

Islands Trust position paper

Home occupation groups, rules considered

In small communities there is not always sufficient demand for services to make full-time business a viable enterprise. Because of that, home-based industries have become a popular occupation — especially in the Gulf Islands.

For example, according to the Islands Trust position paper, *The Regulation of Home Occupations in the Islands Trust Area*, Hornby Island had over 100 properties being used for one or more home occupations in 1986. The percentage translates to 40 per cent of the total permanent residences.

The possibilities for home occupations are almost limitless. The Trust position paper identifies eight occupation groups, as well as potential problems and suggested regulatory considerations.

(The paper has received the endorsement of the full Islands Trust council, but has yet to be adopted by any individual Trust committees.)

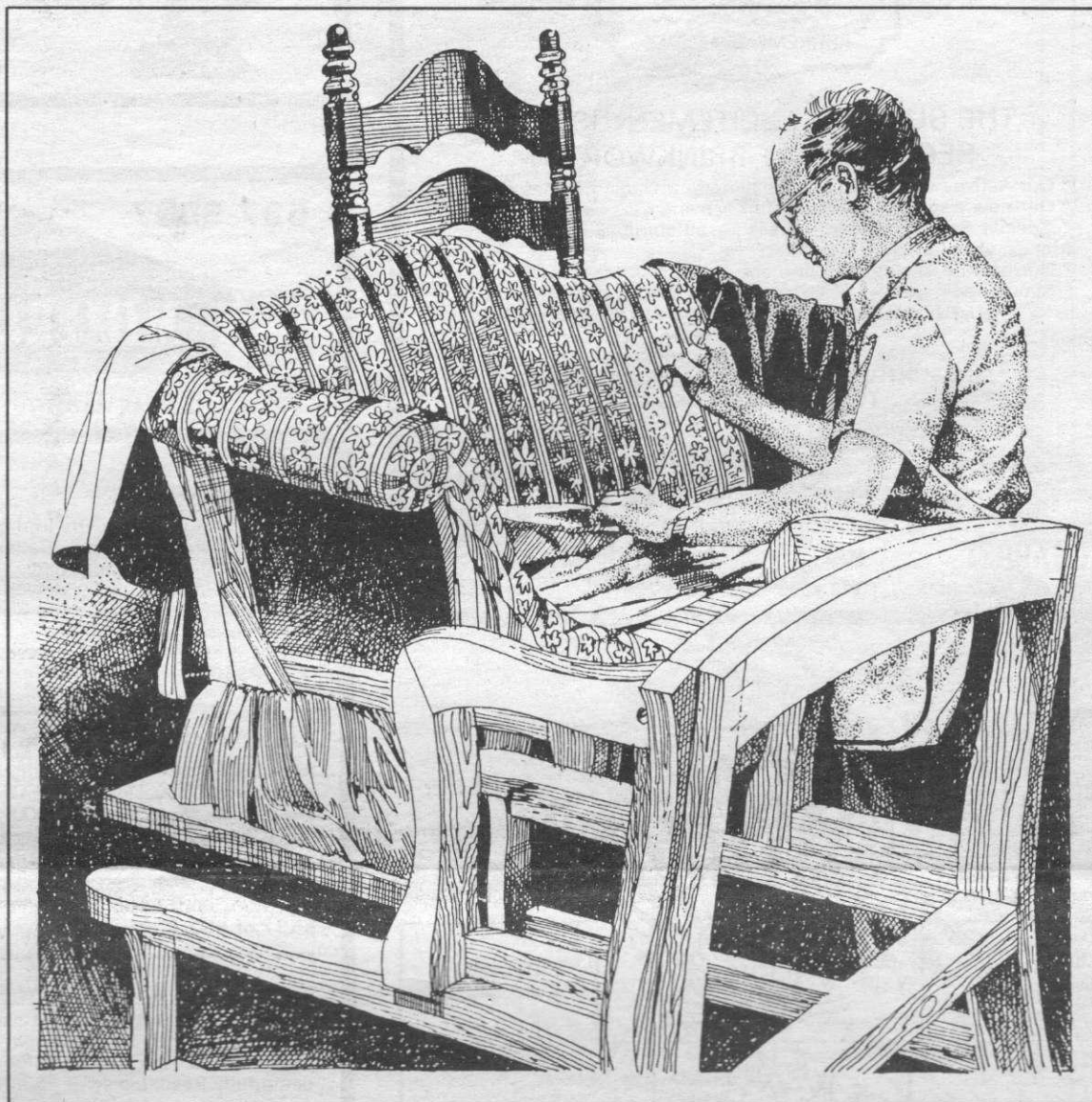
The eight potential employment grouping identified by the position paper are as follows:

