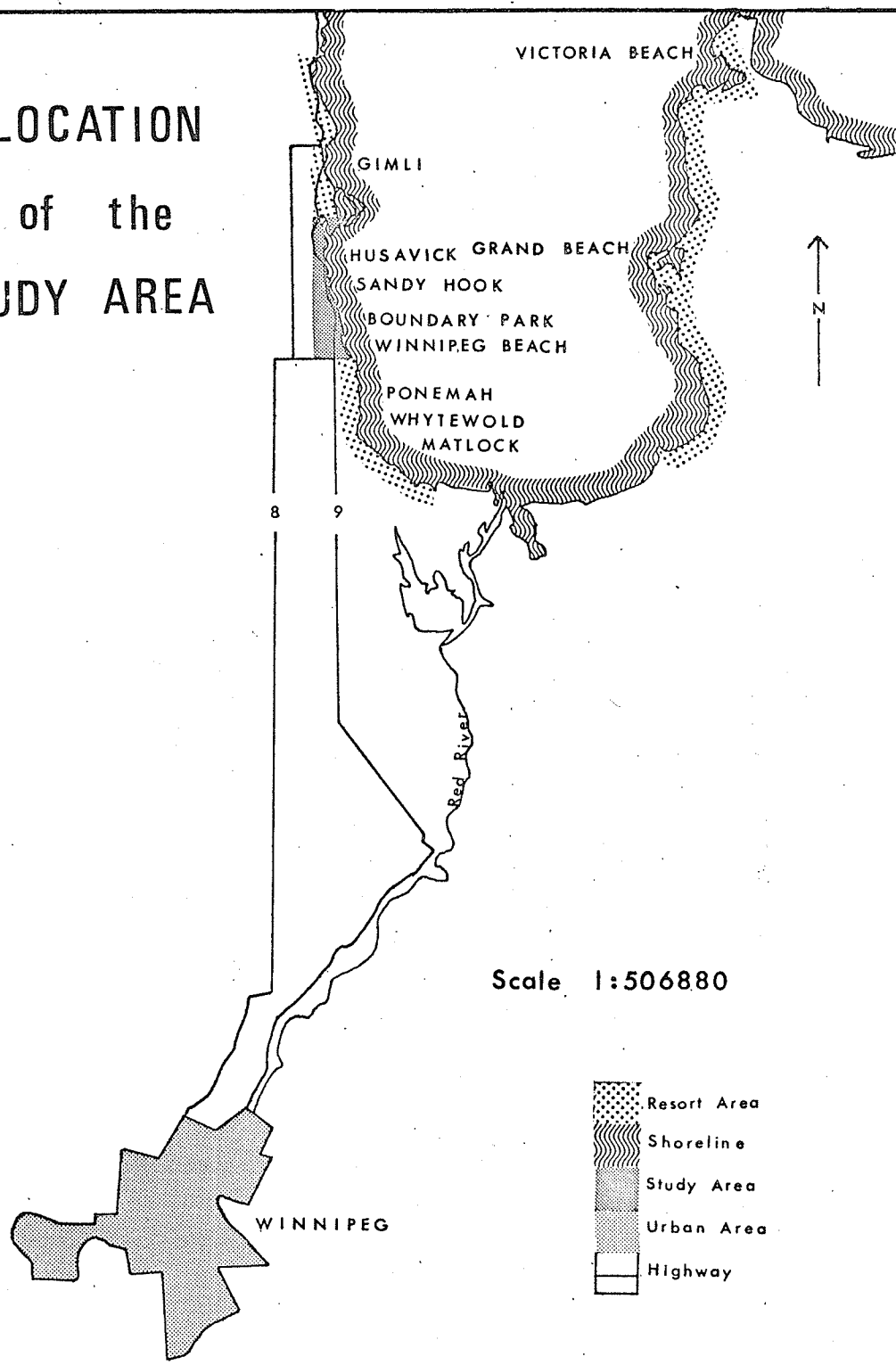
The southern tip of Lake Winnipeg is one of the most highly developed recreation areas in Manitoba. An almost continuous line of resorts stretches from Matlock to Gimli on the western side of the lake, while Victoria, Patricia, and Grand Beaches are important recreation areas on the opposite shore.² The importance of this district in the provision of outdoor recreation facilities is due to its accessibility to the half million people living in Metropolitan Winnipeg and to the adequate recreation resources associated with the lakeshore.

One section of the south-western shoreline, the Winnipeg Beach - Sandy Hook district, which lies approximately fifty miles north of Winnipeg, has been selected as the subject of the thesis.

¹ The writer considers the recreational function of an area to be the contribution it makes to the provision of recreational facilities, in terms of the number and type of visitors to whom it caters and the nature of the amenities which it offers.

² See Map 1, p.2

LOCATION
of the
STUDY AREA



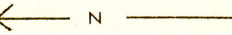
MAP 1

The study area extends approximately six miles along the lakeshore, from Willow Creek in the north to the southern boundary of Winnipeg Beach, and has a maximum width of one and a half miles. Resort development is limited to a stretch of land, a maximum of one mile wide, bordering the lakeshore.¹ To the west lies a predominantly agricultural area, some of which has been included in the study area because the land use and scenery of the surrounding countryside were thought to be significant to the recreational possibilities of the resorts. The continuous resort development along the shore justifies its treatment as a unit despite its subdivision for administrative purposes into the two settlements of Winnipeg Beach and Sandy Hook. It is separated from the recreation centre of Gimli to the north by the poorly drained land surrounding Willow Creek, and by the agricultural land beyond. A belt of scrub, woodland and farming land forms its southern boundary. Like all the resorts on this stretch including Ponemah, Whytewold, and Matlock, it is a private development, but unlike those to the south, it has considerable attraction for day visitors as well as cottage owners.

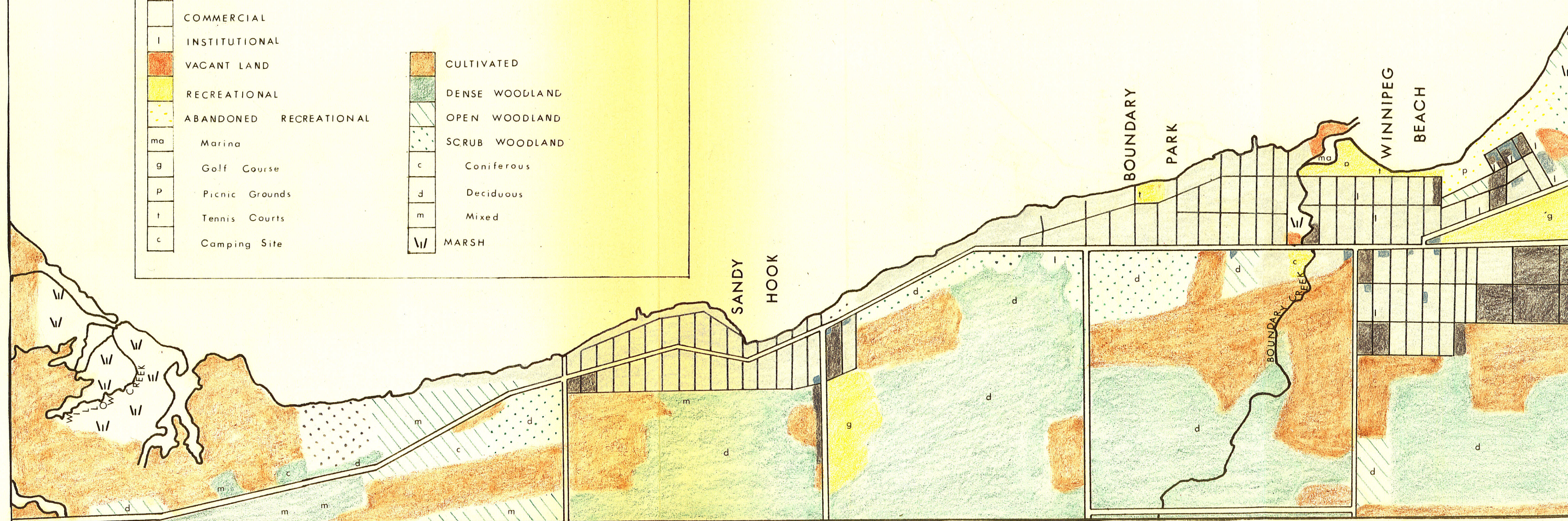
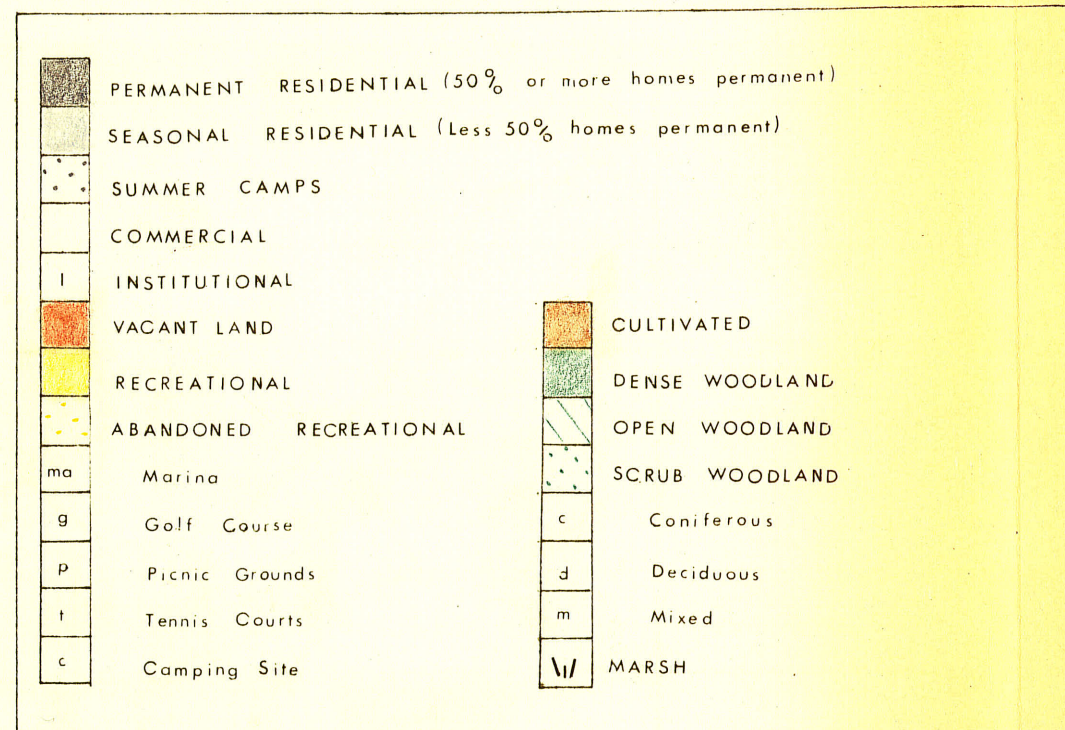
The Land Use Map on page 4, which illustrates the general character of the study area, shows clearly the contrast in function between the Sandy Hook - Boundary Park

¹ See Map 2, p.4

LAND USE

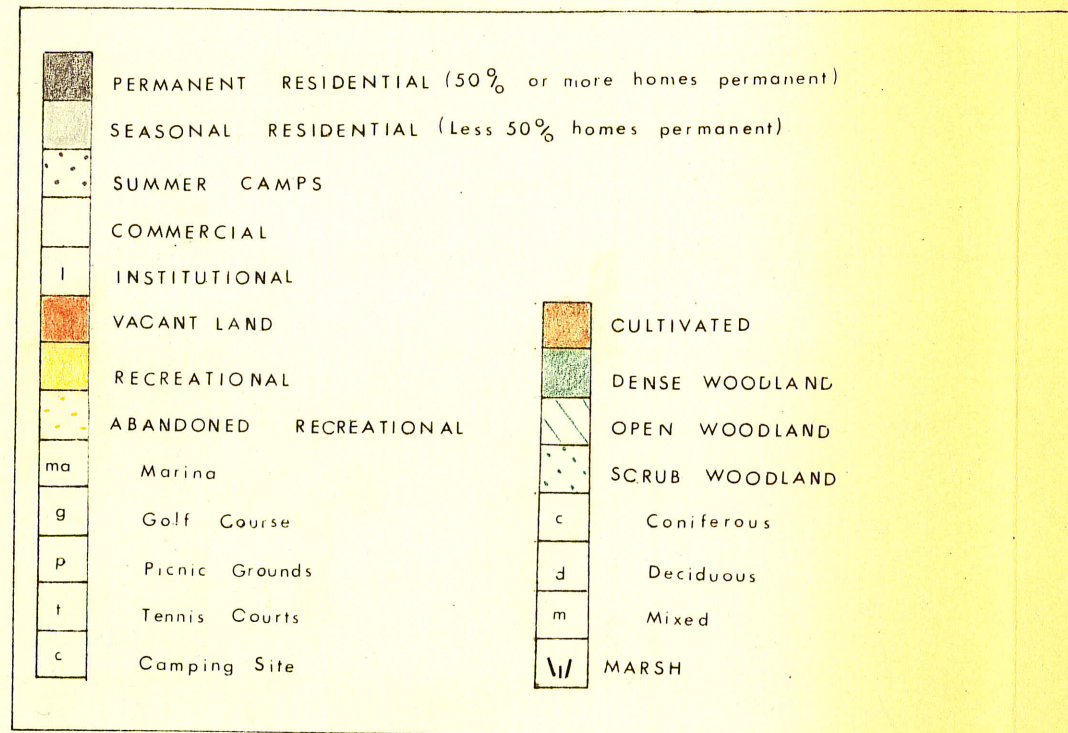


Scale 1:25000

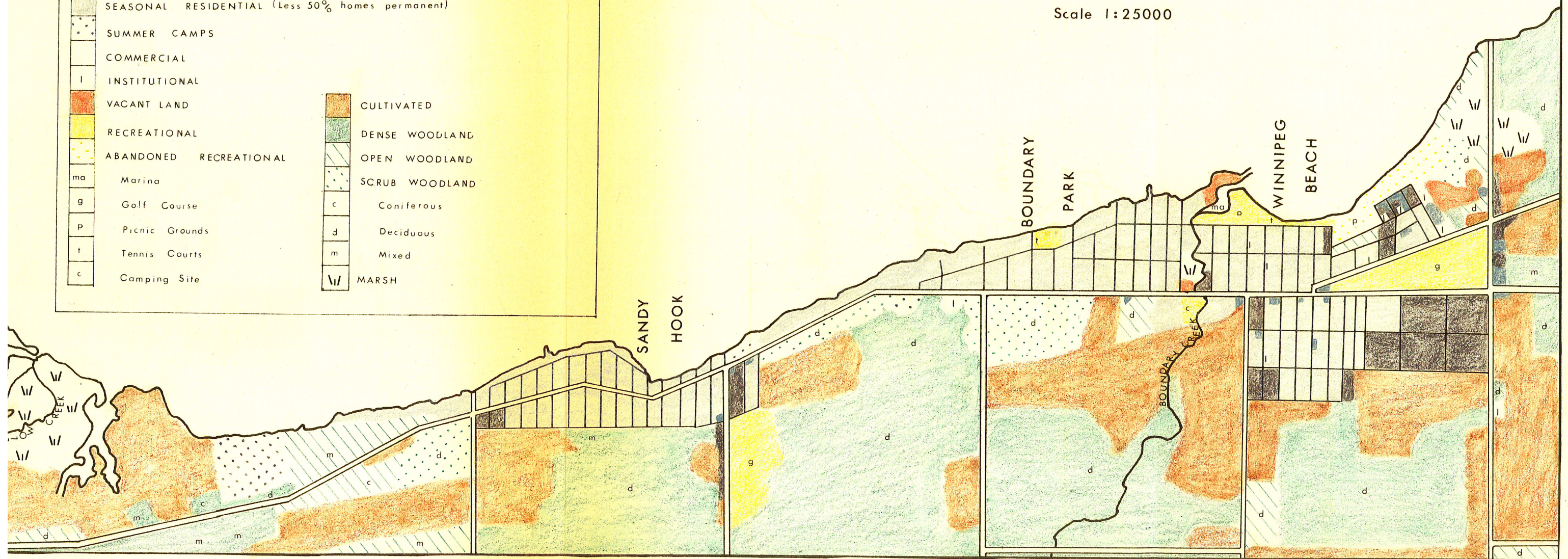
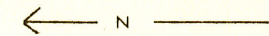


MAP 2

LAND USE



Scale 1:25000



MAP 2

district and Winnipeg Beach. The former is almost totally a summer residential area, and most of the land east of the highway is occupied by summer cottages or institutional camps. Seasonal homes are also found west of the highway in Sandy Hook. South of Boundary Creek land use within the resort is more diversified. Winnipeg Beach, with over eight hundred permanent residents, functions as a small rural service centre as well as a summer resort. The main business sector is the town centre, east of the golf course. The permanent homes are also concentrated in this section and in parts of the built-up area west of the highway.

Unlike the areas to the north of Boundary Creek, only a small part of the shoreline property in Winnipeg Beach has been subdivided for cottage construction. There is a small park south of the estuary of Boundary Creek. The riparian property adjacent to the town centre is the site of the amusement park and picnic grounds owned by a private company. The dance pavilion, roller coaster, boardwalk, and rides, associated with this amusement park, are all closed and the picnic grounds are neglected. At the present time, apart from the beach, the main recreational attractions of the study area are two golf courses, two picnic and sports grounds, a marina, and a camping site.

11. THE PROBLEMS OF THE STUDY AREA

The Winnipeg Beach district was selected as the

subject of this thesis because its future as a recreational area is in doubt. The recreation resources, particularly the condition of the beach and other recreation facilities, and the appearance of the residential and commercial sectors, have been allowed to deteriorate to such an extent that the resort may degenerate into a recreational slum.

The resort, which dates from 1903, was the earliest recreational area in Manitoba which combined private cottage development with facilities for day users. Until approximately 1940 this was probably the most popular resort for the inhabitants of Winnipeg but in recent years this popularity has declined due to three main reasons.

1. The improvement in highways and the increasing mobility of the average Manitoban has resulted in greater competition from other parks and resorts in the province, such as the Whiteshell, Clear Lake, and Grand Beach.

In addition to fine natural resources, many of these areas have received financial aid from the Provincial or Federal Governments which has rendered them much more attractive than the old resorts on the west shore of Lake Winnipeg.

2. The Winnipeg Beach district is in a dilapidated condition. Early commercialization and present neglect have spoiled the appearance of the town and reduced the attractiveness of its natural and man-made recreation amenities.

3. The amusement park which was one of the major attractions of the resort, from approximately 1906 until 1940, became increasingly dilapidated in post-war years and was finally closed permanently in the fall of 1964.

4. The cheap type of entertainment offered by the amusement park attracted an undesirable clientele and the resulting hooliganism may have contributed to the decline in the area's popularity. This aspect lies, however, within the field of the sociologist and will not be dealt with in any detail in this study.

The restoration of the area to its former popularity would necessitate expenditure, probably of public funds, to rejuvenate the physical assets such as the beach, improve the man-made facilities, and increase the general attractiveness of the town.

This thesis attempts to analyse the problem of the deterioration in the recreation resources, and to evaluate the contribution made by Winnipeg Beach to the provision of outdoor recreation facilities in Manitoba, in order to ascertain whether the public expenditure necessary to redevelop the resort is justified.

Analysis of the Problem

The Winnipeg Beach area is in an unsatisfactory condition today partly because of certain facets of its

history, and partly because of its twin functions as a permanent settlement and a summer resort, catering to both cottagers and non-resident visitors. The analysis of the problem therefore necessitates a consideration of the historical development of the area, the significance of which to its present condition will be indicated. This will be followed by a study of the two main types of visitors, cottagers and non-resident visitors. In these chapters the effect of the conflict of interests of the various types of holidaymakers on the possible redevelopment of the resort will be clarified.

Evaluation of the Recreational Possibilities of the Study Area

An evaluation of the contribution of the area to the provision of outdoor recreation facilities is necessary to decide whether redevelopment is desirable. This contribution can be assessed quantitatively or qualitatively. In other words, it can be measured either in terms of the number of visitors to the area, or in terms of the nature and quality of the recreational facilities which the Winnipeg Beach district can offer.

The quantitative evaluation will be made in the first part of the thesis. An estimate will be made of the number of cottagers and other holidaymakers visiting the area at the present time. This will be followed by a

consideration of the potential number of visitors which is a function of the area's location with respect to Winnipeg, the main centre of population in Manitoba. The importance of location is a reflection of the reliance of Winnipeg Beach on accessibility to a major population centre rather than on any unique natural endowment to attract visitors.

The qualitative aspects of the area's recreational possibilities will be considered in the second part of the thesis. First the attractiveness of the natural and man-made setting will be assessed. Second the type and quality of the facilities and services will be described. To put their importance into proper perspective the role of each amenity in attracting visitors will be discussed.

On the basis of this analysis of the problems and possibilities of the Winnipeg Beach - Sandy Hook area recommendations for its future development will be made at the end of the thesis.

111. SOURCES OF DATA

Four sources of data were available to the writer.

1. Statistical Sources. Provincial Government records and statistics from Manitoba Hydro were used to obtain information on the number and distribution of summer cottages.

2. Library Sources. Written material dealing

specifically with the Winnipeg Beach area is not abundant. Some information was however available on the history, the commercial accommodation, and the physical environment. Two Provincial Government reports were particularly useful in providing information on the beach resources.¹

3. Field Surveys. Surveys of land use and the condition of the residential areas were used in assessing the nature and quality of the setting, recreation facilities, and services. Other sources were supplemented by material obtained by interviewing local business people and other interested parties.

4. Questionnaires. To discover the relative importance of each amenity in attracting holidaymakers, two formal surveys of cottage owners and non-resident visitors were conducted. These also yielded information on the occupancy pattern of cottages, the frequency of visits and home addresses of non-resident visitors, and the contribution of each group to the economy of the town.

Since the results of these surveys are referred to

¹ W.M. Baker, "The Classification of Shoreland in the Inter-lake Development Area" (unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Manitoba, 1964); and Lakes Winnipeg and Manitoba Board, "Report on Measures for the Control of Lakes Winnipeg and Manitoba" (Province of Manitoba, June, 1958) (Mimeographed.)

throughout the thesis it is appropriate to describe at this point the survey techniques employed.

Survey of Cottage Owners

A survey of cottage owners in the study area was conducted by mailing questionnaires to a representative sample.

In this case the universe, that is the total population represented by the sample, was defined as the total number of cottage owners the home addresses of whom were outside the Winnipeg Beach - Sandy Hook area. This eliminated permanent residents who own cottages which they let on a commercial basis. The sampling unit was the cottage owner.

The names and addresses of cottage owners were obtained from the address lists of seasonal customers of Manitoba Hydro in the study area. As the permanent addresses of these customers were unavailable from this source, they were obtained from the records of the Tax Assessment Branch of the Department of Municipal Affairs, Province of Manitoba.

The source list was then prepared and the sample drawn. The source list was prepared by arranging the names of cottage owners according to the geographical location of their summer homes. In other words the cottages were arranged according to plan, block and lot, the plans being

taken in succession from south to north through the area. The names of cottage owners were then selected in regular succession, a random starting place having been selected by lot. This sampling technique, known as "selection at regular intervals from a list",¹ is a type of proportional stratified sampling. According to Mildred Parten this sampling procedure is preferable to purely random sampling because, "selecting the sample cases at evenly spaced intervals guarantees a cross section of the entire universe will be secured".² In this case it ensures an even geographical representation, at least at this stage in the survey.

The survey aimed at obtaining a final return of 10 per cent of the universe. With the mailing technique no greater than a 40 per cent return rate can be expected and therefore a 25 per cent sample was drawn. The starting point having been picked by lot every fourth cottage owner was selected in regular sequence through the source list. The total universe was 1,442. From this 361 names were selected and questionnaires sent to them.

The mailing procedure was chosen as the only

¹ Mildred Parten, Surveys, Polls, and Samples (New York: Harper Bros., 1950), p. 266

² Ibid.

practical method of contacting 361 cottagers scattered throughout Winnipeg and outside the city. The inaccuracy inherent in this method is recognized. Even when a representative sample is drawn originally, the respondents are not necessarily representative. To the extent that the geographical location of his cottage may have some economic significance and may be related to other characteristics of the owner, arrangements were made to detect such bias in this survey. Each cottage owner in the sample was given a number and the questionnaires were numbered to correspond. The distribution of respondents was then mapped.¹

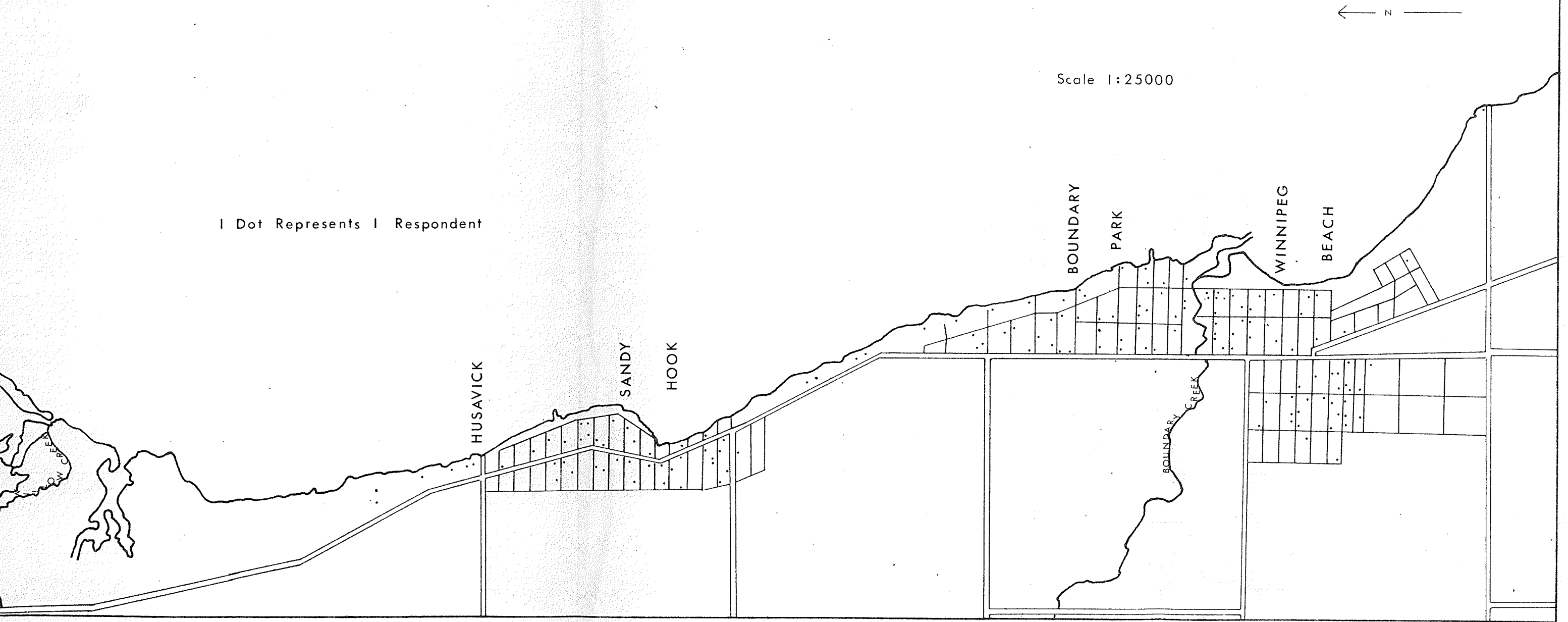
One hundred and fifteen questionnaires were returned within three weeks of mailing. Reminder postcards were then sent to 50 per cent of the non-respondents. Every other non-respondent was selected, the starting place having been chosen at random. By the end of three more weeks a total of 150 replies had been obtained, that is a 41.6 per cent response.