- The private office or studio home occupation group, which includes administrative, clerical, professional and artistic occupations which do not involve daily one-on-one contact with clientele.

This group would have minimum impact on the community and consequently should be permitted in all zones, the paper says. Signage restrictions, as well as other "visual nuisance" items, might be subject to restrictive clauses.

- The personal service home occupation group would cover a wide range of home activities, such as doctor or dental offices, accountants, seamstresses, artists, weavers, potters, music teachers and publishers. This group would include on-site clientele. The paper says it should be defined to include sale of goods produced on-site, but exclude retail sale of other goods.

The paper recommends allowing this group in all zones, with the possible exception of "city-sized" lot subdivision areas.



- The bed and breakfast home occupation group would be limited to the traditional bed and breakfast operations. On some islands, the report suggests, it may be appropriate to provide for a full range of meals. This should be restricted to overnight guests, however.

The number of overnight guests or rooms should be limited. This group need not be restricted to particular zones, the paper says, and notes that regulations should

be concerned with signs and parking.

- The paper also identifies the day care home occupation group. While small-scale day care or nursery school operations tend to be indistinguishable from residential use, larger facilities could have a significant impact on neighbours — especially in terms of increased traffic and noise.

One suggestion is to specify a "cut-off" point, above which the occupation would be considered a

day care operation, subject to regulations.

- The retail home occupation group would allow the sale of goods not produced on site, including second-hand books, clothing, furniture, etc., and convenience stores. Potential nuisances would be in the form of noise, appearance, traffic and dust.

In the more populated islands, the paper suggests, consideration should be given to not permitting this type of home occupation. (In

the more densely populated areas, a sufficient number of commercial enterprises will eliminate the need.)

- Restaurant home occupation groups would include take-out and sit-down restaurants, tea rooms and bakeries. Their impact would be similar to the group discussed above, with a greater chance of nuisance through odours.

Regulation of home restaurants should be approached similarly to the retail group and acceptability should vary according to population size, the paper suggests.

- The small appliance repair home occupation group would involve small appliance and bicycle repair. It could be defined to include all household appliances, or limited to electrical ones. The nuisance potential would be centred on noise and appearance.

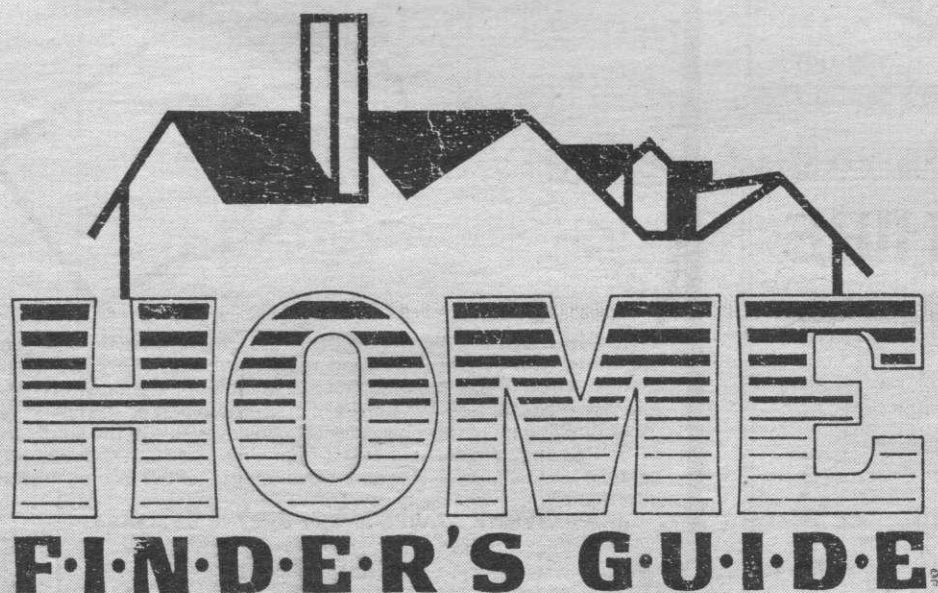
Regulations could deal with signs, floor space and restriction of use and storage areas. While this group might not be suitable in a "city-sized lot," it should be permitted in most or all areas, the paper says.

- The rural industry home occupation group includes: auto repair, gas powered motor and machinery repair, contractors' yards, machine shops, carpentry, boat building and sawmilling. Because these activities would have the greatest impact on the community, they warrant greater restriction. The activities tend to involve outdoor work, noise, dust, smell or a combination thereof.

As the paper notes, there are other jurisdictions involved in regulating home occupations. In particular, the Agricultural Land Commission has a mandate to protect agricultural land on the islands. Land within the Agricultural Land Reserve is subject to the ALC Act, and local Trust land use regulations are subject to the Act.

While regional districts are not directly responsible for land use regulations, they have the authority under the Municipal Act to

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Your guide to Gulf Island properties

COMPLIMENTS OF:

Home industry

From Page C1

exercise a number of powers which could affect home occupations. On Salt Spring Island the Capital Regional District has by-laws regulating the following nuisances: general nuisance, litter and unsightly premises, noxious weeds and noise.

Home occupations offer the community both positive and negative effects. If regulatory control can help eliminate the negative ramifications, such as stifling full-scale business or nuisance problems, then the beneficial effects can emerge, the paper argues.

Home occupations also offer income in communities with traditionally limited employment opportunities; they provide convenient and economic workplaces; and they offer a broader choice of lifestyles, the paper notes.

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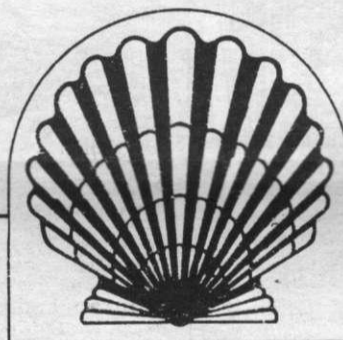
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NEW LISTING

- 5 acres of view property in the North End of the island
 - Overlooking Wallace Is., Galiano Is. and the Trincomali Channel
 - Cleared and ready for building
 - Very sunny and gently sloping
 - Located in an area of good wells and attractive homes
 - Well priced at \$45,000
- For further information, contact FRANCES EIDE at 537-5537 or 537-9350.

GREAT STARTER OR RETIREMENT HOMES

Affordable home in good location. Fully serviced with water, sewer and cable TV. Level lot with fruit trees and the garden planted. Carport and two service sheds. \$54,000.

Delightful renovated home on level lot, close to beach and park. Fully enclosed and safe play area in back. Must be seen to be appreciated. \$79,900.

For more information, contact PHYLLIS FETHERSTON at 537-5537 or 537-2095.

ABSOLUTELY DELUXE VIEW ACREAGE

2.44 acres on a quiet cul-de-sac in Vesuvius. Tremendous ocean views over Booth Bay to Maple Bay and Vanc. Island. Very warm exposure, terrific privacy. Piped water, roughed-in driveway, beautifully treed. Listed at \$53,000 — MUST SEE!

20 ACRES - \$75,000

This 20 acre parcel is subdividable into 4 lots. Close to Ganges. Vendor will finance.