A comparison of the map of the distribution of respondents with the maps showing the distribution of cottages,² and the following table suggest that Winnipeg Beach

¹ See Map 3, p.14

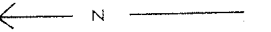
² See Maps 7 and 8, pp.44 and 45.

DISTRIBUTION of SAMPLE of COTTAGE OWNERS



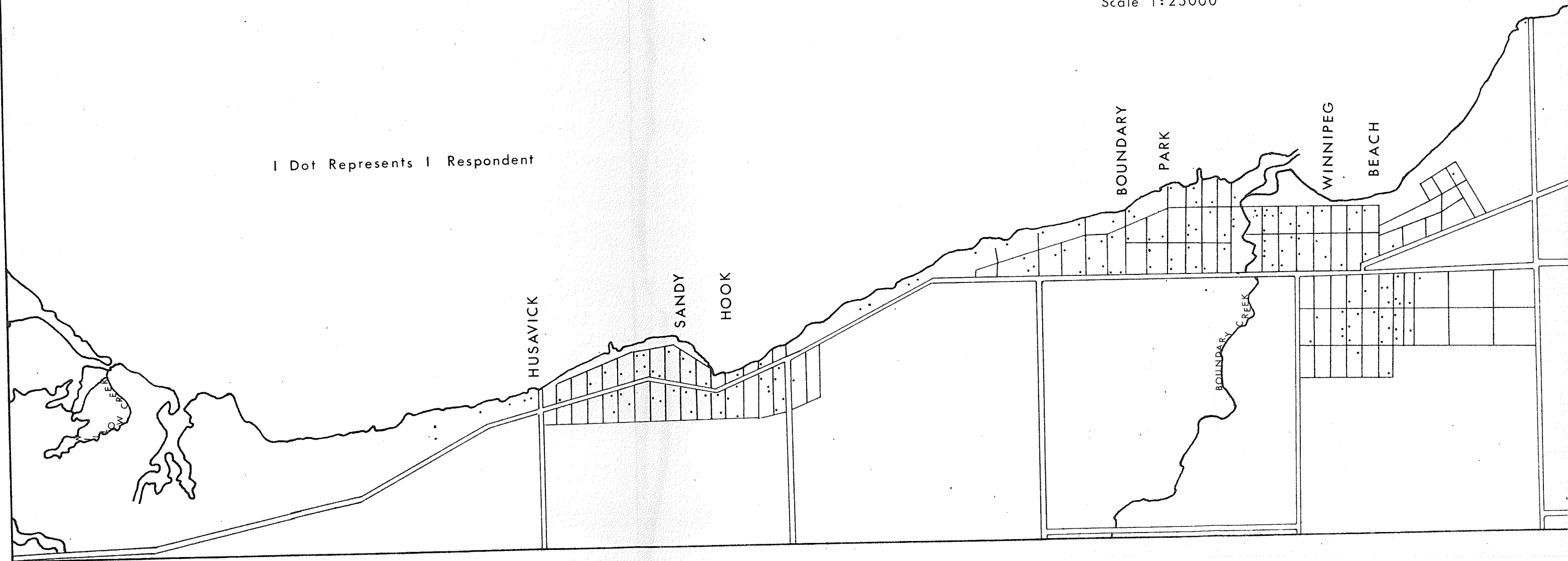
MAP 3

DISTRIBUTION of SAMPLE of COTTAGE OWNERS



Scale 1:25000

1 Dot Represents 1 Respondent



MAP 3

and Boundary Park are slightly under-represented and Sandy Hook is slightly over-represented. However, since the survey aimed at obtaining a general picture of the opinions and behaviour of cottage owners rather than precise figures the bias does not appear to be large enough to cause concern.

TABLE I
DISTRIBUTION OF RESPONDENTS

	ENTIRE AREA	WINNIPEG BEACH	BOUNDARY PARK	SANDY HOOK
TOTAL NUMBER COTTAGE OWNERS*	1442	591	443	408
NUMBER RESPON- DENTS	150	58	44	48
PERCENTAGE RESPONDENTS	10.4	9.8	9.9	11.8

*This total excludes permanent residents who own cottages.

In subsequent chapters wherever there is a big variation between the replies obtained from the three constituent areas these differences will be indicated.

Survey of Non-Resident Visitors

A survey of non-resident visitors to the study

area was conducted by personal interview from July 3 to August 1, 1965, both dates inclusive. This survey was designed mainly to obtain information on the opinions, activities, and frequency of visits of day visitors, as the expenditure of money on recreation areas by the Provincial Government depends primarily on the attraction of the area in question for this class of visitor.

For this reason, most of the interviewing was done on weekends, Saturday and particularly Sunday being the most popular days for day visitors. This latter fact is verified by the twenty interviews conducted on weekdays, between Monday, July 5 and Friday, July 16, which included only three day visitors. In all, 150 people were interviewed, the great majority of whom (91) were day visitors. The remaining 59 were either renting cabins, visiting cottage owners, camping, or staying at the motels or hotel.

Since Winnipeg Beach is the only part of the study area which attracts significant numbers of non-resident visitors, interviewing was carried out along the beach and in the picnic grounds in this district. A random sample of visitors was taken. In an attempt to ensure objectivity a particular colour was chosen and subjects wearing this colour were selected for interview.

Results of Surveys

The two surveys described above provided information

on the activities, opinions, and usage patterns of a cross-section of visitors to the Winnipeg Beach - Sandy Hook area. The views of an equal number of cottage owners and non-resident visitors, whose interests and requirements may be expected to differ, were thereby obtained.

The results of these surveys are presented in tabular form in the appendices, pages 124 to 139. Reference will be made to these findings at appropriate places throughout the thesis. They were particularly useful in estimating the relative importance of the amenities described in the second half of the thesis and in obtaining the opinions and suggestions of people long-familiar with the area.

CHAPTER II

THE HISTORICAL DEVELOPMENT OF THE STUDY AREA

1. OUTLINE OF THE STAGES OF DEVELOPMENT

Some understanding of the history of the study area during the last sixty years is essential to an appreciation of its present condition. The dilapidated appearance of the area and the unsatisfactory condition of its recreational amenities are to a large extent the result of its historical development.

The resorts on the south-west shore of Lake Winnipeg, Matlock, Ponemah, Whytewold, Winnipeg Beach, and Sandy Hook, which developed between 1903 and 1905 were the earliest outdoor recreation areas in Manitoba. Winnipeg Beach was unique among these resorts because it catered to a large number of day trippers, while the others were predominantly summer residential areas. This early development, free of planning controls, has allowed the writer to recognize a cyclical development in the history of the Winnipeg Beach district. Three stages in resort development are recognized, namely, integration, stability, and disintegration.¹ The material in this chapter will be dealt with in terms of these stages.

Stage 1, Integration, which lasted from 1900 to 1919,

¹ See Appendix C. pp. 140-143.

was characterized by expansion. During this time the realization of the recreational possibilities of the area, and the development of transport facilities led to cottage building, the construction of commercial accommodation, and the establishment of man-made recreational amenities.

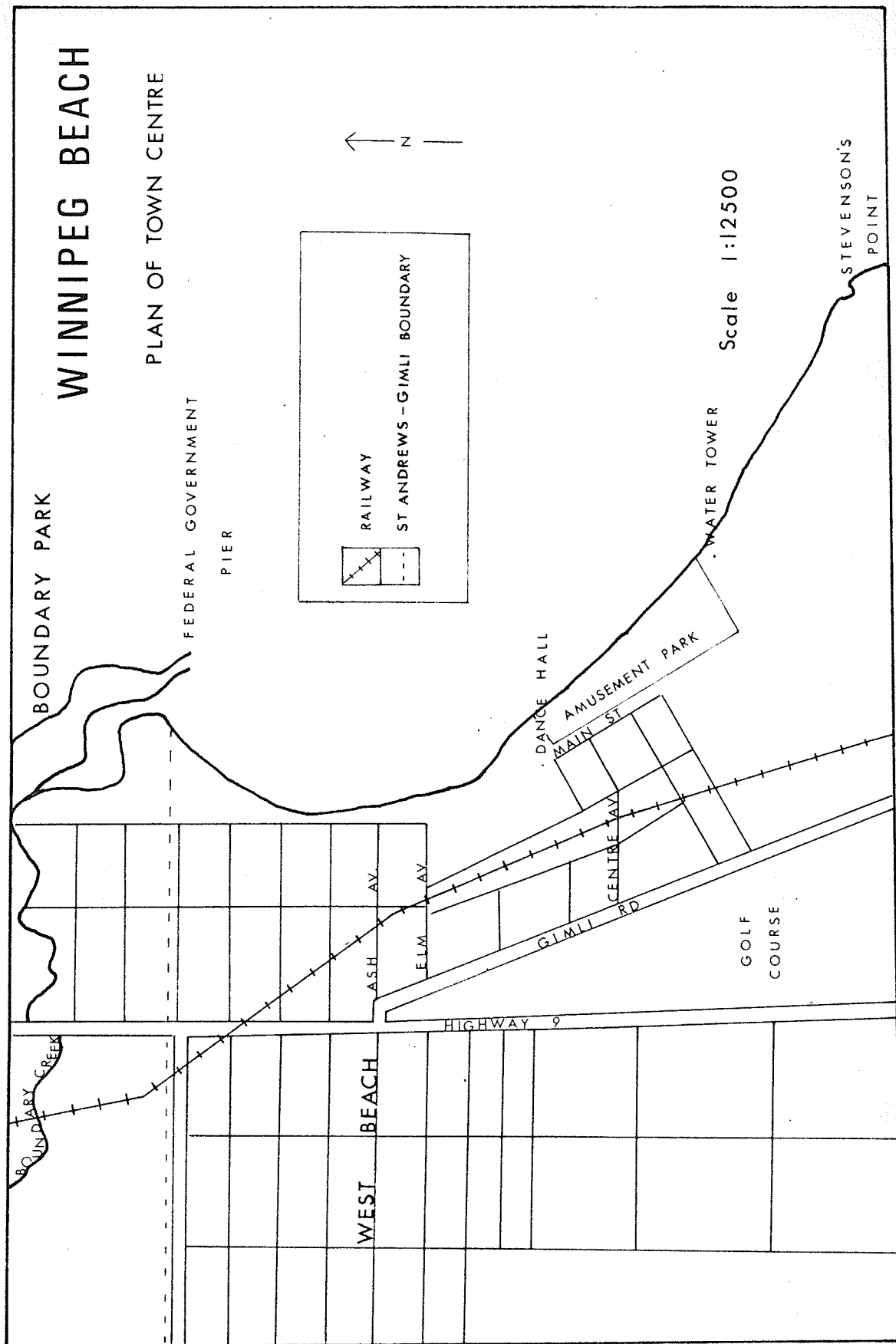
Stage II, Stability, lasted from 1920 to approximately 1939. By this time the physical expansion of the resort had slowed down. This was the period when the area enjoyed its greatest popularity.

Stage III, Disintegration, started around 1940. This era is characterized by declining popularity, and the deterioration of both natural and man-made amenities. Winnipeg Beach and Sandy Hook are still in this stage, the logical outcome of which is total decline and the development of a recreational slum. The important question is whether it is possible and desirable to arrest the trend by redeveloping the area along new lines which will re-emphasize its natural assets.

11. STAGE I. INTEGRATION 1900-1919

The Winnipeg Beach resort area was the child of the Canadian Pacific Railway Company. Easy accessibility by rail from Winnipeg was a key factor in its development.

In 1900 a party of officials from the C.P.R. visited the area and realized the recreational potential of the mile long beach which stretches from Stevenson's Point to the



MAP 4

mouth of Boundary Creek.¹ This resulted in the railway company buying 330 acres of land with a view to promoting the area as a summer resort to which it would provide the transport.² This 330 acres of land lay partly in the Rural Municipality of St. Andrews, and partly in the Rural Municipality of Gimli, and extended from the present southern limit of the town, north to Boundary Creek, and from the lake west to the present Highway 9.

This section of the shoreline was therefore the nucleus of the first resort developments which resulted from the completion of the railway line to Winnipeg Beach in June 1903. The C.P.R. laid out roads and boulevards, and the first businesses were established in the present business sector of Winnipeg Beach, along Main Street and Centre Avenue.

This period was characterized by summer cottage construction. The first cottages were built, between 1903 and 1906, in the district east of Highway 9, between Ash Avenue and Boundary Creek. The land was leased to cottage owners on a twenty year basis by the C.P.R. By 1905 many cottage sites had been occupied and Winnipeg Beach had become a very popular resort. A guide book of the period

¹ See Map 4, p. 20

² Private correspondence with the C.P.R.

describes the area as follows:

Winnipeg Beach is located on a beautiful, crescent shaped bay of the lake, and so popular has the resort now become that there are few people in Winnipeg who have not made the trip to the Beach where they have enjoyed the bathing and boating offered and the pleasure of idling on the shores of the vast expanse of water.¹

Even at this early stage in its development Winnipeg Beach appears to have been playing a twin role as a resort town and a small rural service centre. The permanent residents who had entered the area from 1875 onwards were mainly Ukrainian and Icelandic farmers and fishermen. These people had settled mainly in West Beach, the area west of the present highway and, according to W.J. Woods,² they numbered 264 in 1904. The building of the railway line in 1903 affected not only the resort development of Winnipeg Beach but gave the town importance as a shipping point.

The extension of the railway to Gimli in 1906 may have adversely affected Winnipeg Beach's role as a trans-shipment point but it led to the spread of cottage building north along the lakeshore into Boundary Park and Sandy Hook. 1919 - 1920 was the last main period of cottage construction

¹ Winnipeg Civic Cycle Paths and Public Parks Board, Summer Outings Round Winnipeg, Souvenir Guide Book (Winnipeg: Western Advertising Company, c. 1905), p.8.

² W.J. Woods, "A Brief History of Winnipeg Beach, 1901-55." (unpublished paper, 1955).

when summer homes were built in West Beach, the old Ukrainian settlement west of the highway.

The first cottage owners were well-to-do Winnipeggers and as early as 1905, the Souvenir Guide Book¹ refers to the commuting habits of the men who travelled on the 5:20 p.m. train (Daddy's Train) from Winnipeg each evening to join their families who spent the summer at the beach. The return train in the morning took them back to business in the city.

In addition to summer housing, commercial accommodation was built at this time. By 1910, the recreation function had developed sufficiently for the town to support three hotels. In the same year, Winnipeg Beach became an incorporated town, the territory of which lay in the west half of Section Thirty-four, Township Seventeen, Range Four E. In other words, it included Boundary Park, most of the present town east of Highway 9, but excluded West Beach which was only incorporated into the town in the 1950's.²

¹ Winnipeg Civic Cycle Paths and Public Parks Boards, loc.cit.

² The present administrative unit of Winnipeg Beach includes the old town centre south of Boundary Creek, West Beach, and Boundary Park. In this thesis the area south of Boundary Creek, that is Winnipeg Beach, and Boundary Park, the district north of the creek, are often treated as separate entities due to the contrast in their function and appearance.

In addition to providing transport to the resort, the C.P.R. was responsible for the development of the first recreation facilities. It provided picnic grounds, and ran a free dance in the old dance hall, built around 1904. The first concessions were opened by Beach Attractions Limited on land leased from the railway company, but these amusements were at first rather rudimentary, an old gasoline-powered merry-go-round being the main attraction. Later the amusement park was expanded to include a roller coaster built in 1919.

Thus by 1919, most of the cottage construction was complete and the basis of Winnipeg Beach's popularity had been established.

111. STAGE 11. STABILITY 1920-1939

In the period between 1920 and 1939 Winnipeg Beach was at the peak of its popularity. More attractions were developed. The golf course was opened in 1925 on land owned by the C.P.R. The amusement park grew in size and numerous games and concession stands, rides, and boardwalk were added to the nucleus of amusements on the lakeshore. The owners of Beachside Attractions Limited, also took over the running of the dances in the new dance hall, built in 1927 by the C.P.R. This dance pavilion was the largest in Western Canada at that time. Dancing seems to have been one of the main attractions of the resort for dances were held every night

except Sunday, Wednesday and Saturday being the busiest nights. On the latter, two dances were held. The first was an open dance which was followed after midnight by the 'Campers' Dance' for cottagers.

The key to all this development was the railway, various trains such as 'Daddy's Train' and the 'Moonlight' playing distinctive roles in the life of Winnipeg Beach. The 'Moonlight' ran from Winnipeg to Winnipeg Beach for approximately forty years. This train ran every night from Monday to Saturday, with sometimes two or three 'Moonlights' in one evening, each with up to twenty coaches. According to one resident, it was quite normal to have 2,000 people on each train. Altogether, there were usually six to eight trains per day, although according to the Winnipeg Free Press¹ there were thirteen trains in one day in 1920.

These trains carried, in addition to the cottagers, day trippers and large picnic groups. The picnic grounds owned by the C.P.R. used to provide the site for large company picnics such as Eatons', and Sunday School picnics from Winnipeg and Selkirk. Another tradition was the Fresh Air Camp sponsored by the Winnipeg Tribune, which used to treat 3,000 children from the city's orphanages to a day's outing at the beach.

From 1903 until approximately 1939, this district

¹ Winnipeg Free Press, June 20, 1964, "Remember the 'Moonlights' to Winnipeg Beach".

was therefore a favourite resort area for Winnipeg's population. Sandy Hook and Boundary Park were mainly cottage areas, but Winnipeg Beach with its fine strand, C.P.R. owned pier, picnic grounds, and amusements, provided recreation for thousands of day trippers over a season which lasted from Victoria Day to Labor Day. The town's popularity was maintained by the C.P.R. The decline of the resort paralleled to a great extent the decline of passenger traffic on the railway.

IV. STAGE III. DISINTEGRATION 1940-1965.

By the period of the Second World War, the processes which were to lead to the decline of the Winnipeg Beach area had begun to take effect. These may be stated as follows:

1. The improvement of highways throughout Manitoba and competition from the private car as an alternative to rail transport led to a fall in the demand for passenger rail services.¹ Faced with this competition, the C.P.R. began to withdraw from the area, selling cottage sites to the cottagers in the period 1940-1945. In 1952 the picnic grounds and structures, boardwalk, boathouses, dance and picnic pavilions and all the land along the lakeshore on which the concessions

¹ T.R. Weir (ed.), Economic Atlas of Manitoba (Winnipeg: Department of Industry and Commerce, Province of Manitoba, 1960), p.70, states that 80 per cent of the recreation travel in Manitoba is now by private automobile.

were located, were sold to the owner of Beachside Attractions Limited.¹ In this manner the valuable lakefront property which had been saved from cottage development and retained for public use, due to its ownership by the C.P.R., passed into private hands. Involved in the sale was a stipulation that the picnic grounds would be retained for that purpose for ten years. When the ten year period expired in 1962, the present owner sub-divided a small portion of the land for the construction of permanent housing. There is a risk that the remainder of the area may be lost to the public in this way if the land remains in private hands.

The citizens of Winnipeg Beach showed little foresight at this time by their refusal to buy the picnic grounds which were offered to them by the C.P.R. The town's refusal to take over the upkeep of the railway company's pier was also a big mistake. The beach in the northern part of the bay had been protected from erosion by the Federal Government and C.P.R. piers and on the dismantling of the latter, increased erosion removed much of the sand from this section of the beach.

An era in the history of the resort ended in 1956 when the 'Moonlight' service was terminated.

2. From the late 1930's to 1964 the boardwalk changed ownership three times. In post-war years public

¹ Statement by the C.P.R., private correspondence.

interest in this type of amusement and in dancing seems to have declined, and successive owners found difficulty in running the business profitably. Upkeep and renovations on the old structures were expensive, taxes were high, and the town failed to co-operate by selling property on Main Street to other penny arcades which operated in competition with Beachside Attractions Limited.

During the same period hooliganism became something of a problem for police and residents of the town.

This period of increasing deterioration came to an end in October, 1964 when Beachside Enterprises Limited closed operations permanently.

3. The improvement of highways in Manitoba not only caused the retraction of the C.P.R., but resulted in increasing competition from other recreation areas in the province. Provincial and Federal Government assistance was given to areas such as the Whiteshell, Grand Beach, and Clear Lake, rendering them much more attractive than the old recreation spots on the west shore of Lake Winnipeg.

The development of new cottage areas in the Whiteshell and other districts led to the withdrawal of some of the former cottage owners from the Winnipeg Beach - Sandy Hook area.¹ Less wealthy people and members of the Jewish community from Winnipeg tended to move into the area

¹ Statements by local cottagers, personal interview.

abandoned by those who could afford to own a cottage on a more desirable site further from the city.¹

In 1965 this stage of disintegration has progressed to the point where Winnipeg Beach no longer offers satisfactory recreation amenities. Many of the older sectors of the town are dilapidated, the amusement park is closed, the beach and picnic grounds are neglected. This stage may be allowed to continue or steps may be taken to halt the decline and rejuvenate the resort.

V. THE EFFECT OF ITS HISTORICAL DEVELOPMENT ON THE PRESENT CONDITION OF THE STUDY AREA

The historical development of the Winnipeg Beach area outlined above affects its present condition and its possibilities for future development in three ways.

1. The fact that cottage construction in the area dates back to the pre-1910 era explains the dilapidated state of some sectors of the town. This aspect will be considered in greater detail in a subsequent chapter.²

¹ Roy Wolfe, "Recreational Land Use in Ontario" (unpublished Ph.D. thesis, The University of Toronto, 1956), observed the same process at work in the summer cottage areas around Toronto. He compared the movement of wealthy gentile cottagers to areas increasingly distant from Toronto, and their replacement by Jewish people and those in a lower income bracket to the ecological principles of invasion and succession.

² See Chapter V, pp. 76-82.

2. The importance of the C.P.R. in Winnipeg Beach's development has been stressed. By retaining a section of their lakeshore property as picnic grounds and the site of the amusement park, rather than sub-dividing the entire area for cottage development, the C.P.R. reserved a fine stretch of beach for the use of the general public. The imprudence of the citizens of the town resulted in this valuable area falling into private hands. Consequently, the few acres of Ritchie Park, immediately south of Boundary Creek, constitute the only area of recreational land, between Boundary Creek and Stevenson's Point, owned by the town.¹ From Elm Avenue to the water-tower the lakefront property is owned by Beachside Enterprises Limited, while the land to the south is, except for a few lots, still the property of the C.P.R.

The ownership of the riparian property by a private individual presents difficulties for the possible redevelopment of the area. If the Town of Winnipeg Beach undertook the improvement of recreational facilities, it would have to bear the expense of acquiring the land owned by Beachside Enterprises Limited, in addition to the cost of removing the boardwalk structures, and providing new facilities. This could well strain the resources of a small town. On the other hand, unless the property is bought

¹ See Map 4, p.20

by some public agency, the owner may be tempted to subdivide more of the land for residential use.

3. The fact that this resort has been in existence so long introduces an 'inertia factor' which should be considered when the contribution of the area to recreation and the desirability of redevelopment are debated. Social and family ties have been formed, the strength of which is very difficult to gauge. In the survey of cottage owners, described in Chapter One, 15 per cent of respondents said that they had inherited their cottage from other members of the family.¹ This family tie seemed much less marked in Sandy Hook than in the other two constituent areas. In the same survey, 49 per cent of the total respondents were attracted to the Beach because their friends and neighbours also owned cottages there.² Again this reason appeared to be more important in Winnipeg Beach than in Sandy Hook, 60 per cent of respondents in the former, compared to 40 per cent in the latter mentioning this social link. In the survey of non-resident visitors, 19 per cent of those who visited Winnipeg Beach more frequently than any other recreation area in Manitoba, gave long-standing social and family connections with the area as one reason.³ It

¹ See Table III, Appendix A p. 129

² See Table III, Appendix A p. 129

³ See Table VI, Appendix B p. 137

appears that in a long established resort like Winnipeg Beach, inertia and social and family connections may prove strong ties even when superior facilities are offered elsewhere.

CHAPTER III

SUMMER COTTAGERS

1. PROPOSED ANALYSIS AND SOURCES OF DATA

Winnipeg Beach and Sandy Hook form part of the summer residential area which stretches in an almost continuous line of resorts along the south-west shore of Lake Winnipeg from Matlock to Gimli. The study of the summer cottagers undertaken in this chapter will contribute to the purpose of the thesis as described in Chapter One in the following ways.

1. One reason for the declining popularity of the study area is the dilapidated appearance of parts of the commercial and residential districts. This dilapidation is partly due to the age of sections of the built-up area,¹ and partly to the overcrowding of cottages and the mixture of seasonal residential, permanent residential, and commercial land uses. While the appearance of the built-up area will be considered in greater detail later in the thesis,² the description of the distribution of cottages and permanent homes given below will indicate where overcrowding and

¹ See Chapter II, p.29

² See Chapter V, pp.76-82

juxtaposition of seasonal and permanent residential and commercial land uses mars the landscape.

2. Redevelopment of the resort will require financial outlay by either the Municipal or Provincial Governments. In this chapter some of the financial problems of Winnipeg Beach, arising from its twin functions as a resort and a permanent settlement will be considered. The Provincial Government is likely to finance redevelopment only in those areas which attract non-resident visitors. The description of the distribution of summer cottages, given below, and the study of non-residents in Chapter Four will isolate the areas available to non-resident holidaymakers.

3. In evaluating the contribution of the study area to the provision of outdoor recreation facilities an estimate of the number of visitors is important. In this chapter the number of cottagers and their pattern of usage of the Winnipeg Beach area will be considered.

The data used below was obtained from two sources.

1. Statistical Sources. Data concerning the number and distribution of houses, both seasonally and permanently occupied, and the permanent addresses of summer residents was obtained from the Tax Rolls of the Tax Assessment Branch of the Department of Municipal Affairs, Manitoba Provincial Government. This source did not make a clear distinction between permanently and seasonally occupied dwellings.

Summer cottages were identified by comparing this data with the address lists of customers of Manitoba Hydro, in the area, who are seasonally supplied with electricity.

2. Questionnaires. Information on the occupancy pattern and frequency of renting of cottages was obtained from the survey of a sample of cottage owners, described in Chapter One.

11. NUMBER AND OCCUPANCY PATTERN OF SUMMER COTTAGES

Many of the visitors to the Winnipeg Beach - Sandy Hook area own cottages in the district. In evaluating the recreational possibilities of the area, it is necessary to know the size of this important category of visitors.

The study area has a total of 1,688 cottages and cabins, 1,257 in Winnipeg Beach and adjacent parts of the rural municipalities of Gimli and St. Andrews, and 431 in Sandy Hook and Husavick. Excluding local residents who own approximately 100 cabins, 96 per cent of the cottage owners come from Greater Winnipeg. As far as the seasonal residential function is concerned this area essentially serves the metropolitan area.

In calculating the number of people using the summer cottage areas the cabins which form part of a cabin renting business must be omitted. This has been accomplished by excluding businesses of more than three units which must be registered with the Travel and Publicity Branch of the

Department of Industry and Commerce. These total 78 and will be dealt with in Chapter Four. There are therefore 1600 cottages the main purpose of which is to provide recreation for the owner, his family and friends. If an average of four people per family is assumed, the Winnipeg Beach area caters to approximately 6,400 summer residents.

Sandy Hook is typical of most of the resorts along the south-west shore of Lake Winnipeg in that it has a very small permanent population (93 according to the 1961 Census of Canada). Winnipeg Beach, however, has a nucleus of 807 permanent residents. Thus the seasonal residents, 5000 of whom live in Winnipeg Beach, greatly outnumber the permanent residents of the town. This fact is significant to the question of the financing of improvements in the recreational facilities of the resort.

The cottager contributes significantly to the economy of the area, not only by his spending in the district,¹ but also by his contribution to local taxes. According to Mayor Tapper of Winnipeg Beach² the summer residents bear

¹ Tables V and VI in Appendix A, pp. 130 and 131, show the expenditure of the cottager in the study area, according to data provided by the survey of cottagers. 63 per cent of the respondents spent over \$200 on necessities resulting from cottage ownership. 55 per cent spent over half of this money within the study area. (The much lower percentage in Sandy Hook probably reflects the shortage of shopping facilities locally and the attraction of Gimli as a shopping centre for the northern part of the study area).

² Winnipeg Tribune, August 17, 1965.

about 70 per cent of the burden of taxation, thus contributing to the year-round upkeep of the town. If the expense of buying and improving the lakeshore property in the town centre is to be borne by the Town the cottagers will be asked, not only to subsidize the permanent residents, but to pay for the development of amenities enjoyed by a much larger, non-contributing, sector of the public. It will be noted later in the chapter that the stretch of beach and adjacent property south of Boundary Creek is the only section likely to benefit from such expenditure and it seems rather unreasonable to expect the cottage owner in Boundary Park to finance improvements from which he will derive little benefit.

The importance of this summer cottage area is shown both by the absolute number of seasonal residents and by the number of days most cottages are occupied. In the survey of cottage owners, the cottager was asked the number of days his cottage was occupied and the number of occasions on which it was loaned or rented during the 1964 season. The results of this survey are given in Tables I and II, Appendix A, page 128.

The four occupancy categories in Table I were chosen because 40, 60, and 110 days seemed significant breakpoints. The season in this area lasts a maximum of five months, from May to September. This five month season includes approximately twenty weekends. A cottage occupied less than

40 days might therefore be used only on weekends. If occupied more than 40 days, then an additional stay of one to three weeks is likely. Sixty to 110 days occupancy suggests a stay of one to three months, with or without weekends, while over 110 days would indicate a stay of over three months or winter usage.

The largest group of respondents, (41 per cent), occupied their cottages 60 to 110 days, although a shorter period seemed more usual in Winnipeg Beach. A very small number, (17 per cent) used their cottage less than 40 days, suggesting that most owners spend at least some of their vacation weeks at the Beach. The large number in the 60 to 110 days occupancy category suggests that most families spend most or all of the school holidays at the lake, the father commuting to the city. A very small percentage occupied their cottages for more than 110 days, but a few respondents pointed out that easy accessibility on good winter highways permitted usage of their cottages on winter weekends.

Table II shows that only 20 per cent of the respondents rented or loaned their cottages, but the questionnaires showed that the figure for summer residents given above, based on an average of four per family, was often swelled by guests of the family.

These results prove that the proximity of this cottage area to Winnipeg permits the majority of cottagers to make good use of their summer cottages, very few using the area merely as a summer weekend home.

111. DISTRIBUTION OF COTTAGES AND PERMANENT HOMES

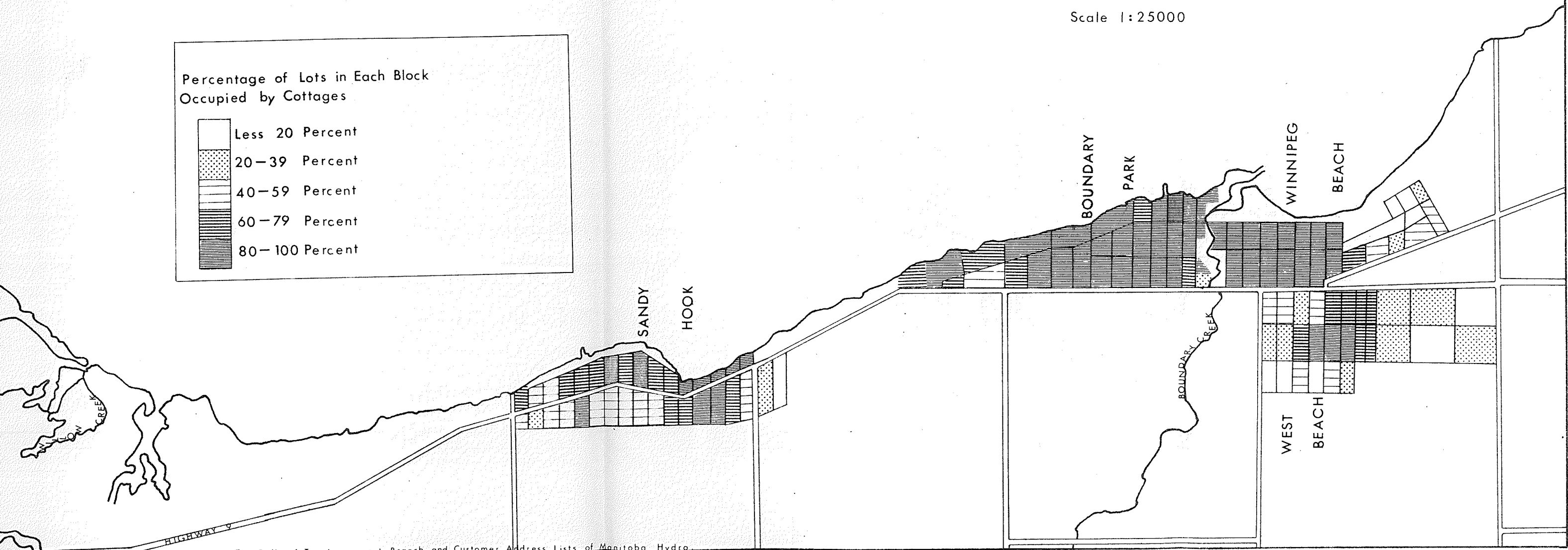
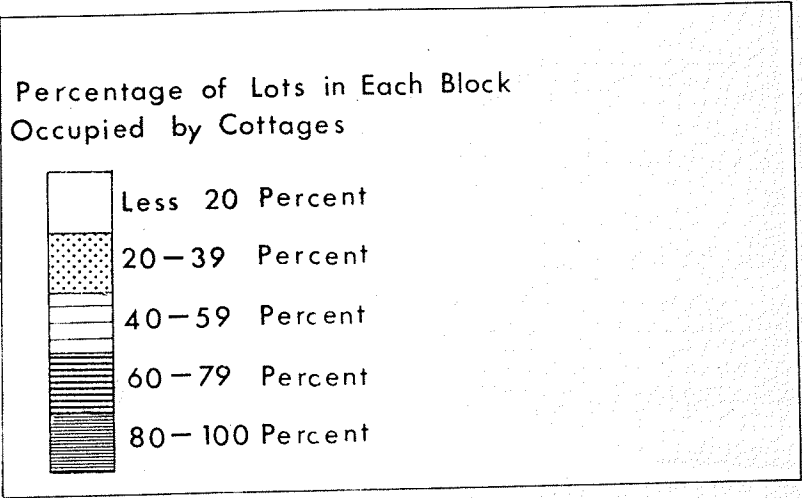
Map 5, page 40, shows the intensity of seasonal residential land use, calculated on the basis of the percentage of the total lots in each block which are occupied by summer cottages. A low percentage of summer cottages may indicate either that the block contains several vacant lots, or that there are within it a considerable number of permanent homes or commercial establishments. This map does not attempt to show areas of overcrowding, for which the reader must refer either to the maps of cottage distribution, pages 44 and 45 or to the map showing the classes of residential area, page 80. By comparing Map 5 with Map 6, page 41, showing the distribution of permanent homes, and with the Land Use Map on page 4, it is possible to pick out three main cottage areas in which permanent residential and commercial land uses are almost totally absent. The first is Sandy Hook, with the exception of small areas of permanent settlement at the intersection of the section roads with Highway 9. Boundary Park and the original area of summer cottage development in Winnipeg Beach, immediately south of Boundary Creek, are the other main districts. In Sandy Hook and Boundary Park there are many blocks with less than 80 per cent of their lots occupied by summer cottages. This is due to a large number of vacant lots.

Two areas remain, the town centre of Winnipeg Beach, and the district west of the highway, known as West Beach.

INTENSITY of SEASONAL RESIDENTIAL LAND USE



Scale 1:25000



Sources: Tax Rolls of Tax Assessment Branch and Customer Address Lists of Manitoba Hydro.

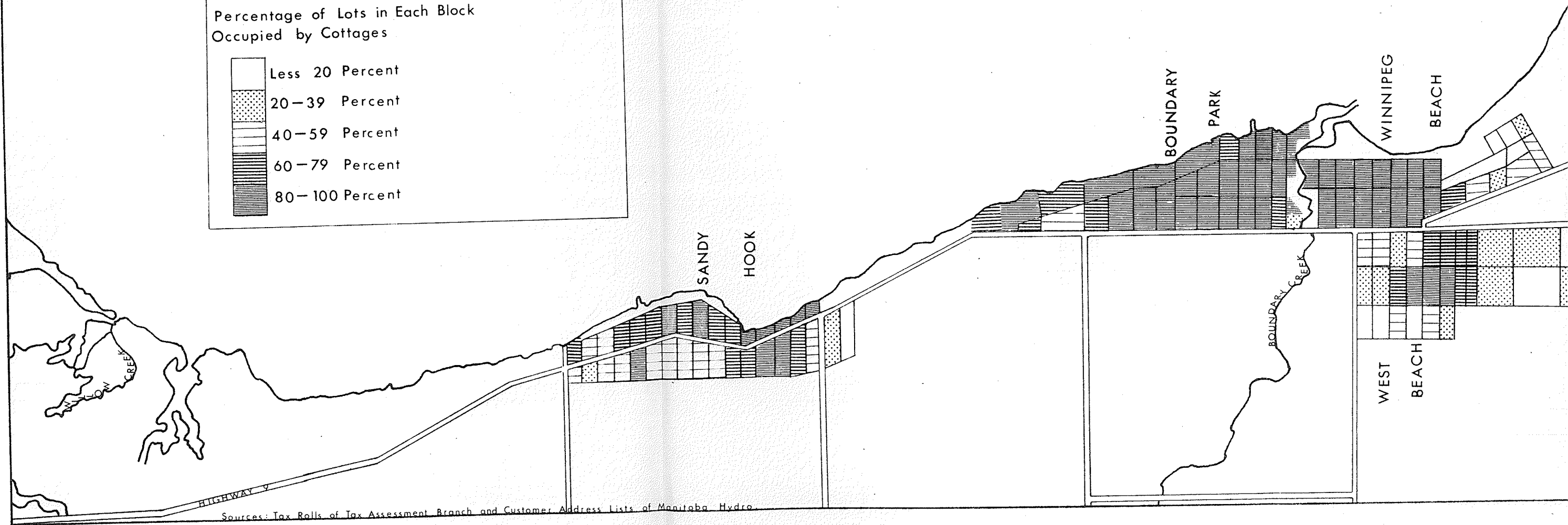
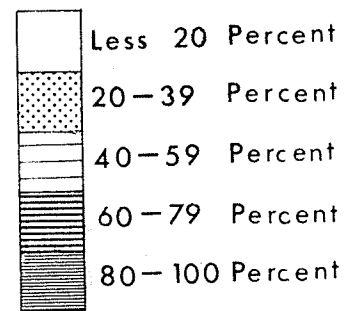
MAP 5

INTENSITY of SEASONAL RESIDENTIAL LAND USE



Scale 1:25000

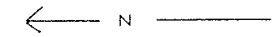
Percentage of Lots in Each Block
Occupied by Cottages



Sources: Tax Rolls of Tax Assessment Branch and Customer Address Lists of Manitoba Hydro.

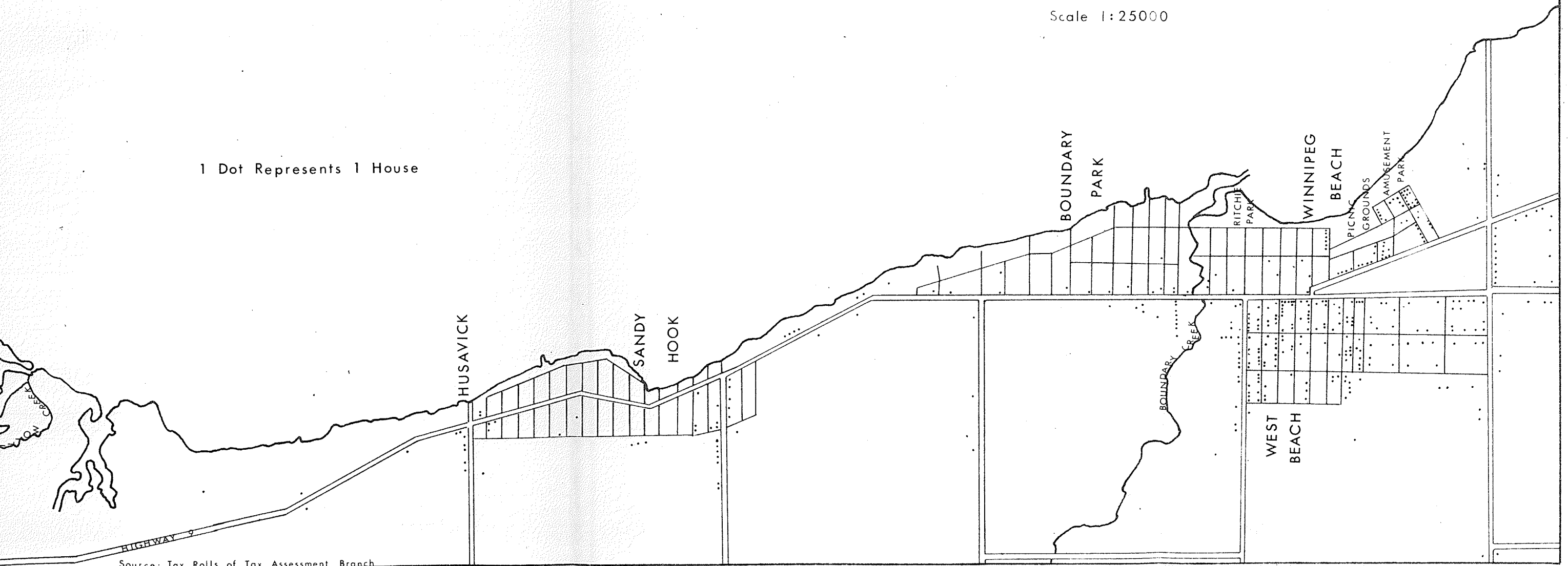
MAP 5

DISTRIBUTION of PERMANENT RESIDENCES



Scale 1:25000

1 Dot Represents 1 House



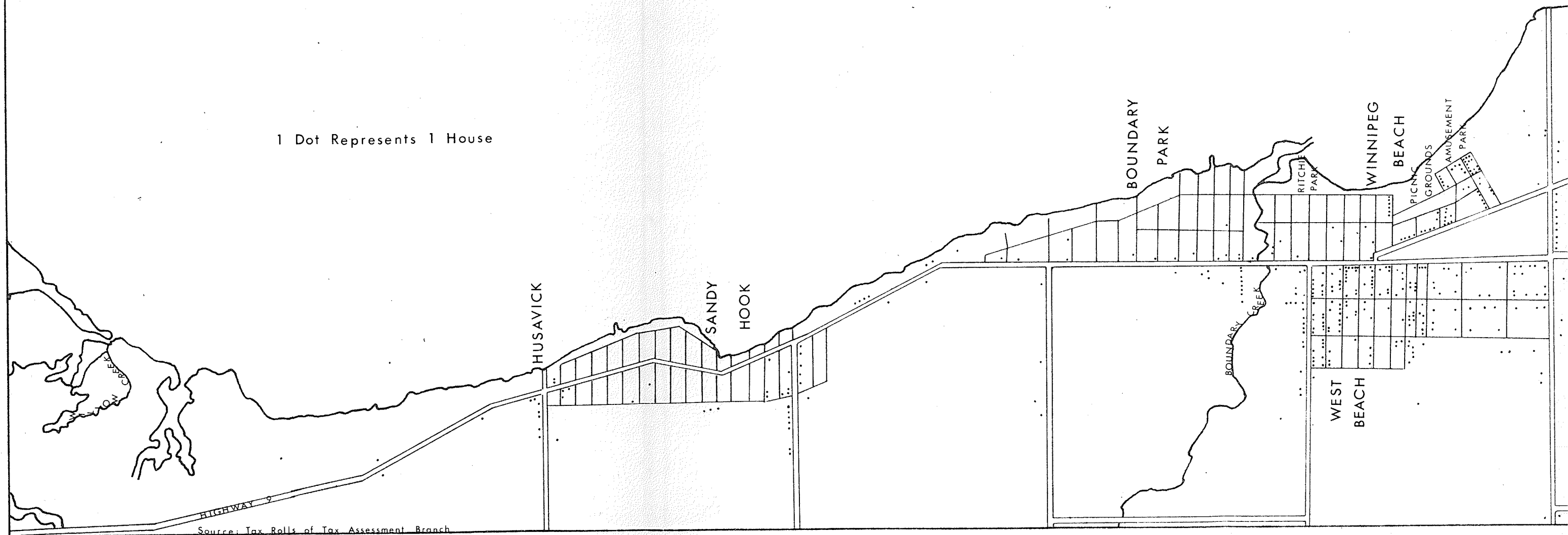
Source: Tax Rolls of Tax Assessment Branch

DISTRIBUTION of PERMANENT RESIDENCES



Scale 1:25000

1 Dot Represents 1 House



Source: Tax Rolls of Tax Assessment Branch

MAP 6

It is in these sections of the resort that the problem of the juxtaposition of seasonal, permanent residential, and commercial land uses exists. Map 6 shows that most of the permanent homes are concentrated in these districts, while the Land Use Map, page 4, shows that commercial land uses are particularly prominent in the town centre. Since many of the permanent homes are rather poor, especially in West Beach, and the commercial establishments are often inadequately maintained, the cottager's surroundings are quite unattractive.

The dilapidated appearance of some sections of the resort is also due to the overcrowding of buildings. In this, and other respects, the Winnipeg Beach area has several of the features of a 'mature' recreational landscape, as defined by Alfred W. Booth.¹ According to this authority, a mature recreational area has the following characteristics.

1. It is easily accessible to a large population centre from which the majority of its visitors are drawn. Relatively few people are attracted from greater distances. The very close relationship between the summer residential area and Winnipeg has been noted in the previous section.

¹ Alfred W. Booth, "The Lakeshore District of Northeastern Illinois and Southeastern Wisconsin", Transactions of Illinois Academy of Science, 31 (2, 1938), pp. 161-162.

2. There is a comparatively small number of hotels and other types of commercial accommodation. This aspect will be considered fully in Chapter Four. However, it may be stated at this point that the provision of accommodation for non-residents is much less important than the seasonal residential function of the Winnipeg Beach area.

3. The most desirable shore sites have been completely utilized by summer cottages. This criterion, which is partly satisfied, will be dealt with later in this chapter.

4. Cottages are overcrowded on less desirable sites. Overcrowding is one of the criteria used in the classification of residential areas in Chapter Five. However, it is possible at this point to isolate areas of overcrowding by studying the maps of cottage distribution, on pages 44 and 45, in conjunction with Map 6, page 41. In Boundary Park and Sandy Hook, twenty five is the maximum number of cottages per block. Lots have a seventy-five to one hundred foot frontage, while those along the lakeshore are even larger.

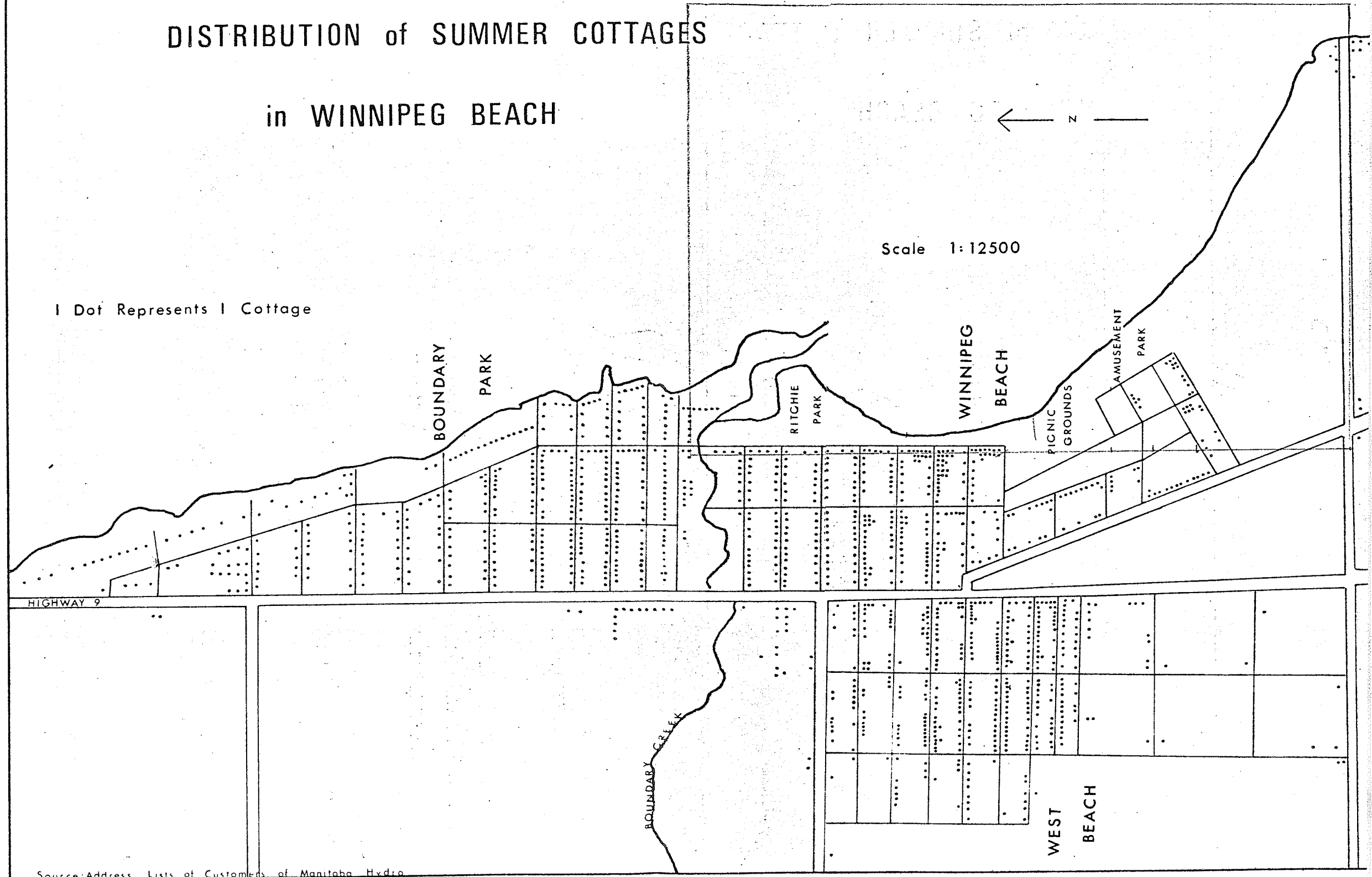
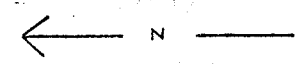
Overcrowding only becomes a problem in Winnipeg Beach. South of Boundary Park and east of Highway 9 several blocks, no larger than those to the north, have thirty cottages. Map 7 shows the high density of cottages in parts of West Beach. Since this area also has many permanent homes, the problem of overcrowding is quite acute. Lots are either small or several buildings are concentrated on one lot.

The distribution of cottages determines to some

DISTRIBUTION of SUMMER COTTAGES in WINNIPEG BEACH

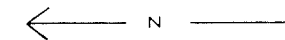
1 Dot Represents 1 Cottage

Scale 1:12500



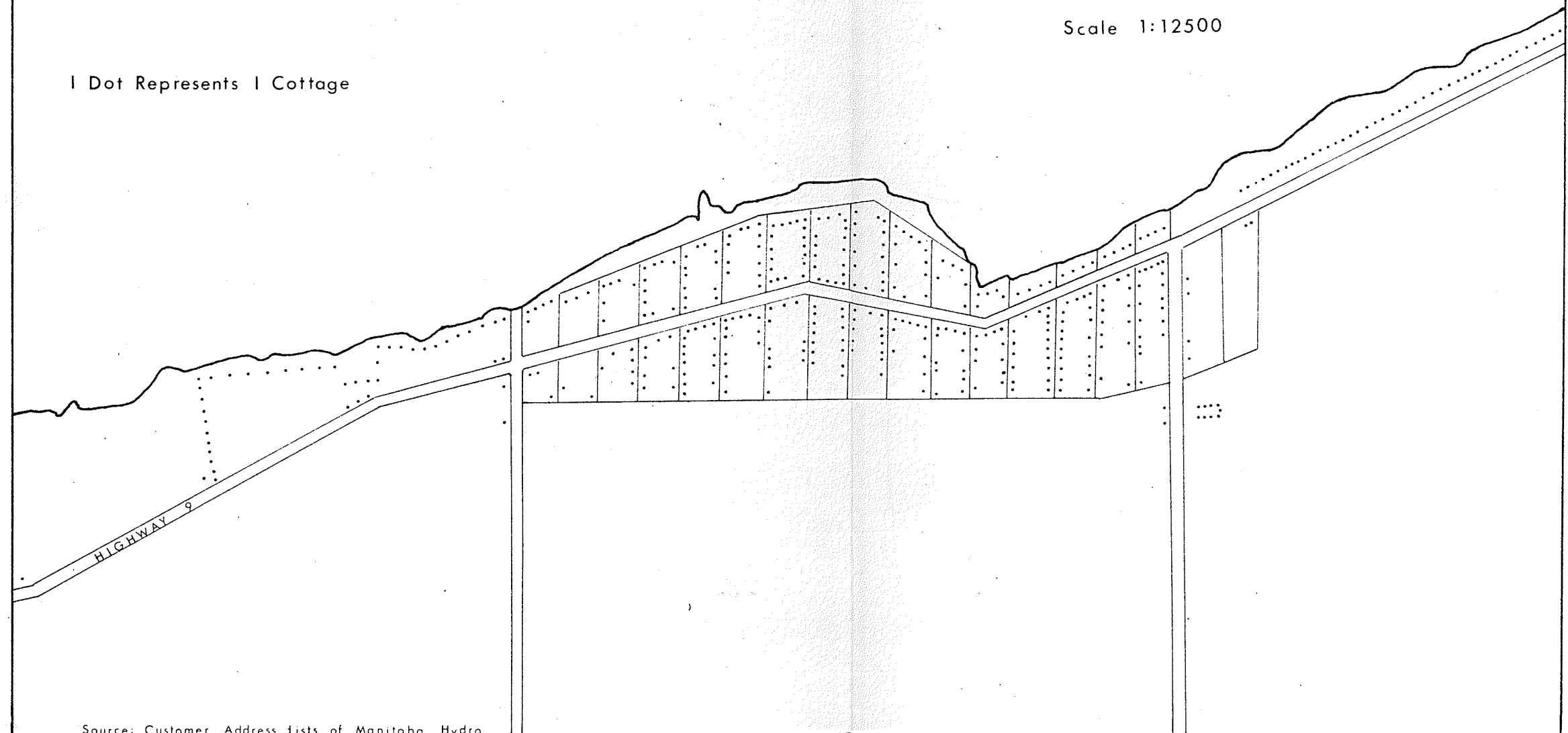
Source: Address Lists of Customers of Manitoba Hydro

DISTRIBUTION of SUMMER COTTAGES in SANDY HOOK



Scale 1:12500

1 Dot Represents 1 Cottage



Source: Customer Address Lists of Manitoba Hydro

extent the usefulness of the resort to non-resident visitors. If a lakeshore is completely occupied by cottages it is of limited value to the non-resident. Access to the beach¹ and the shortage of space for developing other recreational amenities present problems.