COMMERCIAL ZONING

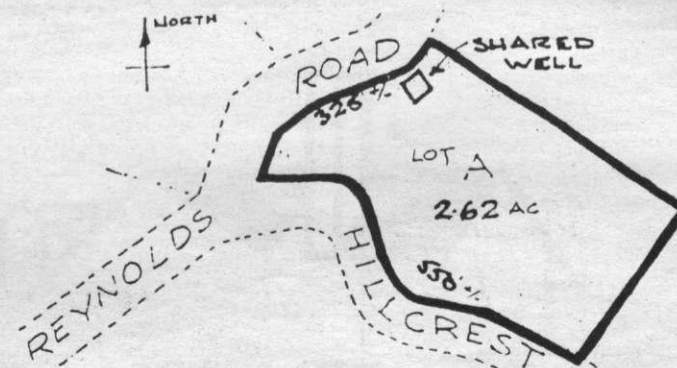
Nearly 2 acres of C1 property on the Fulford-Ganges Rd. Any plans for a commercial development you should see this. \$169,000.

3½ ACRES PLUS HOME - \$69,000

Sunny parcel within walking distance to Ganges. Beautiful mobile conversion with several outbuildings. Sunny, warm, family location. \$69,000.

Office 537-5537 — KEVIN BELL — Home 537-5833

HOME BUILDING SITE



PRICE REDUCED - NOW \$25,000 - 2½ acres with hydro and good operating well in place. In good neighbourhood with several fine homes. A favourable building site is marked out for good winter sun and views. Not far from Weston Lake in southern part of the island. No other building lot of this character remains available in the south end of Salt Spring. Vendor will assist financing — \$10,000 down with balance at 10% over 4 years. Call me to show or for further information:

WYNNE DAVIES — 537-5537 or 537-9484

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NEW WEST COAST BUNGALOW
\$87,200

- * Quality built - well priced
- * 2 bedrooms
- * Jacuzzi tub
- * Step-down living room

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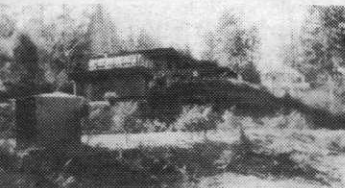
- * \$54,000
- * 2 bedroom well-built mobile
- * New deck
- * New septic field
- * Lovely valley view

CALL GARY

SUNNY & PRIVATE

Peaceful setting and pastoral views make this 1 acre building lot a great choice. Sunny Vesuvius location. \$27,900 MLS.

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WARM & WELCOME

Exceptional Ganges HARBOUR SEAVIEWS, easy care garden, and spacious cedar home. Delightful glass solarium allows many pleasant hours year round to soak up sun and sea. \$124,000 MLS.

CALL PAT



FUN IN THE POOL!

Holiday year-round at home with your own indoor pool, sauna and 2+ acres of lawns & orchards. A lovely setting conveniently located to schools, shopping and hospital. \$145,900 MLS.

CALL PAT

JUST UNDER 3 ACRES

Nicely treed property with drilled well, framed cottage, roughed-in driveway. Zoning permits guest cottage and main residence. Asking \$39,500 MLS.

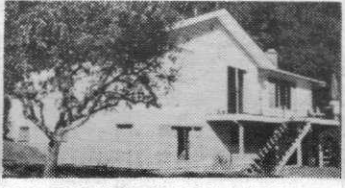
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VENDOR MOTIVATED TO SELL

Large 3 BR. family home, sunny & warm S. W. exposure. Centrally located close to tennis courts & golf course. On paved road. Asking \$85,000 MLS.

CALL BECKY



OCEAN VIEW HOME WITH TENNIS COURT

4 BR., 2 bath home overlooking Ganges Harbour. South exposure. Located close to public beach access. Walking distance to Ganges. Asking \$135,000 MLS.

CALL BECKY



BUSINESS OPPORTUNITY - DOWNTOWN

Well established retail business in a super location with room to grow. 3 year lease remaining.