Booth's criterion of complete utilization of the most desirable sites by cottages is partly satisfied. A study of the maps of cottage distribution, pages 44 and 45. will show that most of the riparian sites are occupied by cottages. Apart from the marshy terrain around Willow Creek, which has inhibited cottage building,² the shoreline of Sandy Hook and Boundary Park is completely utilized by private cottages and summer camps.³ Fortunately this is not the case south of Boundary Creek. As mentioned in Chapter Two the allocation by the C.P.R. of the lakeshore sites, from Elm Avenue south to the limit of the built-up area, as picnic grounds and the site of the amusement park saved this section for the use of the general public. This is obviously the area which should be rejuvenated for public use if such re-development is felt to be justified.

¹ See Chapter VI, pp. 87-88

² See Land Use Map, p. 4.

³ See Map of Summer Camps, p. 57

IV. SUMMARY

The Winnipeg Beach - Sandy Hook area is an important summer residential district for the inhabitants of Winnipeg. Cottages provide accommodation for approximately 6,400 summer residents and their guests. Most of these cottagers spend at least sixty days each season in their summer homes.

The almost complete utilization of the shoreline of Boundary Park and Sandy Hook by cottages reduces their attraction for non-resident visitors. Winnipeg Beach is not hampered in this way. However, the area south of Boundary Creek poses the greatest problems for rejuvenation. The mixture of land uses and the overcrowding of buildings in sections of the built-up area contribute to its dilapidated appearance. Winnipeg Beach, including the districts of West Beach and Boundary Park, is an incorporated town. The summer residents, through their contribution to taxes, already subsidize the permanent population. If the municipal authorities undertook to purchase and redevelop the land available for public recreation, the financial burden would again fall upon the summer cottagers.

CHAPTER IV

NON - RESIDENT VISITORS

1. PROPOSED ANALYSIS AND SOURCES OF DATA

Chapter Three dealt with one type of holidaymaker, the private cottage owner. This chapter will consider the other main category, that of the non-resident visitor,¹ subdivided into overnight visitors² (catered to by commercial accommodation and summer camps) and day visitors.

It is probable that the non-resident holidaymaker has been partially responsible for the decline in the popularity of Winnipeg Beach. It has been suggested earlier that the undesirable clientele attracted by the amusement park in recent years contributed to the deterioration of the resort.³ Day visitors were probably responsible for much of this hooliganism although it is unlikely that either seasonal or permanent residents are entirely blameless. It is certainly true that the hot dog stands and cheap cafes built

¹ The category of non-resident visitors includes all holidaymakers, except summer residents, irrespective of the length of the visit.

² The category of overnight visitors includes all non-residents who stay overnight in the study area.

³ See Chapter I, p. 7

to cater to the day visitor have not enhanced the visual attractiveness of the centre of Winnipeg Beach, while Sandy Hook and Boundary Park are free from this blight.

However, since these sociological investigations are outside the scope of this thesis, the main purpose of this chapter is to continue the quantitative assessment of the importance of this recreation area. The Provincial Government is only likely to consider redevelopment of those areas which are frequented by the general public as distinct from property owners. The following aspects will be considered:

1. In Chapter Three, the number of cottagers was estimated. In this chapter a rough calculation will be made of the number of overnight visitors. Unfortunately the size of the day visitor category is difficult to assess. Some indication of the district's popularity for this type of visitors can however be gained from the survey of non-resident visitors which provided information about the frequency of visits to Winnipeg Beach, and the popularity of this in comparison to other recreation spots in Manitoba.

2. It has been noted that most of the lakeshore property in Sandy Hook and Boundary Park is occupied by summer cottages. The description of the distribution of institutional camps given below will verify that this district is of little value to the general public. In

contrast the attraction of Winnipeg Beach, south of Boundary Creek, will be demonstrated by the description of the distribution of commercial accommodation and day visitors.

3. In assessing the potential number of visitors to Winnipeg Beach, it was suggested in Chapter One that location with respect to Winnipeg is the main factor.¹ The fact, noted in the preceding chapter, that over 90 per cent of the summer cottagers are Winnipeggers supports this statement. The home addresses of the non-resident visitors will be considered in this chapter in order to ascertain whether Winnipeg is the home of essentially all the holiday-makers.

In addition to the survey of non-resident visitors which provided material on the home addresses, frequency of visits, and expenditure of these people, two sources of data were available.

1. Library Sources. Some information on the size and quality of the commercial establishments was obtained from publications of the Tourist Development Branch of the Department of Industry and Commerce, Provincial Government of Manitoba.

2. Personal Interview. The details about commercial accommodation and summer camps were supplied by the owners and officials of these establishments.

¹ See p. 9

11. OVERNIGHT VISITORS

Commercial Accommodation

There are ten commercial establishments providing accommodation for overnight visitors. These include two motels, one hotel, a tourist park, and six cabin renting businesses. They supply a total of ninety units of accommodation. The individual businesses range in size from the very small cabin renting establishment with four units, to the tourist park with twelve cabins and accommodation for one hundred trailers.

With only ninety units of commercial accommodation in comparison to 1,688 private cottages, it is obvious that the provision of facilities for overnight visitors is much less important than the seasonal residential function of Winnipeg Beach and Sandy Hook. The resort would therefore satisfy another criterion of a 'mature' recreational area as defined by Booth.¹

The writer has tried to estimate the number of people staying at commercial accommodation in one season. To do this, the number of units has been multiplied by the estimated number of people per unit and the number of weeks in the holiday season. Two assumptions have been made:

1. It has been assumed that three people per unit is a realistic average. This is quite an arbitrary figure,

¹ See Chapter III, p. 43

as the units, which include hotel rooms, motel units, cabins, and family cottages, vary greatly in size.

2. It has been assumed that each unit is rented on a weekly basis. All the cabin owners indicated that they seldom rent for less than one week but the hotel and motels welcome overnight and weekend visitors. The cabins on the other hand may be leased for two weeks or longer, and one week is probably a reasonable average.

TABLE II

ESTIMATED NUMBER OF OVERNIGHT VISITORS STAYING IN
COMMERCIAL ACCOMMODATION (assume 3 persons per unit)

NUMBER UNITS (EACH ESTABLISHMENT)	LENGTH SEASON* (IN WEEKS)	TOTAL VISITORS
28	8	672
27	8	648
20	6	360
14	8	336
12	8	288
11	6	198
9	8	216
6	8	144
6	4	72
4	8	<u>96</u>
		3,030

* The owner of each establishment was asked the length of his busy season.

It must be appreciated that this calculation is at the best of limited accuracy. Apart from the limitations to accuracy inherent in the basic assumptions described, other variables must be considered. It is unlikely for instance that every unit will be occupied throughout the stated season, while a few may be leased to visitors outside the main holiday period. One can only say that 3,000 is a rough estimate of the number of visitors accommodated by commercial establishments. Map 9, page 54, shows that commercial accommodation is concentrated in Winnipeg Beach. Boundary Park and Sandy Hook, with only the tourist park and one cabin renting business, attract only 500 of the estimated 3,000 visitors in this category. This fact restresses the constrast between the summer residential areas north of Boundary Creek, and Winnipeg Beach which appeals to a wider section of the public.

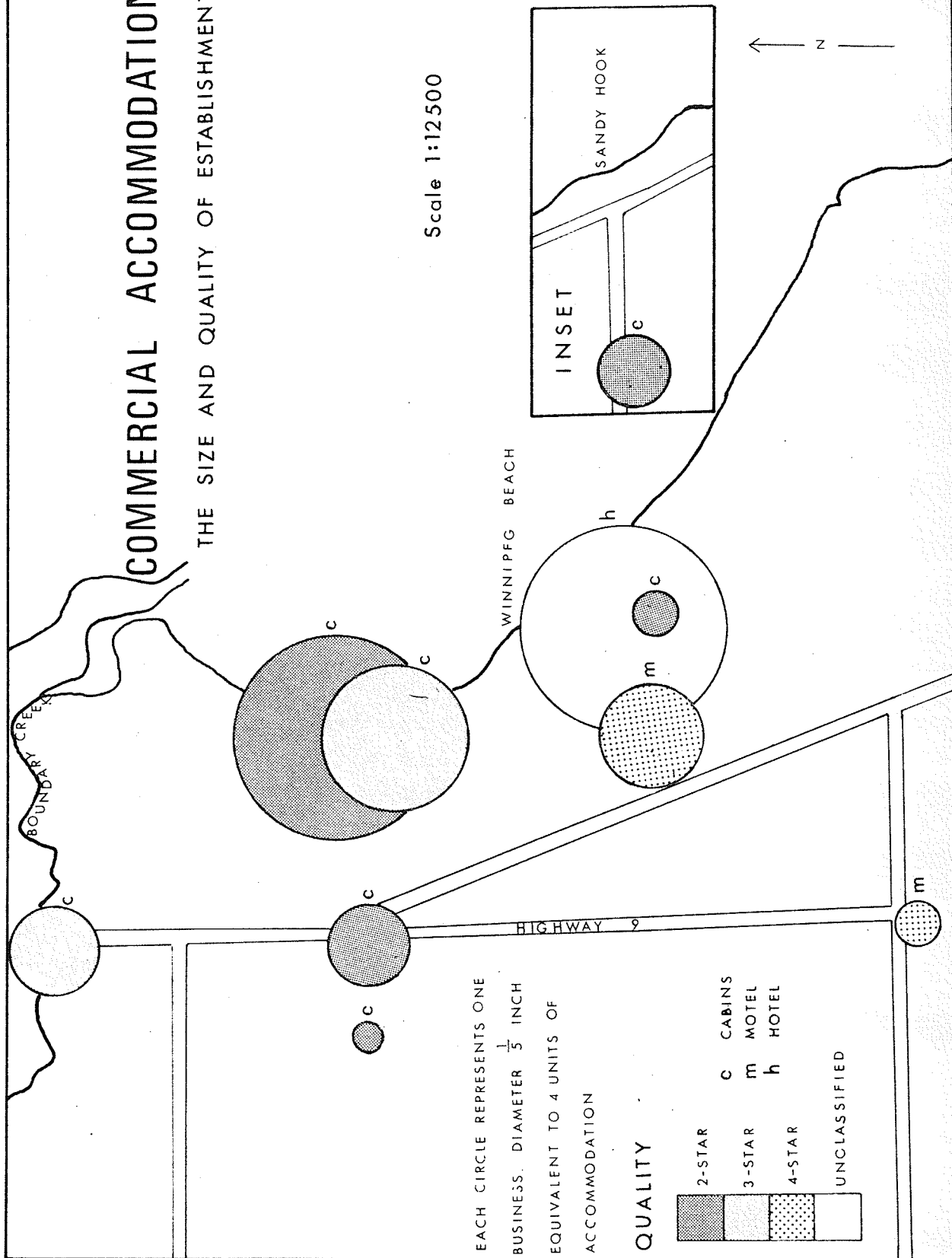
This map also indicates that most of the commercial units only rate as two-star accommodation.¹ This fact plus the predominance of the cabin type of accommodation suggests that the resort specializes in the provision of fairly cheap living quarters for family vacationists. Rates for small cabins start as low as fifteen dollars per week. These businesses have suffered from the decreasing popularity of

¹ Rating of units is a function of the construction, plumbing, kitchen, heating facilities, and furnishings of the buildings. See Tourist Development Branch, Manitoba Department of Industry and Commerce, Manitoba Family Accommodation and Vacation Guide, 1965 (Winnipeg: Department of Industry and Commerce, Province of Manitoba, 1965), p.3.

COMMERCIAL ACCOMMODATION

THE SIZE AND QUALITY OF ESTABLISHMENTS

Scale 1:12500



MAP 9

Winnipeg Beach. Most of the owners of cabin renting establishments expressed concern at the decline of their business, due, according to them, to competition from other areas and to the closure of the amusement park. They stated that the season which formerly extended from May or June to September had been shortened to six or eight weeks in July and August. More expensive accommodation, such as the hotel and motels, which cater to semi-permanent residents in the winter season, seem better equipped to withstand the vicissitudes of the tourist trade.

Like the summer cottagers, the great majority (80 per cent) of the people in this category interviewed by the writer were Winnipeggers. Most of the businesses depend on Winnipeg families who spend vacation weeks in the resort, many returning year after year. Visitors from other parts of Canada and from the United States are frequently tourists who stay for short periods before moving on to other parts of the province. The tourist park, for example, is supported mainly by Winnipeggers who leave their trailers at the site throughout the year. This steady business is supplemented by visitors with touring trailers who stay for shorter periods.

Summer Camps

There are four camps administered by the Salvation Army, the Lutheran Church, a Hebrew Association and the

Workers Benevolent Association (W.B.A.).¹ The number of people attending these camps in one season varies from 160 at Camp Massad (the Jewish camp) to approximately 1,700 at the W.B.A. camp.

The number of vacationists at these camps each session has been calculated by multiplying the number of sessions by the capacity of the camp.

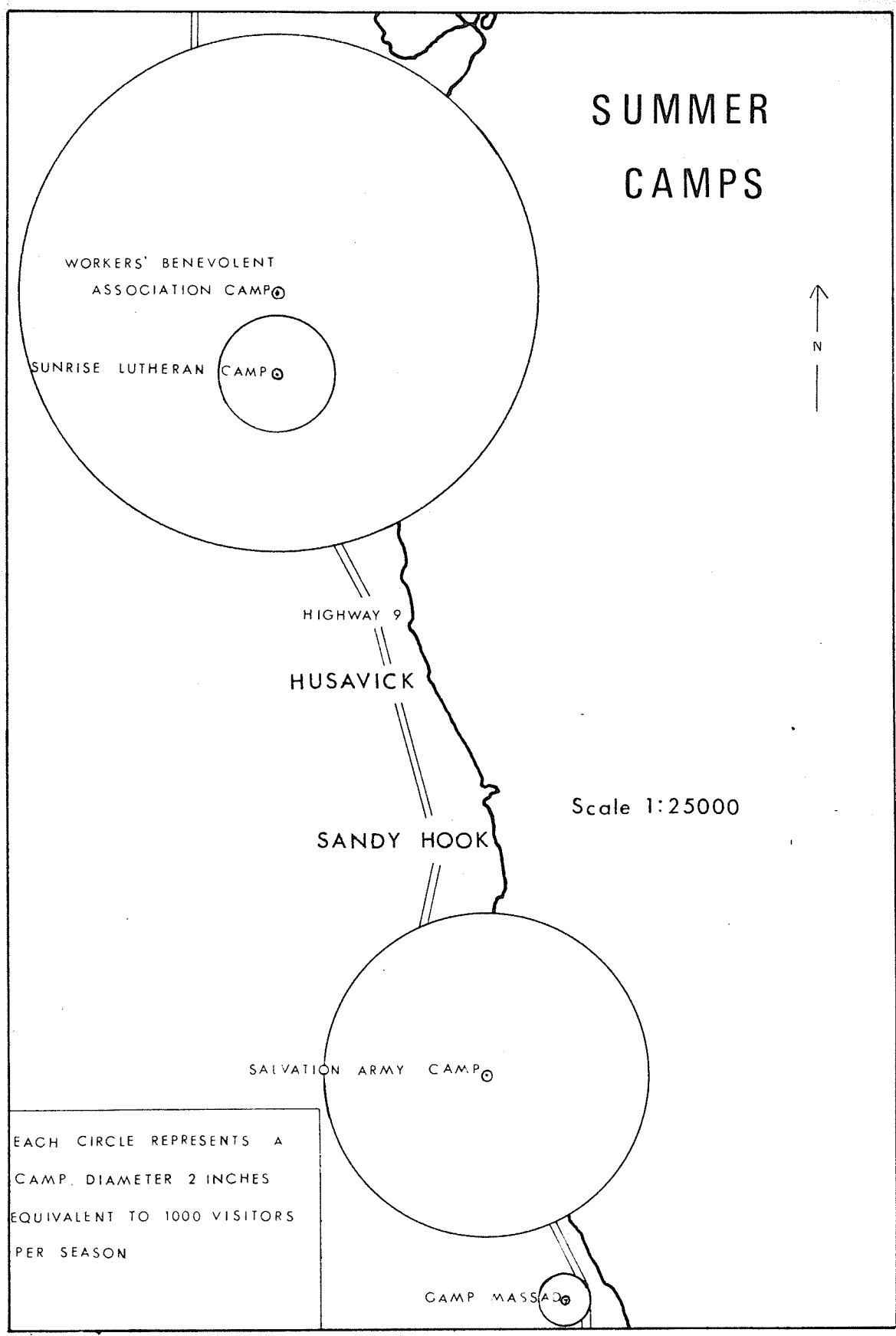
TABLE III
NUMBER OF VISITORS TO SUMMER CAMPS

CAMP	NUMBER SESSIONS	AVERAGE NUMBER PEOPLE PER SESSION	TOTAL VISITORS
MASSAD	2	80	160
SUNRISE LUTHERAN	5	75	375
SALVATION ARMY	11	100	1100
W.B.A. (families)	12	112*	1344
W.B.A. (children)	8	50	<u>400</u>
			3379

*The number of people at each session of the W.B.A. family camp was calculated by multiplying the number of family cabins by an assumed average of four people per family.

The figure 3,379 may be an overestimate of the total as it is unlikely that the camps are filled to capacity at

¹ See Map 10, p. 57



MAP 10

each session. An approximate total of 3,000 vacationists seems reasonable.

In contrast to the commercial accommodation, all the camps are located in the Sandy Hook - Husavick area. When the distribution of camps is compared to the distribution of cottages in Sandy Hook and Boundary Park (Maps 7 and 8, pp. 44 and 45) it becomes apparent that virtually none of the lakeshore in these districts is available to the general public. Unlike other non-resident visitors, visitors to the summer camps are not completely dependent on the recreational amenities of the area. Outdoor activities such as swimming, hiking, boating, and nature-study, which utilize the physical assets of the resort are encouraged. However, as the programmes emphasize a diversity of interests, instruction is also given in hobbies such as crafts, music, and drama, unrelated to the natural setting of the camp.

These camps cater mainly to members of Winnipeg branches of the parent association, although children from other Lutheran church organizations in Manitoba attend the Sunrise Lutheran Camp, while a few members of the Workers Benevolent Association from outside the province visit their camp. The home addresses of cottagers and both types of overnight visitor thus emphasize the close relationship between the study area and Winnipeg.

111. DAY VISITORS

The popularity of the Winnipeg Beach area with day visitors is very important to the question of redevelopment. These people concentrate along the mile of beach between Stevenson's Point and Boundary Creek and in the adjacent park and picnic grounds.

It is almost impossible to estimate the number of day visitors to the area, as there are numerous points of access to the beach, and visitors as well as shoppers park anywhere in the town. There is no possibility of counting the number of people entering the public recreation areas.

During July, 1965, the writer regularly counted the number of people along the two hundred yard stretch of beach between Elm and Oak Avenues. On a fine day at the weekend this beach attracted two hundred to three hundred people. As this is the most popular section, the entire shoreline of the bay was probably occupied at these times by eight hundred to one thousand visitors. This total, however, includes overnight visitors and cottagers as well as day visitors.

The results of the survey did help to give some indication of the popularity of the resort. Of the 150 people interviewed, 91 were day visitors; 32 per cent of the latter visited Winnipeg Beach at least once a month.¹

¹ See Table II, Appendix B, p. 135

A further 43 per cent came to the resort once or twice during the summer. The people interviewed were also asked which recreation area in Manitoba they visited most frequently.¹ About one-third (36 per cent) visited Winnipeg Beach more often than any other recreation spot. Other Lake Winnipeg beaches were the most popular (51 per cent) alternative, especially Grand Beach. A smaller percentage (20 per cent of the total) favoured the Whiteshell Forest Reserve.

Winnipeg Beach attracts considerable numbers of day visitors despite its inadequate facilities. The potential number of visitors is certainly much greater, considering its proximity to Winnipeg,² from which 93 per cent of the day visitors came.³

Although these visitors contribute to the economy of the town through their patronage of shops and restaurants, they pay nothing toward the upkeep of the beach and picnic facilities which they use.⁴ It can be argued that the upkeep of the area is the responsibility of the municipal authorities of Winnipeg Beach. The area involved is

¹ See Table IV, Appendix B, p. 136

² See Chapter V, pp. 66-71

³ See Table I, Appendix B, p. 135

⁴ See Table IX, Appendix B for the expenditure of non-resident visitors.

probably too small to be considered as a potential provincial park. The negligence and short sightedness of the Town in the past has certainly contributed to the present unsatisfactory state of affairs.¹ On the other hand, to state that redevelopment is the responsibility of the Town means, in practical terms, that it is the responsibility of the cottage owners.²

IV. SUMMARY OF CHAPTERS THREE AND FOUR

It was suggested in Chapter One that an estimate of the total number of visitors to the study area at the present time would indicate, in quantitative terms, the importance of this recreation area.³ The total number of visitors, excluding day visitors, has been estimated at 12,400 (6,400 cottage owners and families, and approximately 6,000 people staying at camps and commercial accommodation). Considering the limited accuracy of these figures it is probably safer to state that between 11,000 and 14,000 visitors stay in the resort during the summer season. The area also attracts moderately large numbers of day visitors, over one-third of those interviewed preferring this to any other recreation area in the province. Although the popularity of Winnipeg

¹ See Chapter II, p. 27

² See Chapter III, pp. 36-37

³ See p. 8

Beach has declined since the time when one 'Moonlight' train carried two thousand holidaymakers,¹ the area still attracts enough visitors to rank as an important recreation spot.

It was also stated that the potential number of visitors is a function of the area's location with respect to Winnipeg.² This aspect will be dealt with fully in Chapter Five. The strong orientation of the study area to Winnipeg has already been demonstrated by the fact that over 90 per cent of both cottagers and non-residents interviewed live in the city.

Only the section of the resort south of Boundary Creek attracts many non-residents. Boundary Park and Sandy Hook are almost exclusively seasonal residential areas and the summer camps located there demand few public recreation facilities. The problem of financing the provision of facilities for the non-resident visitors is therefore limited mainly to Winnipeg Beach. Boundary Park, since its residents are local taxpayers, is also affected. It has been estimated that there are only 400 more cottagers than overnight visitors. If day visitors were included, cottagers would certainly number less than half the total number of visitors. Moreover, less than 2,400 of these cottagers live in the district south of Boundary Creek and are therefore

¹ See Chapter II, p. 25

² See Chapter I, p. 9

likely to benefit from improvements there. It seems unreasonable to expect 5,000 tax paying seasonal residents to pay for the provision of facilities used by a large number of non-contributing visitors. This would essentially be the situation if the municipal authorities undertook the redevelopment of the lakeshore property without any assistance from the province.

The next stage is to consider the location of the study area and the nature and quality of the facilities offered, in order to determine whether intervention by the Provincial Government is justified.

CHAPTER V

LOCATION AND THE SETTING FOR RECREATION

1. SIGNIFICANCE OF LOCATION AND SOURCES OF DATA

It has been estimated that 11,000 to 14,000 visitors stay overnight in the Winnipeg Beach - Sandy Hook area. In addition, Winnipeg Beach attracts considerable numbers of day visitors. These figures demonstrate in quantitative terms the present contribution of the area to recreation. Its future contribution depends on two factors, the location of the area with respect to Winnipeg, and the quality of recreation offered.

In choosing a recreation area, the visitor, particularly the cottage owner who makes frequent visits, and the day visitor with limited time at his disposal, considers accessibility and the pleasure he is likely to derive from his visit. The main barriers to the consumption of outdoor recreation services are the time and money required to reach the area. According to one United States Government report,¹ the consumer tends to utilize the facilities nearest to home until the density of use, or neglect, of the closest

¹ H.S. Perloff and Lowden Wingo Jr., "Urban Growth and Planning of Outdoor Recreation," Trends in American Living and Outdoor Recreation, Study Report No. 22 of the Outdoor Recreation Resources Review Commission (Washington: Government Printing Office, 1962), p.91.

recreation area considerably reduces its attraction. At this point the consumer may feel that the superiority of the facilities at the more remote area justifies the inconvenience and cost of travelling the additional distance.

In the first part of the chapter the advantageous location of the Winnipeg Beach area will be discussed. Its accessibility will be compared with that of other recreation spots in Manitoba. It has been stated above that the point may be reached where the poverty of the recreational resources outweighs the advantages of accessibility. In the second part of the chapter a start will be made in assessing the quality of these resources by describing the physical and man-made landscapes which provide the setting for all activities.

The data used in this chapter were obtained from three sources.

1. Library Sources. In the section on location the accessibility classes defined in a Provincial Government report were used.¹ The Soil Survey Report of the area gave

¹ W.M. Baker, "The Classification of Shoreland in the Interlake Development Area" (unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Manitoba, 1964)

information on the physical setting.¹

2. Field Surveys. Most of the information on the physical and man-made landscapes was obtained by fieldwork. Land-use surveys and a classification of the built-up areas were the main techniques used.

3. Questionnaires. The surveys of cottagers and non-resident visitors were used to assess the importance to the visitor of the locational and scenic aspects.

11. LOCATION

It has been shown that Winnipeg Beach and Sandy Hook function primarily as a recreational area for the inhabitants of Greater Winnipeg, other Manitobans and out-of-province tourists being of little significance. The future of recreation in this district therefore depends on its accessibility from the metropolitan area. W.M. Baker has expressed this as follows:

The future of recreational land use in the Interlake Rural Development Area is inextricably bound with the market of Metropolitan Winnipeg.²

In Chapter Two it was demonstrated that the growth of the resorts was the result in large measure of the development of rail transport between Winnipeg and the

¹ Manitoba Soil Survey, Report of Detailed Reconnaissance Survey of the Fisher and Teulon Map Sheet Areas, Soils Report No. 12 (Manitoba Department of Agriculture and Conservation, 1961).

² Baker, op.cit., p.44.

beaches. The decline in the importance of passenger rail traffic and the increasing dominance of the family automobile resulted in the abandonment of the passenger rail service in 1956. Today two all-weather highways link the resorts to Winnipeg, forty-five to fifty miles to the south.¹ Public transport is provided by a bus line from Winnipeg which runs buses daily Sunday to Thursday, and three buses on Fridays and Saturday during the summer season.

The importance of location within easy driving distance of Winnipeg in attracting visitors was shown by the surveys of cottage owners and non-resident visitors. Ninety-five per cent of the cottagers covered by the survey were attracted to Winnipeg Beach and Sandy Hook because of their accessibility and several intimated that this was the main reason for their choice.² In the survey of non-resident visitors, a smaller percentage (58 per cent) of those who preferred Winnipeg Beach to other recreation areas in the province did so because of its proximity to Winnipeg. As might be expected, accessibility was of greater significance to day visitors than to overnight visitors, 73 per cent of the former giving this as a factor of their choice.³

¹See Map 1, p.2

²See Table III, Appendix A, p.129

³See Table IV, Appendix B, p.136.

Few recreation areas in Manitoba are better located to serve the residents of Winnipeg. Map 11, page 69 , shows the main recreation areas in southern Manitoba and the time/distance relationship between them and Winnipeg. This relationship is represented by a fraction in which the numerator represents the duration of the return journey in hours, assuming a speed of fifty miles per hour. In general, the thirty mile interval used by W.M. Baker has been chosen.¹ However a radius of fifty miles from the centre of Winnipeg has been included, due to the general concensus of opinion among recreationists that this distance from an urban centre is significant for day-visitor usage. The California Outdoor Recreation Plan, which recognized a zonation of recreational land around an urban centre, delimited the outer boundary of Zone Two, called the All-Day Recreation Zone, at forty to fifty miles from the city.² Mattyasovsysky, in defining accessibility classes for recreation, deduced that fifty miles from the market was the usual outer boundary of his Class Two which included regional parks and beaches.³

¹ Baker, op.cit., p.49.

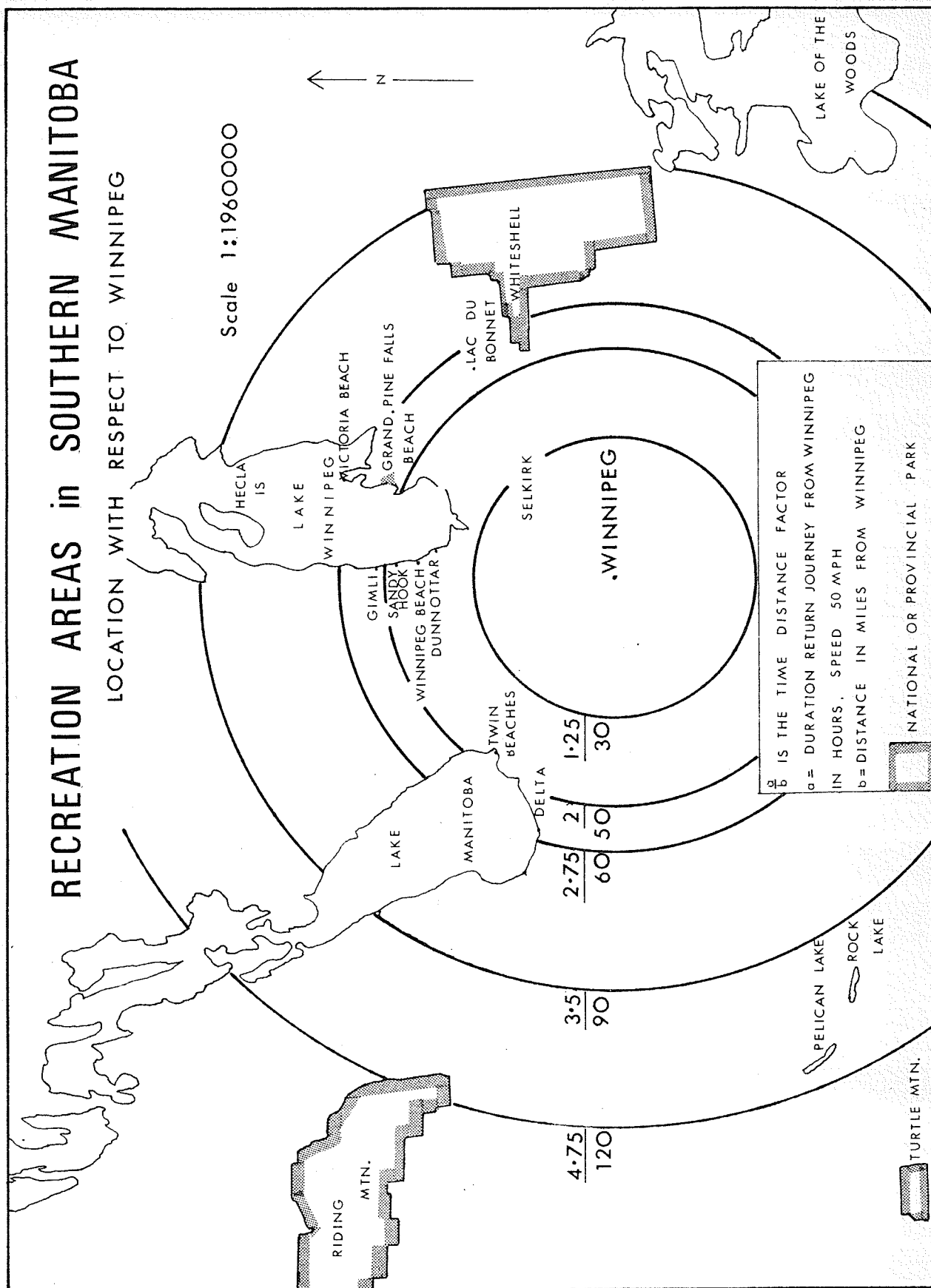
² The Report of the California Outdoor Recreation Plan Committee, 1960, cited by D.M. Anderson, "The Geographical Basis of Recreation with special Reference to the London, Ontario Day-Trip-Zone" (unpublished Master's thesis, The University of Western Ontario, London, 1962), p.26.

³ E. Mattyasovysky, "Some Planning Aspects of Outdoor Recreation," Plan, Vol. IV, No.3 (1963), pp. 126-137.

RECREATION AREAS in SOUTHERN MANITOBA

LOCATION WITH RESPECT TO WINNIPEG

Scale 1:1960000



MAP II

In Manitoba, only the resorts along the south-west shore of Lake Winnipeg, the Twin Beaches on Lake Manitoba, and man-made beaches such as Selkirk and St. Malo, lie within fifty miles of Winnipeg. All the provincial parks, except Grand Beach and the western tip of the Whiteshell, lie outside the sixty mile zone. In terms of the expenditure of money, time, and effort on travelling, Winnipeg Beach is, therefore, one of the most convenient natural beaches in Manitoba.

The favourable location of Winnipeg Beach and Sandy Hook is one factor in favour of their redevelopment.

Recreationists have stressed the need for the expansion of facilities within approximately fifty to sixty miles of urban centres to meet the increasing demand for outdoor recreation.¹ In Manitoba the demand within this zone has been demonstrated by the popularity of Grand Beach, on the east side of Lake Winnipeg. Since this beach was made into a provincial park, the large crowds of visitors have jeopardized the attractiveness of the area. Several of the day visitors interviewed by the writer said that they visited Winnipeg Beach rather than Grand Beach, despite the superior facilities of the latter, to avoid the

¹ Marion Clawson, The Dynamics of Park Demand, Present and Future Demand for Recreation and Open Space in the Tri-State New York Metropolitan Region and the Nation, Regional Plan Association, Bulletin 94 (New York: Regional Plan Association, Inc., 1960), pp. 30-34.

overcrowded highways along the east shore, which reduced the pleasure of their outing. Although this criticism of overcrowded highways has also been levelled against the routes along the west shore, there appeared to be a general feeling among visitors to Winnipeg Beach in 1965 that the problem is more acute on the Grand Beach road. The crowded beach and traffic jams on the eastern shore of Lake Winnipeg suggest that the diversion of some of these visitors to the west side should be considered.

However, suitable location alone does not make a satisfactory recreation area. Winnipeg Beach must also offer recreation resources which are worth improving before development can be justified. The probability of intensive use should provide an incentive for developing to the maximum the resources which exist.

111. THE PHYSICAL SETTING

The attractiveness of the physical and man-made landscapes is important to an evaluation of the recreational resources. In whatever activity the visitor participates he desires a pleasant setting. The aesthetic appeal of the physical environment and the appearance of the residential and commercial areas are probably as important as the recreational facilities in determining the future possibilities of Winnipeg Beach and Sandy Hook.

The United States National Park Service has

enumerated the following features of the natural environment as significant in the selection of recreational land:

topography including water bodies, vegetation, climate, and wildlife.¹

The Winnipeg Beach area is part of the lacustrine plain of Lake Winnipeg bounded on the east by the lake and on the west by a series of beach ridges at the 800 and 850 foot contour lines. The landward section of the study area is almost devoid of features of topographic interest. The level to gently undulating plain is drained by two sluggish streams, Boundary Creek in the south and Willow Creek in the north. Drainage ranges from moderately good over most of the area to very poor, in the depressions which lie landward of the ice-pressure ridges² bordering the lake between Stevenson's Point and the centre of Winnipeg Beach, and north of Husavick.³ Marsh has inhibited development in these areas.

This level lacustrine plain dips very gently beneath the waters of Lake Winnipeg, and the absence of rock-outcrops precludes the development of dramatic shoreline scenery.

However, the bay between Stevenson's Point and Boundary Creek

¹National Park Service, United States Department of the Interior, A Study of the Park and Recreation Problem of the United States (Washington: Government Printing Office, 1941), pp. 29-31.

²These ridges are described as ice-pressure ridges, rather than normal beach ridges, by W.M. Baker, "The Classification of Shoreland in the Interlake Development Area" (unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Province of Manitoba, 1964).

³See Map 2, p. 4

provides a very pleasant setting for recreation, the natural curve of the bay introducing a more intimate aspect into the view over the large body of water.

Because of this limited topographic interest, vegetative cover and rural land use¹ are particularly important in determining the aesthetic appeal of the landscape.²

Numerous writers, including A.W. Booth,³ and Lloyd Brooks,⁴ have stressed the contribution of woodland to the scenic attraction of a recreational area. The study area lies within the Manitoba Lowlands section of the Boreal Forest Region. The natural vegetation is mixed woodland, white and black poplar being the dominant species. Other common species include elm, green oak, Manitoba maple, white spruce, and jack pine with black spruce and tamarack

¹ Rural land use is, strictly speaking, a man-made feature of the landscape. However, it is included under "The Physical Setting" because it is considered preferable to restrict the section on the man-made setting to a consideration of the urbanized landscape of the settlements.

² See Map 2, p. 4

³ Alfred W. Booth, "The Lake District of Northeastern Illinois and Southeastern Wisconsin," Transactions of the Illinois State Academy of Science, Vol. XXXI, No. 2 (December 1938), pp. 161-162.

⁴ Lloyd Brooks, "Land Suitability for Recreation" (unpublished paper read at the Land Inventory Seminar on the Objectives and Inventory Methods of the Agricultural Rehabilitation and Development Association, Winnipeg, February 1964).

on the poorly drained areas. Approximately 50 per cent of the landward area has been cleared for agriculture, most of the soils belonging to the Arnes Series, one of the best agricultural soils in the southern Interlake.¹ Attractive stands of dense woodland remain but the scrubby second growth woodland bordering Highway 9 is much less pleasing to the eye.

This mixture of woodland and tilled fields is quite pleasant scenically but the prevailing agricultural land use limits the significance of the landward area for recreational development. There is no land which could be developed for people-extensive activities,² such as hiking and nature study which require privacy and seclusion. The recreational possibilities are limited to the lakeshore and its immediate environs. The elms, poplars, ash, and maples scattered through the picnic and camping grounds, and the trees lining the beach are of greater significance than any of the solid stands of timber found west of the highway.

Climatic characteristics are of little importance to the recreational development of the Lake Winnipeg beaches

¹ Manitoba Soil Survey, Report of Detailed Reconnaissance Soil Survey of the Fisher and Teulon Map Sheet Areas, Soils Report No. 12 (Manitoba Department of Agriculture and Conservation, 1961), p. 35.

² According to Gordon D. Taylor, "An Approach to the Inventory of Recreational Lands," The Canadian Geographer, Vol. IX, No. 2 (1965), p.86, people-extensive recreation "includes such activities as wilderness travel, hiking, hunting, and fishing where relatively few people are involved on very large land areas."

although summer temperatures may be of minor significance.

TABLE IV

MEAN MONTHLY TEMPERATURES IN DEGREES FAHRENHEIT
RECORDED AT GIMLI AND WINNIPEG*

	YEARLY MEAN	NO. YEARS RECORDED	MAY	JUNE	JULY	AUG.	SEPT.
GIMLI	34.5	16	48.6	59.6	62.4	64.3	53.1
WINNIPEG	35.4	85	52.1	62.2	57.2	64.5	54.1

* Source: Manitoba Soil Survey, Report of Detailed-Reconnaissance Soil Survey of the Fisher and Teulon Map Sheet Areas, Soils Report No. 12 (Manitoba Department of Agriculture and Conservation, 1961), p. 18.

Comparison of the temperature records for Gimli and Winnipeg show that from May to September average monthly temperatures are slightly lower at the northern station. The difference of two and one-half and five degrees fahrenheit in June and July, combined with the cooling breezes from the lake probably provides some welcome relief to the visitor from the city.

The wildlife resources of the Winnipeg Beach - Sandy Hook area are unimportant. Hunting is of no significance and fishing is only of minor importance. The latter will be dealt with in greater detail in Chapter Six.

IV. THE MAN-MADE SETTING

Since few visitors to the resorts wander far from the settlements along the lakeshore, the residential and commercial sectors are more important than the landward area in determining the attractiveness of the landscape.

Forty-seven per cent of the respondents to the survey of cottage owners said that they were attracted by the scenery.¹ The discrepancy between replies from Sandy Hook and Winnipeg Beach residents is very marked. Sixty-five per cent of the former in comparison to 38 per cent of the latter appreciated the scenery. This does not reflect any difference in the physical environment but merely the contrast in the appearance of the built-up areas, the natural setting of Winnipeg Beach having been marred by the ugliness of parts of the town.

A classification of the residential districts was devised by the author in which aesthetic appeal was emphasized.² The survey was conducted on a block basis. This classification was based on four criteria, namely the tree cover, view, density of buildings, and condition of housing. For each factor a numerical rating was devised.

Criteria and Numerical Ratings

1. Tree Cover. An adequate tree cover along the streets and within lots gives an attractive, shaded appearance to a

¹ See Table III, Appendix A, p.129

² See Map 12, p.80

settlement and privacy for the property owners. The following numerical notations were used:

- 0 - trees absent.
- 1 - average tree cover, that is trees line the streets but cover within the lots is poor.
- 2 - good cover both within the lots and along the streets.

11. View.

- 0 - no view of the lake.
- 1 - lake view.

111. Density of Buildings. The density of buildings depends on the average size of the lots in the block and on the number of cottages per lot.

- 0 - several buildings per lot and generally crowded appearance.
- 1 - one structure per lot of average size, in this district seventy-five to one hundred foot frontage.
- 2 - one building to several lots or larger than average lot size.

1V. Condition and Type of Housing. The condition and class of housing affects the attractiveness of the block and suggests the economic status of the owners.

- 0 - poor housing. Over 25 per cent of the buildings in the block are abandoned or derelict with walls and roof in a poor state

of repair. One quarter of the buildings in this condition is sufficient to spoil the appearance of the entire block.

- 1 - average housing. Over 75 per cent of the houses are 'average' cottages: small, one-storey usually frame, buildings with no permanent accoutrements. They are in a good state of repair.
- 2 - good housing. Over 25 per cent of the homes in the block are not only well maintained, but, in size and construction, are superior to the average cottage. Permanent features, such as stone or brick chimneys or foundation, picture windows, etc., are typical of such cottages.

Each block was mapped using the above rating system and five classes of residential area recognized. Each class requires a specified minimum total rating of the first three criteria. Since the condition and type of housing is considered more significant than the other factors, a minimum required rating of criterion four is defined for each class.

TABLE V
CLASSIFICATION OF THE BUILT-UP AREAS

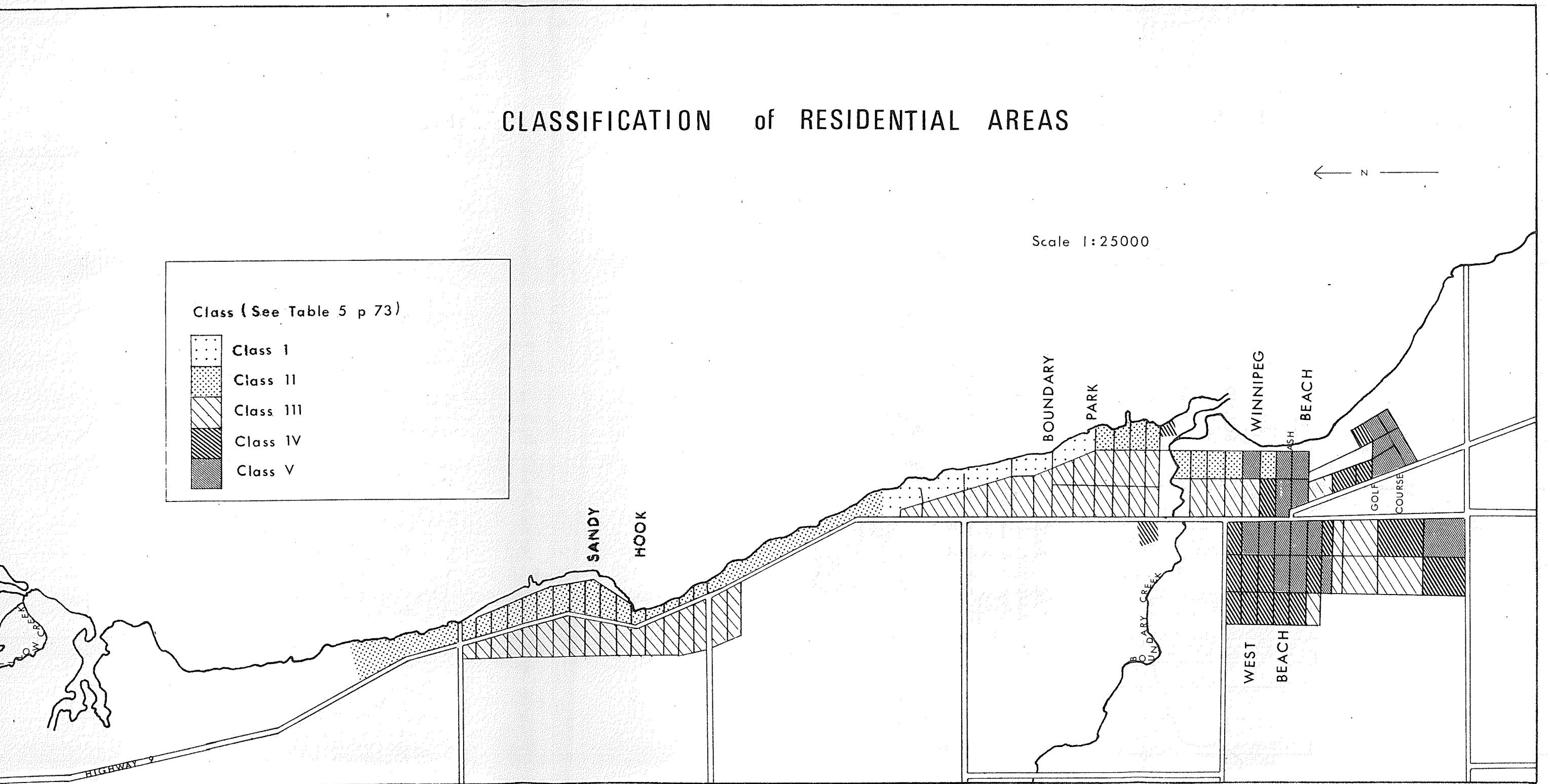
CLASS	CRITERIA I-III	CRITERIA IV
	MINIMUM TOTAL RATINGS	MINIMUM REQUIRED RATING
I. Excellent	5	2
II. Above Average	4	1
III. Average	3	1
IV. Below Average	2	1
V. Poor	0	0

This classification brings out the striking contrast in appearance between Winnipeg Beach and the Boundary Park - Sandy Hook section. Most of the former falls into the lower three classes, while Sandy Hook and Boundary Park are in the upper three categories.

Map 12, page 80, illustrates the poor condition of many sections of the residential areas of Winnipeg Beach, south of Boundary Creek. In some sections this is the result of the age of the cottages. In others, overcrowding and the mixture of summer cottages with poor permanent housing are responsible.

The original area of cottage development lies east of the highway, between Ash Avenue and Boundary Creek. This district with its adequate tree cover and well spaced

CLASSIFICATION of RESIDENTIAL AREAS








MAP 12

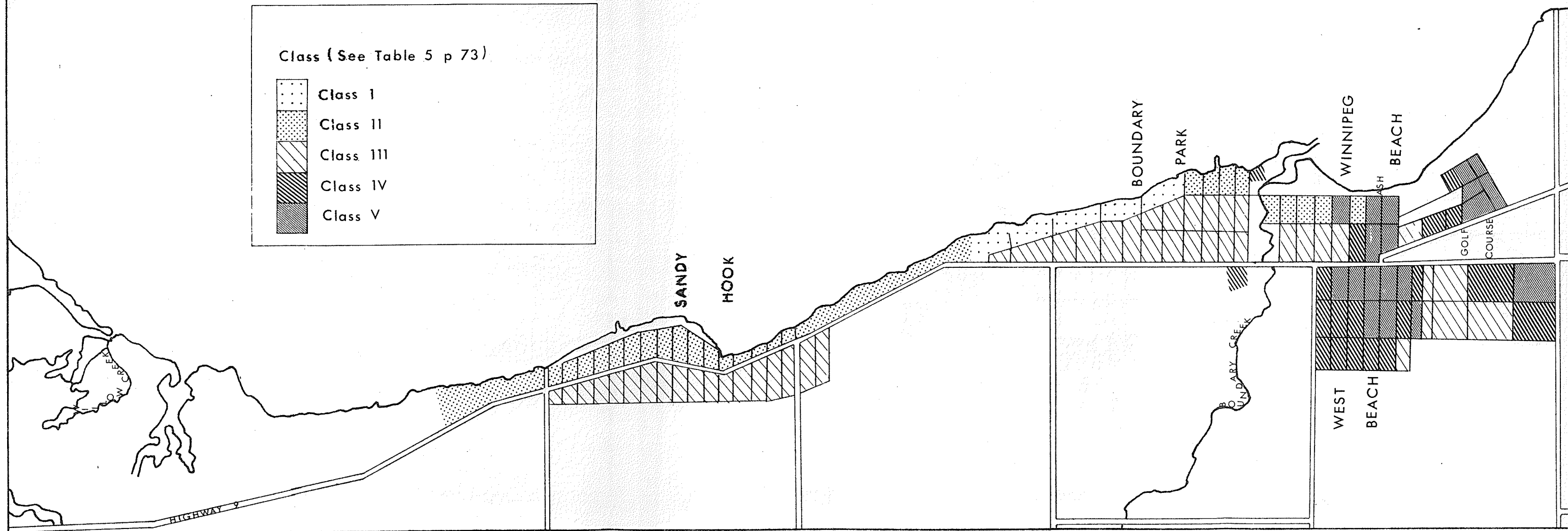
CLASSIFICATION of RESIDENTIAL AREAS



Scale 1:25000

Class (See Table 5 p 73)

-  Class I
-  Class II
-  Class III
-  Class IV
-  Class V



MAP 12

cottages was probably once quite attractive but its appearance is now spoiled by the smattering of abandoned cottages.

Most of West Beach, the district west of the highway, has also been given a low rating. The summer cottages here are remote from the lakeshore, the original 'raison d'etre' of the resort, and tend to be overcrowded on small lots. The appearance of this section is further marred by the mixture of cottages and permanent homes since many of the latter are in poor condition.¹

The town centre, east of the golf course, falls into the lowest two residential categories. However, lack of tree cover, overcrowded lots, and poor housing are not alone responsible for the ugliness of this district. It has been noted already that this is the commercial core of the resort.² Map 14, page 99, illustrates the predominance of commercial and institutional land uses in the blocks which front on Main Street. The streets are lined with the small cafes, penny arcades, and hot dog stands which were so much a part of the old recreational function of the town. Some of these are inadequately maintained while other enterprises have been closed leaving derelict buildings and unsightly cleared lots. The lake is almost obscured from view by the ugly

¹ See Chapter III, p.42

² See Map 2, p. 4

remnants of the amusement park, the dilapidated structures of the boardwalk, dance pavilion, and roller coaster standing among the weeds and overgrown grass of the picnic grounds and car park.

North of Boundary Creek the picture changes completely. Never subject to the over-commercialization of the town centre, Boundary Park and Sandy Hook have none of the features of a rural slum so evident to the south. It has already been noted in Chapter Three that commercial establishments are almost totally absent from Boundary Park and Sandy Hook.¹ The Land Use Map, on page 4, verifies this. Back from the lakeshore the cottages are arranged on a grid pattern but the disadvantages of an urbanized resort are somewhat alleviated by the shelter and seclusion provided by the trees which grow abundantly among the houses. The desirable riparian properties of Boundary Park are in striking contrast to the residential areas of Winnipeg Beach. This is the most exclusive and expensive section of the study area. The cottages, which are large and expensive, usually with picture windows and brick or stone appendages, are more akin to the fashionable urban home than to the frame cabin of the less wealthy summer resident.

V. SUMMARY

Winnipeg Beach was a popular resort for sixty

¹ See page 39

years. Its proximity to Winnipeg means that it could again attract large numbers of people if it could offer the attractive surroundings and facilities which visitors expect. The question of facilities will be discussed in Chapter Six.

The residential areas of Boundary Park and Sandy Hook are attractive but cater almost solely to the property-owning cottager. The town centre is badly in need of rejuvenation if it is to provide a pleasant setting for the recreational activities of cottager and non-resident visitor. Planning regulations to enforce certain building standards, and the removal of derelict buildings would help to improve the appearance of the commercial and residential sectors. The disused structures of the amusement park are unsightly and must be repaired and re-opened, or demolished.¹

The natural setting, although not spectacular, offers possibilities for development, but unless the man-made landscape is improved, the future for recreation in Winnipeg Beach is bleak.