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HARBOUR VIEWS

This 2500 sq. ft. home is situated on a fully landscaped 0.50 acre lot. 4 bdrms., 3 baths, hardwood floors and decks galore are just some of the features of this immaculate home. \$134,000 MLS.

CALL EILEEN



WEEKEND RETREAT

2 acres of super land with a cute 750 sq. ft. cabin. Perfect as a starter home or as a hideaway. \$55,900 MLS.

CALL EILEEN



FULFORD VALLEY

39.86 acres of some of the finest agricultural land on Salt Spring. Located in the Fulford Valley, this property is offered for sale at \$180,000 MLS.

CALL EILEEN



VIEWS OF CUSHEON LAKE

Easy build 0.48 ac. close to swimming, fishing or canoeing on lake across the road. Driveway in and power on road. Not far from town. Asking \$24,000 MLS.

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TRADES ANYONE???

Cosy little 3 BR. home right in Lake Cowichan. Minutes from stores, schools. Parks & swimming only 2 blocks away. Great family starter or retirement home. Asking \$59,900 MLS.

CALL JANET



SKY VALLEY RD. SECLUSION

Lovely 2 BR. home with lots of potential. Fenced garden areas, outdoor sauna, woodshed, garage & workshop. All day sun bathes this 3.36 acre property. Asking \$139,000 MLS.

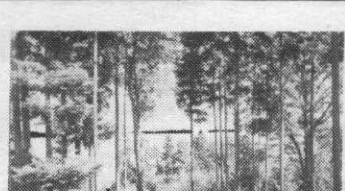
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IF ROLLS ROYCE BUILT HOMES

... they simply could not surpass this elegant, custom 2 level masterpiece on 5 acres. Tremendous master bedroom & bath. Spectacular ocean view. Listed at \$450,000 MLS.

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SUNNY OCEAN VIEW HOME

Two level 3 bdrm. home, full basement, workshop, bar, rec. room, paved driveway, all for \$87,000 MLS.

CALL BRIAN



PRIVATE ISLAND

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If you are looking for a 2 BR. + home with expansion potential & priced under \$80,000 - then:

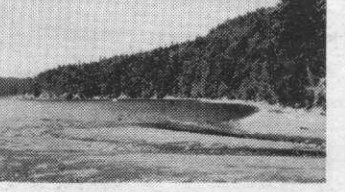
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A SUPERB ISLAND RESIDENCE

Beautifully designed 3000+ sq. ft. home situated on 19.20 acres to take full advantage of the sweeping sea and mountain views and the Southern exposure. 3 bdrms., 2 bathrms. on main level and separate 1 bdrm. guest suite on lower level. Quite outstanding. \$349,000 MLS.

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SUNNY AFFORDABLE WATERFRONT

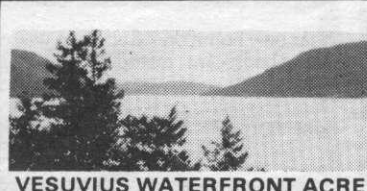
Warm swimming at one of the best beaches on the Island below this ONE ACRE high bank waterfront lot with easy access close by. ONLY \$55,000 MLS.

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1/2 ACRE BUILDING LOT

In sunny Vesuvius area. Piped water, power & cable to property line. Very level & easy to build on. Asking \$25,000 MLS.

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VESUVIUS WATERFRONT ACRE

S. W. exposure, septic field & driveway in for designated bldg. site. Water, hydro and cable to small cottage (now rented). Offers to \$150,000 MLS.

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3 bdrm., 2 bathrm. 1740 sq. ft. home all on one level, delightful garden, sundecks, paved drive, quiet area. \$155,000 MLS.

CALL SYLVIA OR ARTHUR



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Approx. 20 acres of gently rolling property with extensive lake-frontage on Ford Lake. Pastures, a stream and stands of trees makes this property an ideal retreat for the hobby farm or recreational enthusiast. List price \$175,000 mls.

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One-of-a-kind 3565 sq. ft. Tudor mansion on 1.38 acres & 225 ft. fronting on Ganges Harbour. 3 BR., 3 baths plus self-contained guest suite. Full basement, artist's loft, manicured grounds and loads of character. Ideal retreat, bed & breakfast or family holding. Adjacent to S.S.I. Sailing Club. \$375,000.

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Gently sloping acreage with lovely views of Fulford Harbour. This nicely treed 2.70 acres has access from both Isabella Pt. and Roland Rds. Minutes from stores, ferry terminal, marina. \$59,900 MLS.

CALL DARLENE

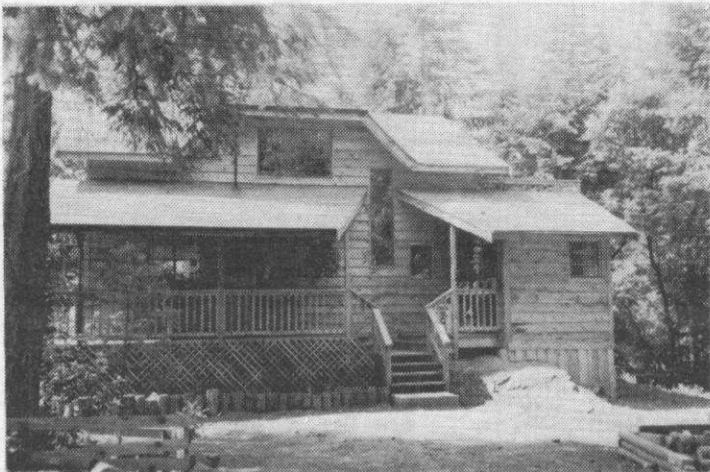


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Whales, eagles, saltwater environment at your doorstep from this immaculate residence; private setting, fully landscaped lot, EXCELLENT LOCATION. Offered at \$212,000.

LOW-BANK WATERFRONT MAJOR PRICE REDUCTION



1.75 acres of prime lowbank waterfront with southwest exposure. 2 bdrm. panabode residence for either full time or weekend living. Telephone now for a viewing. \$275,000.

VIEW, VIEW, VIEW



3 bdrm. approx. 2736 sq. ft. living with suite potential, 1 private acre, close to Ganges. \$144,900.

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Lowbank waterfront with South/West exposure; PRICED TO SELL AT \$145,000.

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3 bdrm. home with attached large 2 car garage on 3 arable acres. Asking \$84,500.

BE YOUR OWN BOSS - Craft & Gift Business. High walk-in traffic, waterfront locale, ample parking. Asking \$20,000.

ACREAGE - 5 acres, close to west facing sandy secluded public beach. Possible seaviews. \$3,750 down payment. Full price \$37,500.

PEACH ORCHARD - Approx. 80 trees, southern exposure, partly fenced. 9.9 acres. Asking \$47,500. Easy terms.

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Two storey, 5 bdrm family home with view of Trincomali Channel. The land is 3 - 1/3 acres, fenced & cross-fenced, with barn & n outbuildings, large fenced garden area. Farm status applies to property taxes. This one owner home is 3650 sq. ft. including a sun room, games room & rec room, spacious main entry and two fireplaces. Lower level could be a spacious in-law suite or Bed & Breakfast accommodation. All viewings by appointment only. Offered at \$175,000.

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4.61 acre with two residences, one a 2,000 sq. ft., 5 BR. home, other a 3 BR. mobile. Rear of property has gravel. Reduced to \$120,000.

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West facing 168 acres, with approx 1/4 mile of waterfront, sloping back to a 1,200 ft. high ridge with expansive seaviews. Water access only. \$220,000. Vendor financing available.

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537-5515 or 537-5203

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- * Location Vesuvius
- * As New Condition
- * Sunny exposure, sea-view
- * 2 levels, 2360 sq. ft.
- * Priced to sell \$114,900

WATERFRONTAGE



78 acres, 2300 feet of sea frontage, excellent views, treed. Price \$295,000.

VIEW FARM



7 acres, large ranch style house, very secluded, good barn, views of Active Pass, a must to see, excellent value at \$179,500.