¹ See Chapter VI, pp. 103-111

CHAPTER VI

RECREATION FACILITIES AND SERVICES

1. PROPOSED ANALYSIS AND SOURCES OF DATA

This chapter represents the final stage in the evaluation of the recreational possibilities of the study area. The recreational amenities will be described and their contribution to recreation in the Winnipeg Beach - Sandy Hook area discussed. The beach, sports grounds, services available to visitors, picnic grounds, boating and fishing facilities, and the amusement park will be discussed. The order in which these facilities are considered reflects the importance attached to them by the holidaymakers surveyed by the writer. The beach, for example, is, by general consent, the main attraction of the area and is therefore dealt with first.

The material used in this chapter was obtained from three sources.

1. Provincial Government Reports. Two reports provided information on the physical characteristics of the beach and the problem of erosion.¹

¹ W.M. Baker, "The Classification of Shoreland in the Inter-lake Development Area" (unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Manitoba, 1964); and Lakes Winnipeg and Manitoba Board, "Report on Measures for the Control of Lakes Winnipeg and Manitoba" (Province of Manitoba, June, 1958) (Mimeographed)

2. Personal Interview. Descriptions of other recreational facilities were based on land use surveys and interviews with local government officials and business people.

3. Questionnaires. The relative importance of each amenity in attracting visitors to the study area was deduced from the answers given by cottage owners and non-resident visitors to questions of activities engaged in, and factors in their choice of recreation area. Questionnaires also gave the writer some idea of the opinions of the main users on such important questions as the closure of the amusement park and the condition of the beach.

11. BEACH AND SHORELINE RESOURCES

Winnipeg Beach and Sandy Hook developed as resorts because of their location on a stretch of the Lake Winnipeg shoreline which is highly accessible to Winnipeg.

The main attraction of the study area is still the beach, most visitors engaging in the activities, such as swimming and sunbathing, which are associated with the lakeside resources. The drawing power of the lake is illustrated by the fact that over 70 per cent of the respondents to the survey of cottage owners were attracted by the bathing and swimming facilities,¹ while approximately 80 per cent of the non-resident visitors went to Winnipeg Beach to

¹ See Table III, Appendix A, p.129

swim, sunbathe, and relax in or beside the lake.¹ It is worth noting that 40 per cent of the non-residents engaged in no other activities during their visit to the resort. The results of these surveys are in line with those of similar surveys carried out in other parts of North America all of which indicate the outstanding popularity of water-oriented recreation activities.² It follows that the quality of the beach for recreation is of major significance to the future of the Winnipeg Beach - Sandy Hook area. Three factors determine the use capability of the shoreline.

1. Location. The favourable location of the study area with respect to the metropolitan area of Winnipeg has been established.³

2. Availability for Public Recreation. This involves a consideration of beach ownership and public right of access.

3. Physical Characteristics. The usefulness of the shoreline depends on the topography particularly slope,

¹ See Table III, Appendix B, p. 136

² The Report of the California Outdoor Recreation Plan Committee, cited by Outdoor Recreation Resources Review Commission, Water for Recreation - Values and Opportunities, Study Report No. 10 (Washington: Government Printing Office, 1962), p.5 is an example of a study which demonstrates the attraction of recreation facilities associated with water bodies.

³ See Chapter V, pp. 66-71

vegetative cover, and composition of the backshore, foreshore, and offshore.

Factors two and three will now be discussed in order to evaluate the future possibilities for shore-based recreation in the study area.

Availability

The lakeshore in much of the study area, in particular in Boundary Park and Sandy Hook, is lined with summer cottages.¹ Lots abut directly on to the beach and in most cases no provision has been made for access along the shore.² In southern Sandy Hook, the general public has been denied access to the beach by riparian property owners who have fenced off the foreshore adjacent to their land. Cottage owners in this area justify their action on the basis of the fact that they have lost land through erosion and therefore their property now legally extends on to the foreshore. Authorities in

¹ See Chapter III, pp. 44-46

² Norah Johnson and Joyce Tyrell, "Problems and Techniques of Land Acquisition." Resources for Tomorrow, Vol. 2 (Ottawa: Roger Duhamel, F.R.S.C. Queen's Printer and Controller of Stationery, 1961), p. 1020, define access as, "any road, path, or parcel of land by which the public may, without trespassing, reach water or may travel along the shore."

Manitoba disagree about the legality of this claim.¹ In Canada the whole question of public right of access to shoreline for recreational purposes is quite vague as indicated by Johnson and Tyrell:

The public right to the foreshore for recreation has not, to the authors' knowledge, been tested in Canadian courts, though it has been tested in both English and U.S. state courts with varying results.²

Whatever the legal niceties of the access problem, it is another example of the conflict between private and public recreation. The usefulness of the foreshore for public recreation has been seriously inhibited by private cottage development. This fact makes it imperative that cottage construction along the shoreline between Elm Avenue and Stevenson's Point, which is still available to the public, should be prevented. The surest way of doing this is for either Winnipeg Beach or the Provincial Government to purchase the property from Beachside Enterprises Ltd.

Physical Characteristics of the Shoreline

In 1964 a physical classification of the shoreland

¹ The Winnipeg Tribune, August 21, 1965, quoted two legal authorities in connection with this matter. According to one authority, "Where the land is lost through erosion or encroachment of water the ownership changes with the shoreline. He the original owner loses the land." Another states, "The owner has exclusive right to the new shoreline which was part of his original acreage."

² Norah Johnson and Joyce Tyrell, loc.cit.

in the Interlake Region on the basis of its natural use capability for recreation was prepared for the Parks Branch of the Department of Mines and Natural Resources.¹ This survey, the results of which are described in greater detail in Appendix D, pages 144 - 149, is used as the basis for the following description of the shoreline.

Map 13, page 90, shows that the shoreline of Sandy Hook and Boundary Park falls into Classes Four and Five of Baker's Recreational Use Capability Classification. This means that the characteristics of the lakeshore place serious limitations on recreational development. In some areas backshore conditions are the main limiting factors.² Around the estuary of Willow Creek, the land is valueless for recreation, except perhaps as a habitat for wildlife, because of the marshy terrain. Development of the Class Four and Class Three land, immediately south of the estuary, is also inhibited by the poor drainage of the backshore.

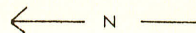
In the remainder of the Boundary Park - Sandy Hook area backshore conditions are less significant in determining

¹ W. M. Baker, loc.cit.

² The backshore is the area permanently covered with grass or trees extending landward from the foreshore. In this classification the landward limit of the backshore is defined as one thousand feet to the rear of the water's edge.

RECREATIONAL LAND USE and CLASSIFICATION of SHORELAND

CLASSIFICATION
10H2-10



Scale 1:25000

**Shoreland
Recreational Use Capability Classes¹**

Excellent
III Some Limitations (SEE BELOW)
IV Serious Limitations
V Very Poor

Limiting Factors

BACKSHORE CONDITIONS

VI/	MARSH
PD	POOR DRAINAGE
E	EROSION

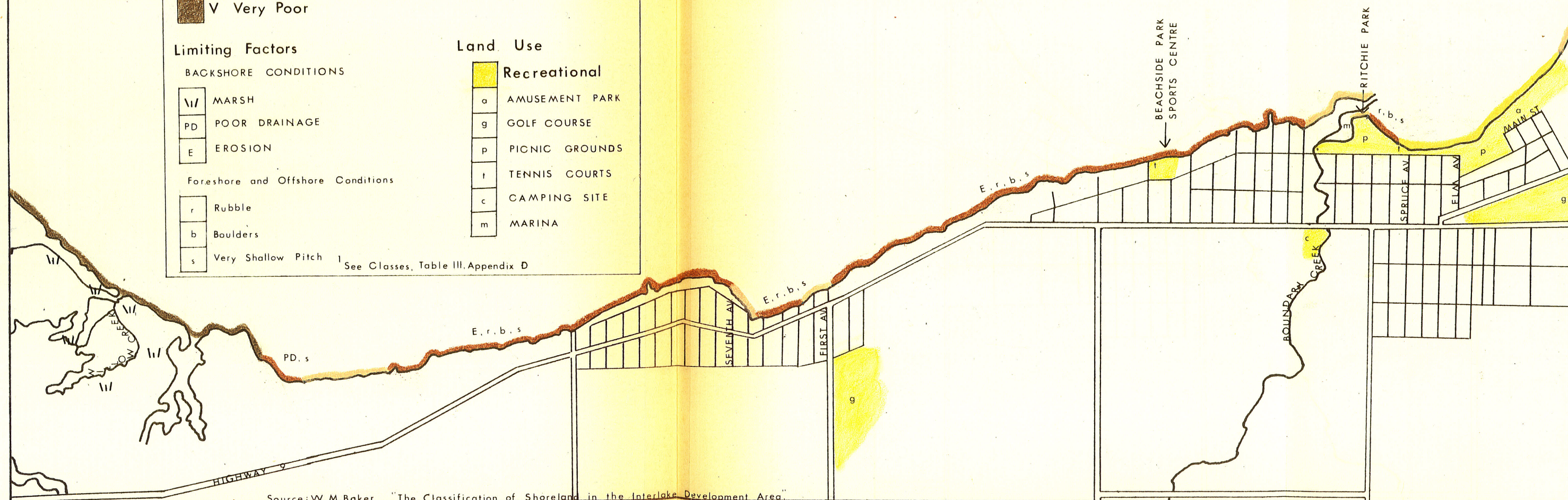
Foreshore and Offshore Conditions

r	Rubble
b	Boulders
s	Very Shallow Pitch

¹ See Classes, Table III, Appendix D

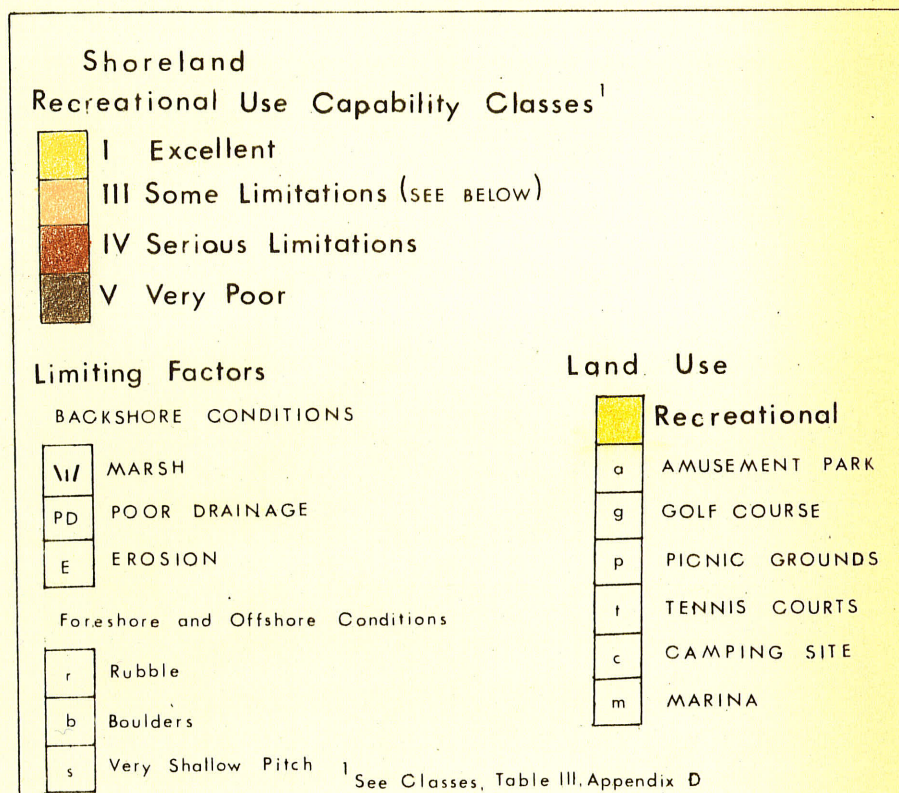
Land Use

Recreational	
a	AMUSEMENT PARK
g	GOLF COURSE
p	PICNIC GROUNDS
t	TENNIS COURTS
c	CAMPING SITE
m	MARINA

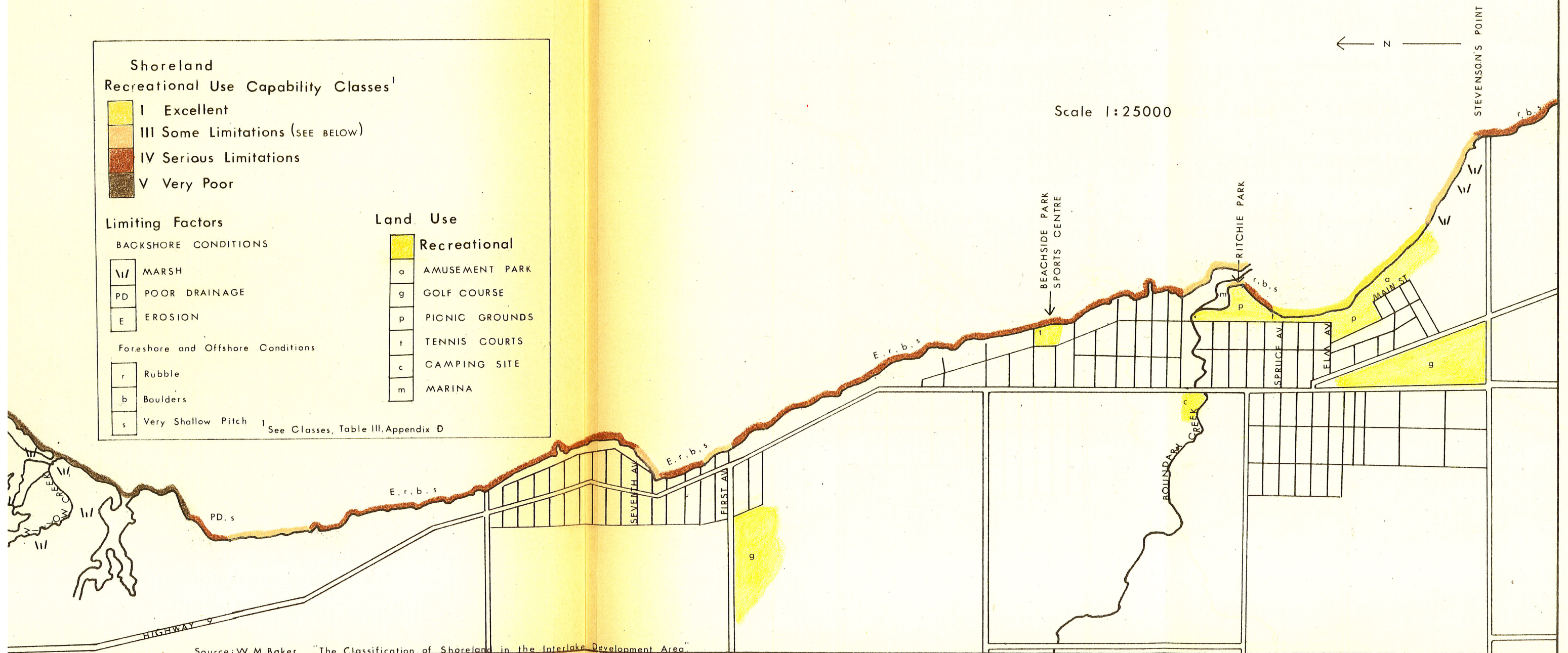


Source: W.M. Baker "The Classification of Shoreland in the Interlake Development Area."

RECREATIONAL LAND USE and CLASSIFICATION of SHORELAND



Scale 1:25000



Source: W.M. Baker "The Classification of Shoreland in the Interlake Development Area."

the value of the lakeshore although erosion presents a problem in some sections.¹ Instead, the composition and slope of the foreshore² and offshore³ are the limiting factors. Sandy beaches are very limited in extent and the foreshore and offshore are composed mainly of rubble, mud, boulders, and gravel. The excessively shallow pitch of the offshore further reduces the value of the area for swimming and boating. The very shallow inshore water makes the launching of boats difficult and forces the swimmer far from the shore. Although cottagers in Boundary Park have overcome this drawback by building wooden piers into deeper water, the beach remains too inferior in quality to attract many non-residents. The shoreline of Boundary Park and Sandy Hook is therefore best suited to the summer residential and camp use to which it is already put.

On the other hand, the bay south of Boundary Creek has been placed in the highest category of the natural capability classification. Physical conditions and the ease

¹ See pages 93-95 for a fuller discussion of the question of erosion.

² The foreshore is the area between the waterline and the beginning of permanent vegetation. It is synonymous with the beach, its limits varying with fluctuations in lake levels.

³ The offshore is the area between average low water level in summer and the point under water where effective wave action ceases.

of public access define this as a beach suited to intensive development as a provincial park or recreation area. Both foreshore and offshore are composed mainly of sand. The offshore has a gentle slope which makes the beach safe for children and non-swimmers without rendering it useless for the stronger swimmer. The shallow pitch reduces the value of the bay for boating, but the marina at the mouth of Boundary Creek provides deep and sheltered anchorage. Marker buoys, placed several hundred yards from the shore, prevent motor boats from entering the shallow waters, adjacent to the beach, thus protecting the swimmer from the boating enthusiast.

Unfortunately, although the sandy beach extends south to Stevenson's Point, marshy terrain, south of the built-up area, poses access problems. If drainage of this area could be made practical, the stretch of beach easily available to the public would be almost doubled.

It would be misleading however to conclude that the beach along the bay is in excellent condition. Almost half of the non-resident visitors interviewed were dissatisfied with the condition of the beach. In the summer of 1965 stones, gravel, and driftwood, deposited during periods of high water, had been allowed to accumulate. This neglect prevented the beach from becoming as great an attraction as it might be. Only 25 per cent of the non-resident visitors who preferred Winnipeg Beach to any other recreation spot

were attracted by the quality of the beach. In contrast, over 60 per cent of those who favoured other recreation areas did so because of their superior beach and swimming facilities. Regular sifting of the sand and removal of pebbles and rubble would suffice to rejuvenate this stretch of beach. The Town of Winnipeg Beach appears to be unwilling or unable to accept this responsibility and consequently a fine recreational resource is being totally neglected.

Erosion

Map 13, page 90 , shows that erosion hazards exist in parts of the Boundary Park - Sandy Hook shoreline. This is the result of wide fluctuations in the level of Lake Winnipeg. The mean lake level, based on records existing over forty years, is 712.6 feet. This has fluctuated from over 716 feet in 1955 to 709 feet in 1940.¹ Erosion damage is associated with periods of high lake levels combined with the strong wave action which commonly results from a north wind.

Peak lake levels have caused erosion of riparian properties in southern Sandy Hook, between First and Seventh Avenues. In 1912 there was a boulevard fifty feet wide along

¹ Lakes Winnipeg and Manitoba Board, "Report on Measures for the Control of Lakes Winnipeg and Manitoba", Supplementary Volume II, Appendix 4 (Province of Manitoba, June, 1958), p.4. (Mimeographed)

the lake front. By 1958 this had been completely removed by erosion along with forty to eighty feet of the landward properties behind it. The Salvation Army Camp, south of First Avenue, has lost twenty to thirty feet of frontal property since 1950 and erosion was again a hazard in the summer of 1965.

Cottagers have attempted to protect their properties with boulder breakwaters, sometimes reinforced with poles and cement. These have to be completely replaced approximately every ten years due to the disruptive effect of the lake ice in winter. Cottage owners have sought Provincial Government aid but as yet the principle of aid to private property owners has not been established.

In Winnipeg Beach, before 1952, the beach south of Boundary Creek had been protected by the Federal Government and C.P.R. piers. The removal of the latter resulted in stronger wave action which combined with the high lake levels of 1954 to 1956 to cause severe erosion, between Elm and Spruce Avenues. With Provincial Government assistance a concrete wall was built. This wall protects the roadway and property but does not prevent the removal of sand from this stretch of beach. A pier or breakwater, built into the lake, is necessary to protect the beach in this northern section of the bay.

Although walls may reduce erosion damage, the real solution lies in the stabilization of lake levels near the

long term mean. A committee was established by the Provincial Government to review the situation. Stabilization of the lake levels would necessitate very expensive excavation of the outlet channel of Lake Winnipeg in Playgreen Lake. In addition, a fairly wide range of levels, from at least 712 to 717 feet, would be necessary if Lake Winnipeg were to be used as a reservoir for the proposed Nelson River Power Scheme. The committee's report therefore recommended government assistance to protect the beach and riparian properties rather than a stabilization of lake levels.¹ As yet this recommendation has not been implemented.

111. SPORTS GROUNDS²

There are two nine-hole golf courses in the study area, one in Sandy Hook and one in Winnipeg Beach. Both courses are easily accessible from Highway 9 and the Winnipeg Beach course, particularly, has a good situation close to the commercial centre of the town. The golf courses have a pleasant covering of mixed woodland but they are quite small (approximately fifty acres each) and not very challenging. They are more important in providing recreation for the cottager than for the non-resident,

¹ Lakes Winnipeg and Manitoba Board, "Report on Measures for the Control of Lakes Winnipeg and Manitoba", Main Report (Province of Manitoba, June, 1958), pp. 54-56. (Mimeographed)

² See Map 13, p.90.

56 per cent of the former in comparison to 11 per cent of the latter taking advantage of this amenity.¹

Other sports facilities also cater mainly to the cottager. Beachside Park Sports Centre, a privately owned park in Boundary Park, which is financed by the Town and by contributions from seasonal residents, is too far from the centre of Winnipeg Beach to be used by day visitors. The facilities at this park include two tennis courts, a horseshoe throwing pitch, a basketball pitch and children's playground. Ritchie Park, on the other hand, although better situated for the non-resident visitor, offers only three tennis courts which are in very poor condition.

IV. SERVICES

Although most of the services described below are not strictly recreational amenities, they are quite important in attracting visitors, especially cottage owners, to the study area. The services available in Winnipeg Beach and Sandy Hook include public utilities, retail commercial, recreational commercial, institutional, and government services.

Public Utilities

Several of the cottage owners surveyed, mentioned

¹ See Table III, Appendix A, p. 129 ; and Table III, Appendix B, p. 136.

the importance of public utilities to their residence in the area. Manitoba Hydro has a special scheme for supplying electricity to seasonal residents. As the supply is connected throughout the year, cottages are habitable even in the winter months.

Many cottage owners have their own wells and piped water. The town of Winnipeg Beach has provided piped water in the business area. Other cottagers rely on the wells and water pumps scattered throughout the residential areas.

The sewage system is possibly less satisfactory. With financial help from the Provincial Government, the municipal authorities of Winnipeg Beach were able to supply a sewage system and public toilets in the town centre. In other areas of Winnipeg Beach and Sandy Hook, residents either dispose of sewage by the field system or have outdoor toilets or septic tanks, the emptying of which is the responsibility of the local authorities. Garbage collection is similarly organized on a local basis.

Retail Commercial

Over half of the cottagers surveyed gave local shopping facilities as one factor in their choice of recreation area.¹ The concentration of shopping facilities in Winnipeg Beach is illustrated by the fact that 69 per cent

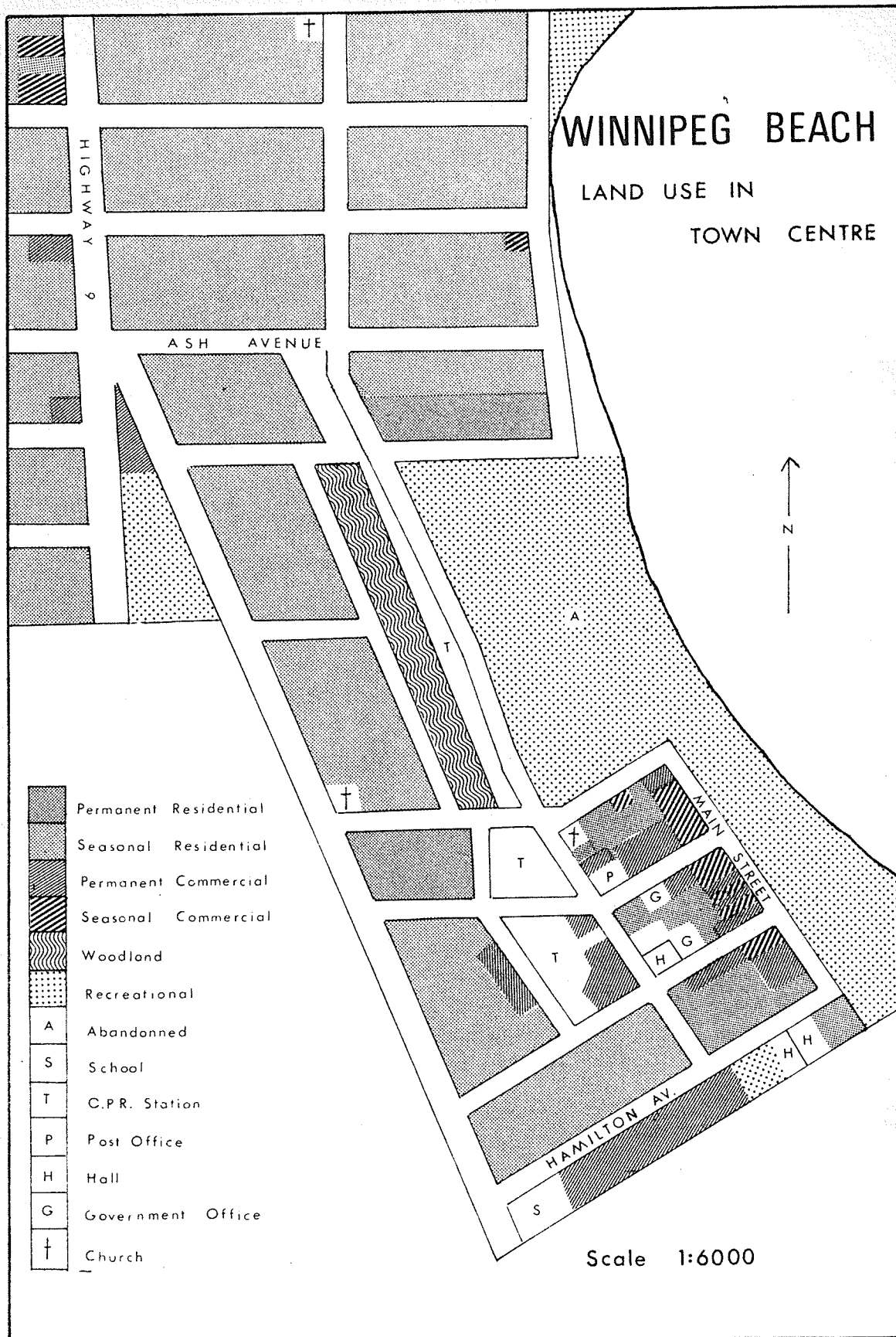
¹ See Table III, Appendix A, p. 129

of its residents, compared to approximately 50 per cent of the cottagers from other districts, mentioned local shopping facilities as important to their residence in the area.

TABLE VI
RETAIL COMMERCIAL ESTABLISHMENTS

Type of Establishment	Number in Winnipeg Beach	Number in Sandy Hook	Permanent	Seasonal
Food Stores	8	2	6	4
Gas Stations	4	-	4	-
Miscellaneous Stores	6	-	3	3
Restaurants, Snack Bars	10	1	4	7
Beer Parlours	1	-	1	-
Total	29	3	18	14

Table VI and Map 14, page 99, show the number and variety of retail commercial establishments in Winnipeg Beach. In contrast Sandy Hook has only two food stores (one of which also serves as the post office) and one snack bar. Its residents therefore shop in Winnipeg Beach or Gimli for most of their supplies. The twin functions of Winnipeg Beach as a resort and rural service centre area is illustrated by the almost equal number of permanently and seasonally open commercial establishments. The majority of restaurants and



MAP 14

snack bars close in the winter months. Since these businesses rely mainly on day visitors, they are possibly suffering most from the closing of the amusement park.

Recreational Commercial

The only commercial recreational businesses still open are situated along Main Street and Hamilton Avenue. These include three penny arcades, offering as entertainment shooting galleries, slot machines, and bingo sessions, a bowling alley, and curling rink. Since the closure of the amusement park, and particularly the associated movie theatre, dance hall, and roller skating rink, these amusements offer the only indoor entertainment for visitors.

Institutional and Government Services

Winnipeg Beach has a few other institutional and government establishments which provide services for local residents. These include six churches of various denominations, a school, one Royal Canadian Mounted Police station, and a post office.

Any redevelopment plan for Winnipeg Beach should include the extension of car parking space. At present, visitors park along the streets and access roads, all of which have parking meters.

V. PICNIC GROUNDS

Picknicking competes with swimming and sunbathing

as the most popular activity for day visitors.¹ There are two picnic grounds in Winnipeg Beach, Ritchie Park, owned by the Town, and the fifteen acres south of Elm Avenue, owned by Beachside Enterprises Ltd.² Both sites have a pleasant lakeside location and an attractive covering of mixed woodland. Since the closure of the amusement park however, the associated picnic grounds have received inadequate care and the site is marred by the derelict structures of the dance pavilion, picnic shelter, and hot dog stands.

17 per cent of the non-resident visitors interviewed suggested that the picnic grounds could be improved. The ideal location of the southern site, between the beach and one of the main access roads into the town, makes the retention of this area as picnic grounds and the improvement of facilities very desirable.

VI. BOATING AND FISHING

Winnipeg Beach has the only marina on the southwest shore of Lake Winnipeg. The shallowness of Lake Winnipeg makes it subject to storms and strong wave action which render it dangerous for boating.³ Despite this, the

¹ See Table III, Appendix B, p. 136

² See Map 13, p. 90

³ The average depth of the southern half of the lake is forty feet.

popularity of boating and water-skiing in the area has increased greatly in recent years.¹ During the summer of 1965, there were normally fifty to sixty private craft anchored in the estuary of Boundary Creek. Most of these were motor boats but there were also a few sailing craft. The fact that 38 per cent of the cottagers surveyed were attracted by the opportunities for boating, testifies to the popularity of this sport.² A few cottagers along the lake-shore, north of Boundary Creek, have boat houses but the very shallow offshore pitch, mentioned above, makes launching difficult.³ Although boats are available for hire, few of the non-residents engaged in this activity.⁴

Lake Winnipeg supports a large commercial fishing industry. The most important commercial species are whitefish, pickerel, sauger, tullibee, and common pike. However, with the exception of pickerel and pike, these varieties are of little value to the angler. Rock bass and carp are also caught by the angler. The famous Lake Winnipeg goldeye,

¹ Mayor Tapper, in a personal interview, estimated that the number of outboard motors has doubled each year for the last six years.

² See Table III, Appendix A, p.129

³ See p. 91

⁴ See Table III, Appendix B, p.136

highly prized both as a commercial and game fish, is now comparatively rare.¹ Compared to the recreation areas on the Canadian Shield, with their deep lakes and clear streams, the Winnipeg Beach district does not have a great attraction for the angler. However some fishing is done from the Federal Government pier and from boats further out in the lake. 34 per cent of the cottagers, but only 7 per cent of the non-residents engaged in this sport.²

VII. THE AMUSEMENT PARK

The popularity of the amusement park until approximately 1940 and its subsequent deterioration have been noted in an earlier chapter.³ The attractions included the dance pavilion, a roller skating rink, a movie theatre, rides, a roller coaster, and the boardwalk with its various stands and sideshows.

The amusement park was closed permanently in the Fall of 1964. Since then the owner has negotiated with the town council of Winnipeg Beach and the Provincial Government in the hope that a public agency will buy the lakeside property. As yet no decision has been reached. The Town

¹ David Hinks, The Fishes of Manitoba (Winnipeg: Department of Mines and Natural Resources, Province of Manitoba, 1957), pp. 14-93.

² See Table III, Appendix A, p.129; and Table III, Appendix B, p. 136

³ See Chapter II.

feels that its annual budget of \$160,000, is too small to permit it to purchase the land. The Provincial Government is uncertain whether the recreational amenities of the resort justify the expenditure.

The land occupied by the amusement park can be developed in three possible ways.

1. The owner of Beachside Enterprises Ltd. may sell out to another operator who will re-open the attractions. In view of the financial difficulties experienced by recent owners this seems unlikely.

2. The boardwalk buildings, roller coaster, and dance hall could be removed and the property developed for other recreational purposes. This would possibly require intervention by the Provincial Government who could give the municipal authorities financial aid to acquire and develop the land. Alternatively the provincial authorities could buy the land for development as a provincial park or recreation area.

3. The present situation may continue indefinitely, the neglected buildings forming an eyesore in the town centre. If no alternatives are offered, Beachside Enterprises Ltd. may be tempted to subdivide more of the picnic grounds for residential use.

If, in fact, the attraction of the resort has been seriously reduced by the closure of the amusement park, the first possibility would be beneficial to the merchants of

Winnipeg Beach. The writer is not convinced that this is indeed the case. Many business people in the town, particularly the owners of small cafes which cater mainly to the day tripper, expressed the opinion that their business had been reduced in 1965 by the closing of the amusements. However, it could be misleading to correlate directly the quietness of the beach in one summer with the closing of the attractions, without considering other factors such as weather conditions. Moreover, the unattractive appearance of the disused buildings may have been as great a deterrent to holidaymakers as the lack of entertainment.

The results of the surveys of cottagers and non-resident visitors did not suggest that the closing of the amusement park has dealt a fatal blow to recreation in the study area. On the contrary, provided some public authority accepts the responsibility for redeveloping the lakeside property, the closure of the cheap attractions may be beneficial to the visitor. Less than 15 per cent of the cottage owners mentioned the amusement park as a factor in their choice of recreation area, although naturally, the percentage in Winnipeg Beach was higher than the over-all percentage. 45 per cent thought that its closure would be beneficial to their summer's enjoyment.¹ This feeling was strong among the residents of Winnipeg Beach, presumably

¹ See Tables III and IV, Appendix A, p.129

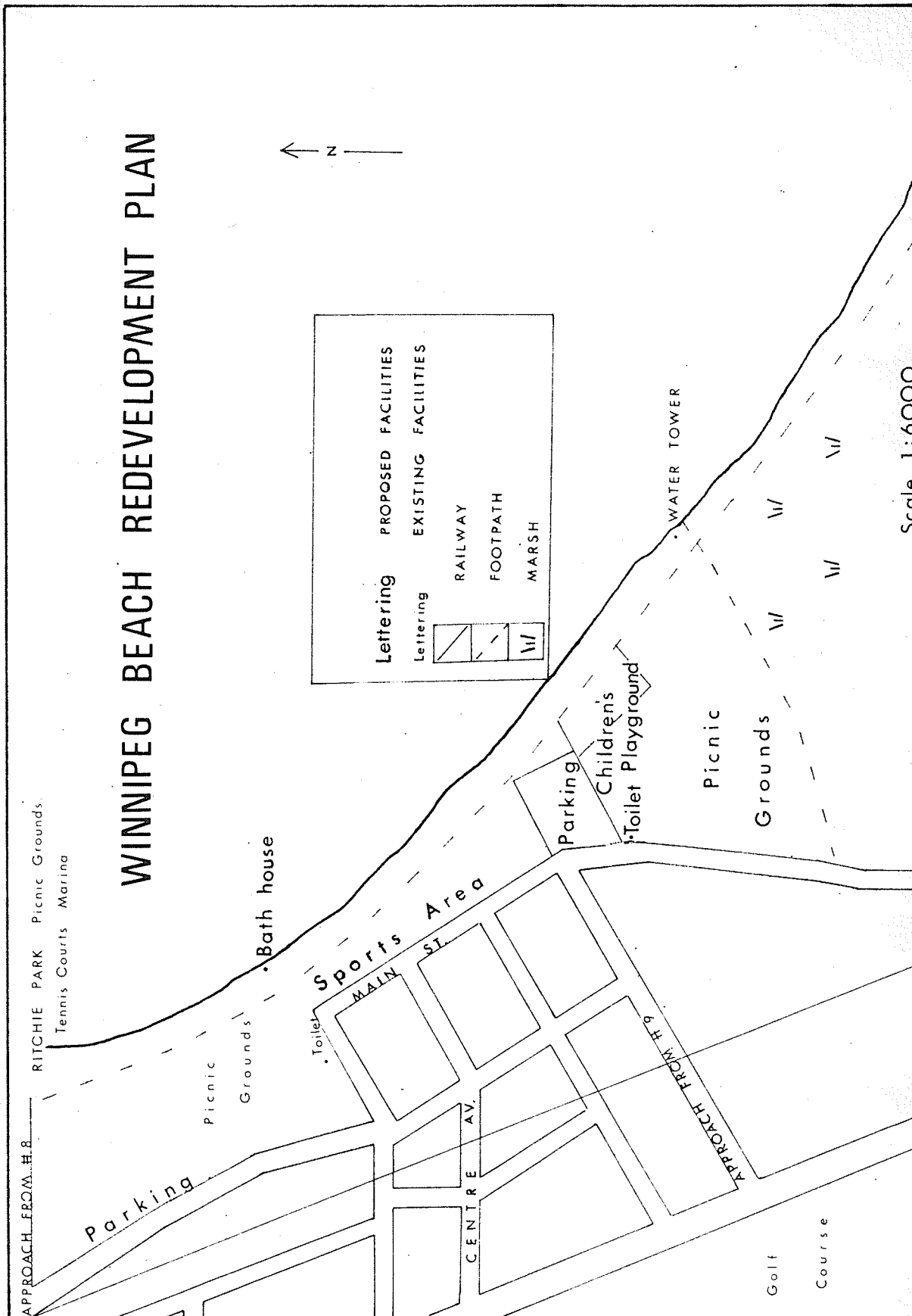
because they were most affected by the undesirable crowds attracted by it. It is perhaps surprising that over one quarter of the cottagers regretted the closure.

Twenty-six per cent of the non-resident visitors also favoured the reopening of the attractions, although only 3 per cent visited the penny arcades still open along Main Street.¹ However, from the interviews it was obvious that many of these people were complaining about the lack of entertainment for teenagers and children, and would have been content with the provision of dancing and playground facilities. The number of people who would like to see the entire boardwalk reopened was a small percentage of the total.

The second alternative offered was the redevelopment of the lake front for other recreational purposes. Eleven per cent of the transient visitors suggested that the demolition of the buildings would enhance the attractiveness of the resort. The writer has drawn up a proposed redevelopment plan for the thirty-six acres belonging to Beachside Enterprises Ltd., assuming that these were taken over by a public agency and the buildings demolished.² In planning this development consideration must be given to the requirements of teenagers and young children as these are the age

¹ See Tables III and VIII, Appendix B, pp. 136 and 138

² See Map 15, p.107.



MAP 15

groups most adversely affected by the closing of the amusements. To supplement the present fifteen acres of picnic grounds, thirteen acres of land between the water tower and the southern approach road from Highway 9 could be converted into picnic grounds. It is desirable that parking facilities should be provided both there and at the northern picnic site to prevent congestion in the main streets. The writer suggests that the remainder of the lake front property should be converted into a sports area and a children's playground. Elaborate facilities are unnecessary, but the usual playground equipment and perhaps baseball and basketball grounds would provide entertainment for children and teenagers. The tennis courts at Ritchie Park should be improved and a new bath-house built to replace the present derelict structure. Serious consideration should also be given to persuading a private individual or association to organize dances and perhaps film shows either in the dance pavilion, which could be repaired, or in one of the other halls in the town. These facilities would go far in satisfying the demands of the visitors interviewed by the writer.

South of the water tower there is a large area of marshy land fronted by a fine beach. This land belongs to the C.P.R. and, if drainage was possible, trails could be made for those who like to hike or ride horseback. A local resident already hires out riding ponies and the development of this land, if possible, would add to the variety of

activities offered by the resort.

Apart from the last suggestion, none of these recommendations require great expenditure after the initial purchase of the property. There is no bush to clear and access presents no problems.

The third possibility that the structures may rot on the site and that the picnic grounds may be subdivided into lots is the least desirable. If this happens, Winnipeg Beach will no longer offer recreation to anyone except the cottage owner.

VIII. SUMMARY

This examination of the recreational facilities of the Winnipeg Beach area and their relative importance in attracting visitors has suggested that the quality of the amenities justifies consideration being given to the re-development of the resort. The area possesses both natural and man-made recreational amenities and there is land available for the expansion of facilities. In addition, Winnipeg Beach has a variety of the public utilities, retail and government services which are essential to a public recreation area.

The points made in this chapter may be summarized as follows.

1. The most important recreational resource possessed by Winnipeg Beach is the sandy strand which borders

the bay from Boundary Creek to Stevenson's Point. The majority of holidaymakers, whatever the length of their stay, go there to swim, sunbathe, and relax. Neglect and erosion are jeopardizing this resource, and the municipal authorities seem unable or unwilling to give the beach adequate attention. In Boundary Park and Sandy Hook, the beach has a relatively low natural use capability and public access is difficult. This fact, plus the scarcity of other facilities, suggests that the summer residential and institutional camp usage to which the area is devoted is the most intensive type of recreational land use desirable.

2. Picnicking is the most popular activity for day visitors after swimming and sunbathing. It is therefore important that the resort should have adequate picnic grounds close to the beach. Winnipeg Beach has land available for this purpose, but it is essential that some public body undertake to purchase and maintain the picnic grounds associated with the amusement park.

3. Seasonal residents are at present fairly well provided with a variety of sporting opportunities. There are two golf courses, five tennis courts, and a basketball pitch. However, only one golf course and two poorly maintained tennis courts are well situated to cater to the non-resident visitor, and facilities for this category of visitors should be expanded. Fishing and boating are of minor importance to the non-resident.

4. It is essential that a variety of recreational activities should be offered to the non-resident visitors on the land adjacent to the beach. At present, most of the well drained land in this area is occupied by the derelict amusement park and associated picnic grounds. The evidence of the surveys suggests that the popularity of the Winnipeg Beach area could be restored if this land were developed to provide a variety of recreational facilities. A redevelopment plan, which attempts to consider the needs of most sections of the public, has been proposed. If some authority will undertake this redevelopment, Winnipeg Beach can provide adequate amenities for day visitors and cottagers alike.

CHAPTER VII

CONCLUSION

This thesis set out to analyse the problem of the deterioration in the recreation resources of the Winnipeg Beach area and to evaluate the contribution of the district to the provision of outdoor recreation facilities in Manitoba, in order to ascertain whether the public expenditure necessary to redevelop the resort is justified.¹

Three factors have been shown to contribute to the present unsatisfactory condition of the resort.

1. The dilapidated appearance of some sections of Winnipeg Beach is the result of old age. Established as a resort in 1903, the study area is now in a stage of disintegration, and many parts of the residential and commercial area south of Boundary Creek are marred by ruined and derelict buildings.

2. The decreasing popularity and increasing dilapidation of the amusement park has contributed to the declining popularity of the resort area. These attractions occupy the valuable lakeshore property, adjacent to the best stretch of beach in the district. In addition to forming an eyesore, the amusement park has, since approximately 1940,

¹ See Chapter I, pp.7-9

attracted an undesirable clientele which has damaged the reputation of Winnipeg Beach.

3. Since the Second World War, neither the Municipal nor Provincial Governments have accepted responsibility for the maintenance and rejuvenation of the resort. The municipal authorities refused to buy the picnic grounds and pier when the C.P.R. withdrew, thus allowing this land to fall into private hands. The Town must also share some of the responsibility for the neglect of the beach. The Provincial Government has assisted other recreation areas in Manitoba, rendering them much more attractive than the Winnipeg Beach area which has been totally neglected. With the closure of the amusement park in 1964, the opportunity has again arisen for a public agency to buy and develop the lakeshore property.

Old age, over-commercialization, and neglect have thus produced a recreation area characterized by a poorly maintained beach, a derelict amusement park, and unattractive residential and commercial districts in which over-crowded buildings, ruined cottages, and disused and ugly commercial establishments spoil the landscape. Under these circumstances, is redevelopment desirable and justified?

In evaluating the contribution of the area, the following points have been made in favour of redevelopment.

1. Winnipeg Beach and Sandy Hook provide recreation for an estimated eleven thousand to fourteen thousand over-

night visitors and summer residents. In addition, Winnipeg Beach caters to a large number of day visitors. In terms of the number of people it attracts, the study area must rank as an important recreation spot.

2. The great majority of visitors are residents of Winnipeg. The study area, situated fifty miles from Winnipeg, is ideally located to serve an even larger number of holiday makers. As the demands of out-of-province visitors and Manitobans increase, the pressure on other provincial parks will make it mandatory to supply an alternative.¹ The obvious one is Winnipeg Beach.

3. The scenery is not outstanding but Winnipeg Beach has a pleasant site on Lake Winnipeg and a fine natural beach. The strand south of Boundary Creek has been ranked as a first class beach and this natural resource ought not to be neglected.

4. Having a long history as a resort, the study area has a regular clientelle and, unlike other areas such as Bird's Hill which are being developed as provincial parks, it already has many facilities and services. In addition to golf courses, a marina, camping site, and picnic grounds, there are public toilets, shops, restaurants, motels,

¹ In 1964 one and one-half million out-of-province tourists visited Manitoba. This represented a 3 per cent increase over the 1963 figure, the previous record.

and cabins. An additional thirty-six acres of land, owned by Beachside Enterprises Ltd., and adjacent to the beach, is now available for the expansion of these amenities.

In view of these advantages the redevelopment of Winnipeg Beach seems justified. The Town maintains that its budget, reduced 10 per cent by the closing of the amusement park, is too small for it to undertake single-handed, the purchase and redevelopment of the land belonging to Beachside Enterprises Ltd. Moreover, the summer residents, through their contribution to taxes, are already subsidizing the eight hundred permanent residents. These cottage owners cannot be expected to pay for the provision of recreation facilities for a much larger, non-contributing, sector of the public. It follows that for improvements to be made, the Provincial Government must either give the Town financial assistance or convert the available land into a provincial recreation area. The latter would probably ensure more satisfactory development.

The writer suggests the following improvements.

1. The appearance of the town centre must be improved by forcing business people and residents to comply to certain building standards and planning regulation. Disused and ruined commercial buildings and cottages must be demolished.

2. The beach, south of Boundary Creek, should be rejuvenated. Regular removal of the stones and debris

deposited during periods of high water levels is necessary. It might also be desirable to build a pier or breakwater to protect the northern section of the bay from erosion.

3. The thirty-six acres of land owned by Beachside Enterprises Ltd. should be bought by the Provincial Government, and the structures, with the possible exception of the dance pavilion, demolished. A redevelopment plan for this area has been proposed.¹

4. The provision of indoor entertainment, such as dances and movie shows, should not be ruled out. A private individual or a local residents association should be encouraged to provide this type of amusement.

5. Further investigations ought to be made into the feasibility of draining the land owned by the C.P.R., south of the built-up area. If this was possible and the land could be purchased, the variety of activities offered by Winnipeg Beach could be increased.

It will be noted that all these recommendations apply to the centre of Winnipeg Beach, south of Boundary Creek. Boundary Park and Sandy Hook, summer residential areas with little to offer the non-resident, could not qualify as provincial recreation areas. Conditions in these areas are generally quite satisfactory although some further consideration could be given to the problem of the erosion of private lake-

¹ See Chapter VI, pp.106-108

side property.

An estimate of the cost of this redevelopment has not been made by the writer. This is properly within the field of the economist and a cost-benefit study of the area should be undertaken.¹ It seems unlikely that costs would be prohibitive. This study has shown that, due to its history, location, and resources, Winnipeg Beach still ranks as an important recreation area in Manitoba. This resort must have a high priority in any plan for the extension of the provincial park and recreation system. Unless the Provincial Government assists the Town or undertakes the redevelopment of the resort itself, Winnipeg Beach is likely to continue to deteriorate and Manitoba will lose its oldest recreation area.

¹ Under the Agricultural Rehabilitation and Development Act, a Toronto planning firm is at present preparing a study of the recreational potential of the west shore of Lake Winnipeg.

BIBLIOGRAPHY

BIBLIOGRAPHY

A. BOOKS

- Clawson, M., Held, R.B., and Stoddard, C.H. Land for the Future. Baltimore: John Hopkins Press, 1960.
- De Grazia, Sebastian. Of Time, Work, and Leisure. New York: Twentieth Century Fund, 1962.
- Ely, R.T., and Wehrwein, G.S. Land Economics. New York: Macmillan Company, 1940.
- Parten, M. Surveys, Polls and Samples: Practical Procedures. New York: Harper and Brothers, 1950.
- Pieper, Josef. Leisure, The Basis of Culture. New York: Pantheon Books Incorporated, 1952.
- Williams, Wayne R. Recreation Places. New York: Reinhold Publishing Corporation, 1958.

B. PUBLICATIONS OF THE GOVERNMENT, LEARNED SOCIETIES, AND OTHER ORGANIZATIONS

- Baker, W.M. "Assessing and Allocating Renewable Resources for Recreation," Resources for Tomorrow, pp. 1009-1024. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.
- Brooks, Lloyd. "The Forces Shaping Demand for Recreation Space in Canada," Resources for Tomorrow, pp. 957-968. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.
- Canada, Government. Census of Canada 1961, Bulletin 1. 1-6, Population of Incorporated Cities, Towns, and Villages.
- Census of Canada 1961, Bulletin SP-4, Population of Unincorporated Villages, Manitoba.
- Clawson, Marion. The Dynamics of Park Demand, Present and Future Demand for Recreation and Open Space in the Tri-State New York Metropolitan Region and the Nation. Bulletin 94 of the Regional Plan Association. New York: Regional Plan Association Incorporated, 1960.

Farina, J. "The Social and Cultural Aspects of Recreation," Resources for Tomorrow, pp. 941-950. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.

Hardy, Eric, and McGilly, Frank J. "The Hierarchy of Government and Public Agencies in Park Development," Resources for Tomorrow, pp. 1037-1046. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.

Hinks, David. The Fishes of Manitoba. Winnipeg: The Department of Mines and Natural Resources, Province of Manitoba, 1957.

Johnson, Norah and Tyrell, Joyce. "Problems and Techniques of Land Acquisition," Resources for Tomorrow, pp. 1009-1024. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.

McEwen, E.R. "The Organization of the Field of Recreation in Canada," Resources for Tomorrow, pp. 1027-1036. Conference Background Papers, Volume 11. Ottawa: Queen's Printer and Controller of Stationery, 1961.

Manitoba. Family Accommodation and Vacation Guide, 1965. Winnipeg: Tourist Development Branch, Department of Industry and Commerce, Province of Manitoba, 1965.

Manitoba Soil Survey. Report of Detailed Reconnaissance Soil Survey of the Fisher and Teulon Map Sheet Areas, Soils Report Number 12. Winnipeg: Department of Agriculture and Conservation, Province of Manitoba, 1961.

Outdoor Recreation Resources Review Commission. Shoreline Recreation Resources in the United States. Study Report Number 4. Washington: Government Printing Office, 1962.

----- Trends in American Living and Outdoor Recreation. Study Report Number 22. Washington: Government Printing Office, 1962.

----- Water for Recreation - Values and Opportunities. Study Report Number 10. Washington: Government Printing Office, 1962.

United States Department of the Interior, National Park Service.
A Study of the Park and Recreation Problem of the United States. Washington: Government Printing Office, 1941.

Weir, T.R. (ed.). Economic Atlas of Manitoba. Winnipeg:
 Department of Industry and Commerce, Province of
 Manitoba, 1960.

Winnipeg Civic Cycle Paths' and Public Parks' Boards. Summer Outings Round Winnipeg. Souvenir Guide Book.
 Winnipeg: Western Advertising Publishing Company,
 c. 1905.

C. PERIODICALS

Barbour, A.S. "A Brief History of the Manitoba Fisheries",
Transactions of the Historical and Scientific Society of Manitoba, 12: 39-54, 1957.

Booth, A.W. "The Lakeshore District of Northeastern Illinois and Southeastern Wisconsin", Transactions of Illinois Academy of Science, 31: 161-162, Number 2, 1938.

Bowers, N.M., McMurtry, K.C., and Stahl, K.M. "Lake-shore Inventory and Classification", Papers of Michigan Academy of Science, Arts, and Letters, 27: 337-344, 1941.

Brown, Robert M. "The Business of Recreation", Geographical Review, 25: 467-475, July, 1935.

Butler, George D. "The Structure of Public Leisure Agencies", Annals of the American Academy of Political and Social Science, 313: 119-125, September, 1957.

Charlesworth, James C. "A Bold Program for Recreation", Annals of the American Academy of Political and Social Science, 313: 141-147, September, 1957.

Crary, Douglas. "A Geographer Looks at the Landscape", Landscape, 9: 22-25, Autumn, 1959.

Farina, John. "Recreation", Canadian Welfare, 31: 233-238, December, 1955.

Greenley, R.B. "Part-Time Farming and Recreational Land Use in New England", Economic Geography, 18: 146-152, April, 1942.

- Gunn, C.A. "Geographic Influences on Michigan's Resorts", Papers of Michigan Academy of Science, Arts, and Letters, 37: 179-184, 1951.
- Hart, John Fraser. "The Three R's of Rural Northeastern United States", The Canadian Geographer, 7: 13-22, Number 1, 1963.
- Hewson, L.C. "History of Lake Winnipeg Fishery", Journal of the Fisheries, Research Board of Canada, 17: 625-639, September, 1960.
- Jordahl, H.C. "Conservation and Scenic Easements. An Experience Resume", Land Economics, 39: 343-365, November, 1963.
- Knetsch, J.L. "Outdoor Recreation Demands and Benefits", Land Economics, 39: 387-396, November, 1963.
- Knox, H.C. "Lake Winnipeg", Canadian Geographical Journal, 13: 31-36, May, 1936.
- Kohn, Clyde F. "Resort Settlements along the New England Coast", Annals of the American Association of Geographers, 45: 196, June, 1955.
- Lowenthal, D. "Not Every Prospect Pleases: What is our Criterion for Scenic Beauty", Landscape, 12: 19-23, Winter, 1962-63.
- McMurry, K.C. "The Use of Land for Recreation", Annals of the American Association of Geographers, 20: 7-20, March, 1930.
- Mattyasovsky, E. "Some Planning Aspects of Outdoor Recreation", Plan, 4: 126-137, Number 3, 1963.
- Mumford, L. "The Social Function of Open Spaces", Landscape, 10: 1-6, Winter, 1960-61.
- Murphy, Richard E. "Geography and Outdoor Recreation: An Opportunity and Obligation", The Professional Geographer, 15: 33-34, September, 1963.
- Ott, Romney G. "The Field of Recreation", The Group, 9: 8-15, April, 1947.
- Soule, George. "The Economics of Leisure", Annals of the American Academy of Political and Social Science, 313: 16-24, September, 1957.

- Taylor, Gordon D. "An Approach to the Inventory of Recreational Lands", The Canadian Geographer, 9: 84-91, Number 2, 1965.
- Wolfe, R.I. "Ontario Summer Resorts in the Nineteenth Century", Ontario History, 54: 149-161, September, 1962.
- ". "Perspective on Outdoor Recreation. A Bibliographical Survey", Geographical Review, 54: 203-238, April, 1964.
- ". "Summer Cottages in Ontario", Economic Geography, 27: 10-32, January, 1951.
- ". "Wasaga Beach: The Divorce from the Geographic Environment", The Canadian Geographer, 2: 57-65, 1952.
- Woody, Thomas. "Leisure in the Light of History", Annals of the American Academy of Political and Social Science, 313: 4-10, September, 1957.

D. UNPUBLISHED MATERIALS

- Anderson, D.M. "The Geographical Basis of Recreation with Special Reference to the London, Ontario, Day-Trip-Zone." Unpublished Master's thesis, The University of Western Ontario, 1962.
- Baker, W.M. "The Classification of Shoreland in the Inter-lake Development Area." Unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Province of Manitoba, 1964.
- Brooks, Lloyd. "Land Suitability for Recreation." Paper read at the Land Inventory Seminar on the Objectives and Inventory Methods of the Agricultural Rehabilitation and Development Association, Winnipeg, February, 1964.
- Lakes Winnipeg and Manitoba Board. "Report on Measures for the Control of Lakes Winnipeg and Manitoba." Province of Manitoba, June, 1958. (Mimeographed)
- Wolfe, R. I. "Recreational Land Use in Ontario." Unpublished Doctoral thesis, The University of Toronto, 1956.
- Woods, W.J. "A Brief History of Winnipeg Beach, 1901-55." Unpublished paper, 1955.

E. OTHER SOURCES

Glikson, A. "Recreational Land Use," Man's Role in Changing the Face of the Earth, W.L. Thomas, editor.
Chicago: University of Chicago Press, 1956.

Winnipeg Free Press, June 20, 1964

Winnipeg Tribune, August 17, 1965.

----- . August 21, 1965

APPENDIXES

APPENDIX A
RESULTS OF SURVEY
OF
COTTAGE OWNERS

Sample

QUESTIONNAIRE

Please give approximate figures in answer to Questions (1) to (5). In Questions (6) to (11), check the appropriate answer in the space provided.

- (1) What was the total number of days your cottage was occupied last summer? _____days
 - (2) How many days was it used by your immediate family? _____days
 - (3) How many days was it occupied by others, i.e. people outside your immediate family? _____days
 - (4) How many members of your immediate family used the cottage? _____members
 - (5) How many persons in the other group or groups, i.e. those referred to in Question (3), occupied the cottage? _____persons
 - (6) Was your cottage used on weekends only? _____yes
_____no
 - (7) How many times did you sublet or loan it to others? _____never
_____1-3 times
_____4-6 times
_____7-10 times
 - (8) For what reasons has the Winnipeg Beach - Sandy Hook area attracted you as a cottage owner? In the list of suggested reasons given below, please check those which have been important to you and your family, and add any additional attractions in the space provided.
- I am attracted to the Winnipeg Beach-Sandy Hook area because:
- (a) The cottage was passed on to me by my family. _____
 - (b) The area has a bathing and swimming beach. _____
 - (c) There are boating facilities. _____
 - (d) There are golfing facilities. _____
 - (e) There are opportunities for fishing. _____

Sample Questionnaire (Continued)

- (8) (f) I am attracted by the scenery in general. ☐
- (g) I am attracted by the amusement park and dance hall at Winnipeg Beach. ☐
- (h) There are local shopping facilities. ☐
- (i) The area is within easy driving distance of Winnipeg. ☐
- (j) My friends and neighbours own cottages there. ☐

Other reasons:

(k)

(l)

- (9) As a cottage owner, do you feel that the closing of the amusement park is:- ☐ beneficial ☐ detrimental
- to your summer's enjoyment.

- (10) Approximately how much money was spent last summer by your family as a result of your ownership of a cottage:-

(a) On necessities ☐ \$000- 50 ☐ \$ 50-100 ☐ \$100-200 ☐ \$200-500 ☐ \$500-1000 ☐ Over 1000

(b) On amusements and recreation equipment ☐ \$000- 50 ☐ \$ 50-100 ☐ \$100-200 ☐ \$200-500 ☐ \$500-1000 ☐ Over 1000

- (11) Approximately what percentage of your total expenditure given above did you spend at Winnipeg Beach - Sandy Hook:-

(a) On necessities ☐ 0-10% ☐ 10-25% ☐ 25-50% ☐ 50-100%

Sample Questionnaire (Continued)

(11) (b) On amusements and recreation equipment

☐ 0-10%
☐ 10-25%
☐ 25-50%
☐ 50-100%

TABLE I
OCCUPANCY OF COTTAGES - SUMMER, 1964

LENGTH OF OCCUPANCY	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
			AREA 1*		AREA 2*		AREA 3*	
	No.	%	No.	%	No.	%	No.	%
Less than 40 days	26	17	11	19	7	16	8	17
40 - 59 days	50	33	25	43	12	27	13	27
60 - 110 days	62	41	17	29	23	52	22	46
Over 110 days	10	7	3	5	2	5	5	10
No reply	2	1	2	4	-	-	-	-
TOTAL:	150	99	58	100	44	100	48	100

* AREA 1 - Winnipeg Beach
 AREA 2 - Boundary Park
 AREA 3 - Sandy Hook

TABLE II
RENTING AND LOANING OF COTTAGES - SUMMER, 1964

NUMBER OF OCCASIONS COTTAGE RENTED OR LOANED	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
			AREA 1		AREA 2		AREA 3	
	No.	%	No.	%	No.	%	No.	%
Never	116	77	42	72	36	82	38	79
1 - 3 times	25	17	11	19	7	16	7	15
4 - 6 times	4	3	1	2	1	2	2	4
7 -10 times	-	-	-	-	-	-	-	-
No reply	5	3	4	7	-	-	1	2
TOTAL:	150	100	58	100	44	100	48	100

TABLE III
FACTORS IN CHOICE OF RECREATION AREA

FACTOR	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Proximity to Winnipeg	143	95	54	93	42	96	47	98
Swimming Beach	110	73	46	79	29	66	35	73
Local Shopping Facilities	85	57	40	69	21	48	24	50
Golfing	84	56	31	54	21	48	32	67
Friends own Cottages	73	49	35	60	19	43	19	40
Scenery	71	47	22	38	18	41	31	65
Boating	57	38	22	38	14	32	21	44
Fishing	51	34	18	31	13	30	20	42
Inherited Cottage	23	15	12	21	8	18	3	6
Amusement Park	21	14	11	19	7	16	3	6

TABLE IV
OPINIONS ON CLOSURE OF AMUSEMENT PARK

OPINION ON CLOSURE	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Beneficial	68	45	34	59	19	43	15	31
Detrimental	42	28	17	29	13	30	12	25
Indifferent	40	27	7	12	12	27	21	44
TOTAL:	150	100	58	100	44	100	48	100

TABLE V

EXPENDITURE RESULTING FROM COTTAGE OWNERSHIP,
SUMMER, 1964

A. ON NECESSITIES

EXPENDITURE	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Less \$50	6	4	3	5	1	2	2	4
\$ 50 - 100	15	10	9	16	2	5	4	8
\$100 - 200	24	16	9	16	6	14	9	19
\$200 - 500	59	39	18	31	18	41	23	48
\$500 - 1000	25	17	9	16	10	23	6	13
Over \$1000	11	7	6	10	4	9	1	2
No reply	10	7	4	7	3	7	3	6
TOTAL:	150	100	58	101	44	101	48	100

B. ON AMUSEMENTS AND RECREATION EQUIPMENT

EXPENDITURE	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Less \$50	65	43	20	35	18	41	27	56
\$ 50 - 100	31	21	13	22	13	30	5	10
\$100 - 200	15	10	6	10	4	9	5	10
\$200 - 500	4	3	2	4	1	2	1	2
\$500 - 1000	1	1	1	2	-	-	-	-
Over \$1,000	2	1	-	-	1	2	1	2
No reply	32	21	16	28	7	16	9	19
TOTAL:	150	100	48	101	44	100	48	99

TABLE VI

PERCENTAGE OF EXPENDITURE SPENT IN STUDY AREA*

A. ON NECESSITIES

PERCENTAGE SPENT IN STUDY AREA	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Less than 10%	17	11	4	7	2	5	11	23
10 - 25%	14	9	6	10	1	2	7	15
25 - 50%	16	11	4	7	5	11	7	15
50 - 100%	82	55	35	60	29	66	18	38
No reply	21	14	9	16	7	16	5	10
TOTAL:	150	100	58	100	44	100	48	101

B. ON AMUSEMENTS AND RECREATION EQUIPMENT

PERCENTAGE SPENT IN STUDY AREA	TOTAL REPLIES		REPLIES FROM CONSTITUENT DISTRICTS					
	No.	%	AREA 1 No.	%	AREA 2 No.	%	AREA 3 No.	%
Less than 10%	47	31	10	17	16	36	21	44
10 - 25%	11	7	5	9	4	9	2	4
25 - 50%	8	5	3	5	2	5	3	6
50 - 100%	49	33	22	38	15	34	12	25
No reply	35	23	18	31	7	16	10	21
TOTAL:	150	99	58	100	44	100	48	100

* In the questionnaire, the cottage owner was asked what percentage of his expenditure as given in Table V, was spent in the study area.

APPENDIX B

RESULTS OF SURVEY

OF

NON-RESIDENT VISITORS

Sample

QUESTIONNAIRE

Questionnaire to non-resident visitors to Winnipeg Beach,
July, 1965.

- (1) _____ Day tripper
 _____ Visiting cottage owner
 _____ Hotel
 _____ Motel
 _____ Other
- (2) What is your home address? _____
- (3) How many miles have you travelled to visit this area? _____
- (4) How frequently do you visit this area during the summer?
 _____ a. Once a week or more
 _____ b. 1-3 times a month
 _____ c. Occasionally in the summer.
- (5) What activities do you and your family engage in in this area?
 _____ a. Swimming
 _____ b. Sunbathing
 _____ c. Relaxation
 _____ d. Picnicking
 _____ e. Hiking
 _____ f. Golfing
 _____ g. Fishing
 _____ h. Boating
 _____ i. Nature study
 _____ j. Others

- (6) What other areas in Manitoba do you visit during the summer? _____
- (7) Do you visit this area more frequently than other recreation areas in the province?
 _____ a. Yes
 _____ b. No

Sample Questionnaire (Continued)

- (8) (For those who answered in the affirmative to question 7)

What are your reasons for choosing this rather than other areas?

- _____ a. Proximity to
Winnipeg
- _____ b. Guests of cottage
owners
- _____ c. Quality of beach
and swimming
resources.
- _____ d. Golfing facilities
- _____ e. Boating facilities
- _____ f. Fishing facilities
- _____ g. Quietness
- _____ h. Scenery
- _____ i. Children's play-
ground
- _____ j. Others
- _____

- (9) (For those who answer in the negative to question 7)

What are your reasons for preferring other areas?

- _____ a. Better beach and
swimming facilities
- _____ b. Better fishing
facilities
- _____ c. Hunting facilities
- _____ d. Greater privacy
- _____ e. Larger area of
public beach
- _____ f. More attractive
scenery
- _____ g. Others
- _____

- (10) Do you feel improvements could be made in the facilities here which would increase your enjoyment?
- _____

- (11) What expenditures have you made pertinent to this trip? Include meals, fees, rentals, etc.
- _____

TABLE I
HOME REGION OF NON-RESIDENT VISITORS

HOME REGION	TOTAL NON-RESIDENTS ¹		DAY TRIPPERS ²	
	NUMBER	PER CENT	NUMBER	PER CENT
Winnipeg	132	88	85	93
Other parts of Manitoba	7	5	6	7
Other parts of Canada	8	5	-	-
United States	3	2	-	-
TOTAL:	150	100	91	100

¹Total non-residents includes all categories of visitors interviewed. These included day trippers, people renting cabins, visiting cottage owners, staying at the motels or hotels, or camping.

²The term 'day trippers' is synonymous with day visitors.

TABLE II
FREQUENCY OF VISITS

FREQUENCY OF VISITS	TOTAL NON-RESIDENTS		DAY TRIPPERS	
	NUMBER	PER CENT	NUMBER	PER CENT
Once a week or more	19	13	8	9
1-3 times per month	37	25	21	23
Occasionally	51	34	39	43
Rarely or First Visit	43	29	23	25
TOTAL:	150	101	91	100

TABLE III
ACTIVITIES ENGAGED IN BY VISITORS

ACTIVITY	TOTAL NON-RESIDENTS	
	NUMBER	PER CENT
Swimming and Bathing	118	79
Sunbathing	122	81
Relaxing	118	79
Picnicking	68	45
Golfing	17	11
Fishing	10	7
Amusements	5	3
Boating	4	3
Hiking	1	1

TABLE IV
RECREATION AREAS IN MANITOBA VISITED
BY NON-RESIDENTS

RECREATION AREA VISITED	TOTAL RESIDENTS	
	NUMBER	PER CENT
Only Winnipeg Beach	51	34
Grand Beach	50	33
Whiteshell	30	20
Other Lake Winnipeg Beaches	27	18
Others	33	22

TABLE V
PREFERRED RECREATION AREA

PREFERRED AREA	TOTAL NON-RESIDENTS		DAY TRIPPERS	
	NUMBER	PER CENT	NUMBER	PER CENT
Winnipeg Beach	72	48	33	36
Other areas	57	38	46	51
No area preferred	21	14	12	13
TOTAL:	150	100	91	100

TABLE VI
FACTORS INFLUENCING THOSE WHO PREFERRED
WINNIPEG BEACH (BASED ON 72 QUESTIONNAIRES)

FACTOR	TOTAL NON-RESIDENTS	
	NUMBER	PER CENT
Proximity to Winnipeg	42	58 (73% Day Trippers)
Guests of Cottagers	19	26
Quality of Beach	18	25
Inertia or Long Association	14	19
Quietness	4	6
Golfing Facilities	3	4
Shopping and Restaurant Facilities	4	3
Miscellaneous	10	14

TABLE VII

FACTORS INFLUENCING THOSE WHO PREFERRED
OTHER RECREATION AREAS (BASED ON 57 QUESTIONNAIRES)

FACTOR	TOTAL NON-RESIDENTS	
	NUMBER	PER CENT
Better Beach	36	63
Better Facilities Generally (Picnic, Parking, Toilet, etc.).		23
More attractive scenery	7	12
Friends Cottagers or Long Connection	6	11
Closer to Home	5	9
Larger area of Beach	3	6
Miscellaneous	5	9

TABLE VIII

SUGGESTED IMPROVEMENTS

SUGGESTIONS	TOTAL NON-RESIDENTS	
	NUMBER	PER CENT
Beach Improvements	74	49
Reopen Amusement Park	39	26
No improvements necessary	28	19
Improve Picnic Facilities	26	17
Remove Boardwalk Buildings	16	11
Provide Bath-House	15	10
Improve Toilet Facilities	10	7

TABLE IX
EXPENDITURE OF VISITORS IN WINNIPEG BEACH

EXPENDITURE	TOTAL NON-RESIDENTS		DAY TRIPPERS	
	NUMBER	PER CENT	NUMBER	PER CENT
Less than \$5	73	49	66	73
\$ 6 - 10	16	11	13	14
\$ 11 - 20	8	5	3	3
\$ 21 - 50	13	9	-	-
\$ 51 - 100	11	7	-	-
\$101 - 200	8	5	-	-
Over \$200	3	2	-	-
No Reply	18	12	9	10
TOTAL:	150	100	91	100

APPENDIX C

POSTULATED CYCLICAL TRENDS

IN

RESORT DEVELOPMENT

CYCLICAL TRENDS IN RESORT DEVELOPMENT

When holiday resorts are developed by private entrepreneurs, without the control of planning restrictions, the writer thinks it probable that their growth will be characterized by three developmental stages.

Stage One: Integration

This stage begins when the recreational possibilities of the natural environment are first appreciated. Outstanding natural scenery, beach and boating resources, opportunities for hunting, fishing, or climbing are examples of natural assets which may make an area attractive for recreational development. This period is characterized by the construction of access routes to the area and subsequent resort developments. Physical expansion occurs as accommodation, including commercial establishments and private cottages, are provided for the holidaymakers. This is likely to be accompanied by the construction of man-made recreational facilities. These may, as in the case of bath-houses, marinas, and skiing chalets, be designed for the exploitation of the natural assets. Other facilities, such as amusement parks, dance halls, and golf courses, are designed to provide purely man-made entertainment. This period ends when physical growth slows down or stops.

Stage Two: Stability

During this era the expansion of the resort ceases, or continues at a much slower pace. The area enjoys its period of greatest popularity when a maximum number of holiday-makers visit it. Facilities may increase in size and sophistication and it is likely that at this stage the first signs of over-commercialization may become apparent. The attractiveness of the natural assets of the district may be threatened by over-use and the expansion of man-made facilities.

Stage Three: Disintegration

The period of disintegration is marked by two trends, declining popularity and the deterioration of the recreational resources. It is difficult to ascertain which is cause and which effect. The declining popularity may be due to the greater attraction of newer recreation areas. Long-established residential and commercial areas become dilapidated in appearance and upkeep becomes expensive. As business dwindles, both physical and man-made amenities are neglected and a vicious circle of decreasing popularity and deterioration of the recreational resources is established. Unless this trend is arrested, the logical outcome is the creation of a recreational slum.

APPENDIX D

W. M. BAKER'S CLASSIFICATION
OF SHORELAND IN
THE INTERLAKE DEVELOPMENT AREA

DESCRIPTION OF THE CRITERIA AND RATING SYSTEM USED IN
W. M. BAKER'S PHYSICAL CLASSIFICATION OF SHORELAND
IN THE INTERLAKE DEVELOPMENT AREA

In 1964 W. M. Baker produced a natural recreation use capability classification of shoreland in the Interlake, mainly on the basis of its physical characteristics.¹

A physical classification of the shoreland was first produced. Every section of the shoreland was classified according to group, category, series, type, and phase, each of which was evaluated on the basis of one or more criteria. In some cases these criteria were given a numerical rating. In others, letters were used to denote the character of the shoreland.

A section of shoreland was placed into a group, category, and series on the basis of the nature of the backshore. Baker argued that the backshore is the main determinant of the recreational use capability of the shoreland, as it governs access to, and utilization of, the beach and water resources.

The characteristics of the foreshore and offshore determined the type and phase into which a particular section of shoreland was placed. The foreshore and offshore components

¹ W. M. Baker, "The Classification of Shoreland in the Interlake Development Area" (unpublished Study 7018 prepared for the Parks Branch, Department of Mines and Natural Resources, Manitoba, 1964)

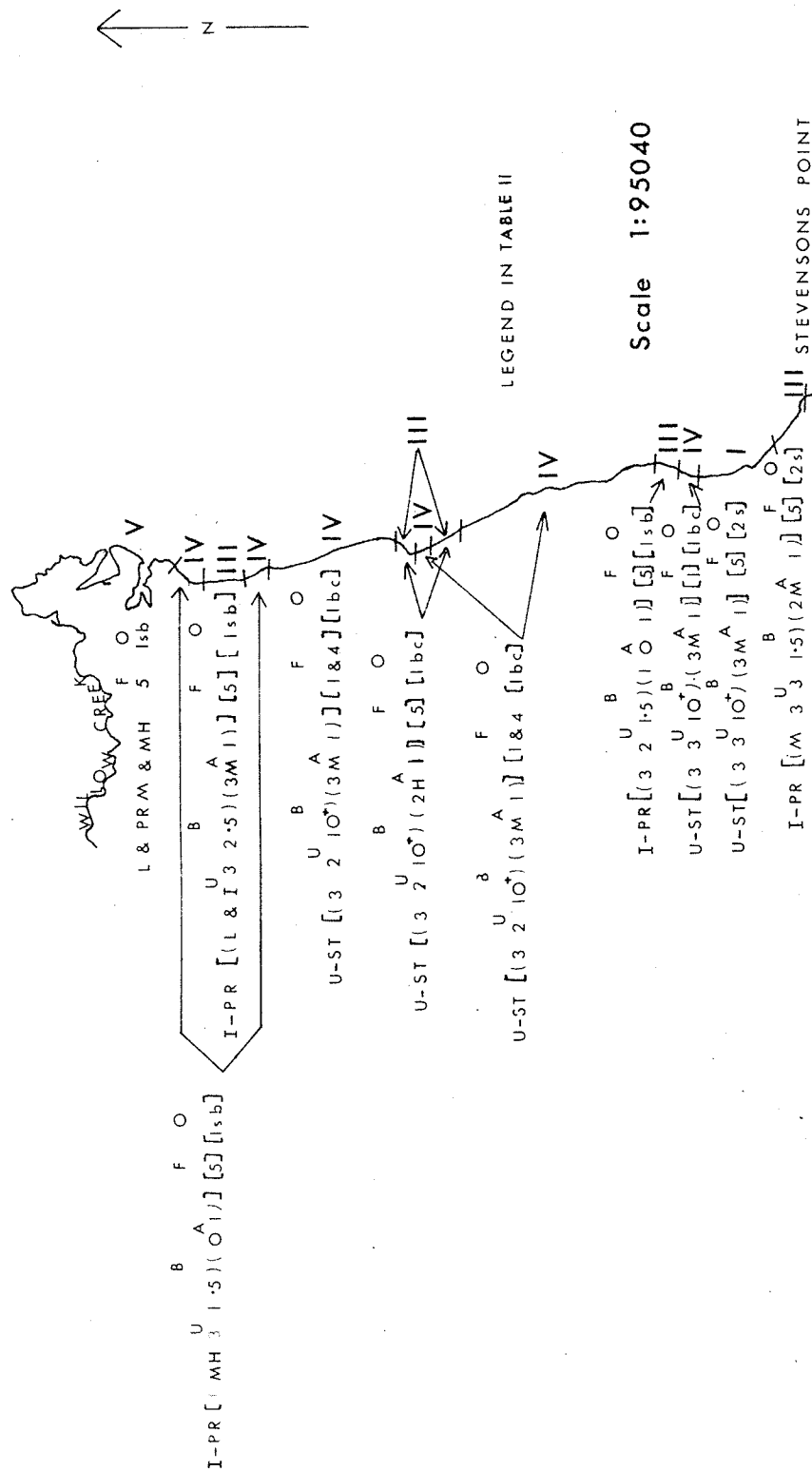
are less significant as these can be altered by sand dumping, boulder removal, etc., provided the backshore is of sufficiently high quality.

TABLE I
CRITERIA IN CLASSIFICATION

CLASSIFICATION	CRITERIA
Group	1) Altitude of the land with respect to average lake level
Category	1) Topography of the backshore.
Series	1. Utility of the backshore which depends on <ul style="list-style-type: none"> 1) Access 2) Erosion, Flood Hazard. 3) Development Area. 11. Aesthetic Appeal for the backshore, which reflects <ul style="list-style-type: none"> 1) Woodland Cover. 2) View.
Type	1) Composition of the foreshore.
Phase	1) Pitch of the offshore. 2) Composition of the offshore.

The following map is the Sandy Hook-Winnipeg Beach section of Baker's report map. Tables II and III, pages provide the legend.

PHYSICAL CLASSIFICATION of SHORELAND



FROM W.M. BAKER⁴⁴ RECORDING SHORELINE RESOURCES OF THE MANITOBA INTERLAKE AREA⁴⁵

146

TABLE II
PHYSICAL CLASSIFICATION OF SHORELAND

GROUP	CATEGORY	SERIES (BACKSHORE*) (B)	
		UTILITY (u)	AESTHETICS (a)
L - low shoreland	M - marsh		
I - Inter mediate shoreland	MH - marsh hay		
U - Upland	PR - Ice Pressure	ACCESS	WOODLAND COVER
	ST - Glacial Till	1. Difficult	0 - Nil L - 75% conifer
		2. Some Problems	1 - Poor H - 75% hard-wood
		3. No serious problem	2 - Adequate. M-mixed
			3 - Good
		EROSION, FLOOD HAZARD	VIEW
		1. Severe hazard	1. Average for region
		2. Moderate hazard	2. Above average
		3. No serious hazard	3. Grandeur, panorama
		DEVELOPMENT AREA	
		.5-50 feet or less	
		1-10-100-1000 feet	
		Over 10-over 1000	

*The backshore is defined as the area permanently

TABLE II (Continued)
 PHYSICAL CLASSIFICATION OF SHORELAND

TYPE (FORESHORE ¹) (F)	PHASE (OFFSHORE ²) (O)
COMPOSITION	PITCH
1. Rubble, mud, reeds, boulders	1. Excessively shallow
2. Boulder beach	2. Shallow
3. Gravel, shingle beach	3. Moderate
4. Sand, fine gravel	4. Steep
5. Sand beach predominates	
	COMPOSITION
	r - bedrock
	b - boulders
	c - rubble, mud, weeds
	g - gravel, shingle
	s - sand

covered with grass or trees extending landward from the foreshore. In this classification the landward limit of the backshore is defined as one thousand feet to the rear of the water's edge.

¹ The foreshore is the area between the waterline and the beginning of permanent vegetation. It is synonymous with the beach, its limits varying with fluctuations in lake level.

² The offshore is the area between average low water level in the summer and the point under water where effective wave action ceases.

Five Natural Capability Classes were recognized on the basis of the above criteria.

TABLE III
RECREATIONAL USE CAPABILITY CLASSES

CLASS	CHARACTERISTICS	RECOMMENDED USE
I.	Excellent backshore, beach, and offshore water resources.	Intensive use and development as a provincial park or recreation area.
II.	Excellent beach, backshore, and offshore resources but on a limited scale, somewhat lower aesthetic values.	Intensive use and development as a regional park, recreation area, commercial resort or cottage area.
III.	Limitations in backshore, beach or offshore conditions but nothing completely inhibits use.	Moderately intensive development for institutional camps, scattered cottages.
IV.	Excellent backshore but serious to almost inhibiting beach or offshore conditions.	Scattered development
V.	Very poor drainage conditions render backshore useless.	Very limited recreational value, except as habitat for wildlife.