ACREAGE - 160 acres seaviews, good access, well treed. Price \$195,000.

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Eves. 537-2426
Days 537-5515

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Fabulous waterfront with 157' beachfront and a southern exposure. 4 BR home with large dining room with deck off to enjoy the view. All for **172,500**

NEW PRICE - \$115,000



Lovely 4.87 acres of oceanview property with steps to titled beachfront across road. Older style 2 BR farmhouse, pond, outbuildings, greenhouse, and courtyard. This property has unlimited potential. Call today for a viewing.

MAGGIE SMITH
537-2913

CUSHEON LAKE WATERFRONT



This large home offers over 2300 sq. ft. of gracious, lakefront living. The two storey home includes 3 bdrms., large living room, separate dining room, and bright kitchen and sun room ... plus ... a self-contained in-law suite in the basement. The lot is sloping and offers a high view over the lake and the farm beyond. Swim or fish from your own float, or just relax and enjoy the sun all day. \$135,000.

BEDDIS BEACH NEIGHBOUR - An ideal recreational or home site property, this 1.19 acre lot on Beddis Road is directly across from an oceanfront beach park. Some clearing will be required to open up the view, but the lot is fully serviced (water, hydro, phone) and includes an existing access road to the high view building site. In a pleasant, quiet neighbourhood, it is priced to sell at \$39,900.

STRICK AUST 537-5828

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All new & absolutely charming, \$95,000 mls. ***

SUN & PRIVACY, PLEASE!



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- 36.8 acs., 1800' frontage
- 2800 sq. ft. rustic home
- overlooks Satellite Channel
- offers to \$485,000

WATERFRONT INVESTMENT

- 2200 sq. ft. home
- ground level inlaw suite
- beach access
- panoramic harbour view
- offers to \$139,000

PRICED TO SELL

- modern family home
- close to school, beach
- wrap-around deck
- reduced to \$93,000

SCOTT POINT DREAM

- custom built 3 bdrm.
- low maintenance home
- beautiful shell beach
- your own mini-marina
- offers to \$270,000

STEPS TO BEDDIS BEACH

- 1.8 parklike acres
- excellent seaviews
- water & power available
- offers to \$45,000

INVESTMENT ACREAGE

\$69,500

- 12.57 acres
- drilled well
- close to beach

GALIANO OCEANFRONT

- south west facing
- .76 ac., 131' frontage
- offers to \$84,500
- partly started home

DUPLEX ZONED LOTS

- level and sunny
- near school and beach
- call for price

CLOSE TO TOWN

- .54 corner lot
- power & water
- driveway - \$22,900

PASTURE 13.42 ACRES

- bring your animals
- close to lake access
- ideal to hold or build
- only \$69,900

INCOMPARABLE LAKEFRNT.

- 7.11 parklike acres
- with 1st growth timber
- level building site
- gorgeous view
- \$119,000 offers

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REVENUE PROPERTY



Four plex on 2 acres - \$145,000. Excellent terms. 10% financing "Multi Family" zoning. \$135,000 Gr. Ann. Income.

YEAR-ROUND COTTAGE



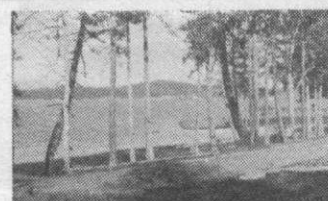
Professionally constructed 384 sq. ft. well insulated (6" walls) cottage with 80 sq. ft. sleeping loft on 5 acres level land mid-island. Many special features: thermal windows, skylights, long-lasting metal roof, parquet floors, wood heater, modern bathroom and kitchen. Fridge, stove, radar range. Washer & dryer included. Asking \$74,500.

LARGE LAKEVIEW FAMILY HOME



Solid 3 bdrm., split level, full basement on .78 ac. corner lot. Cement driveway. Garage/workshop. Cement decks. Rock fireplaces in dining room and sunken living room. Built-in counter top stove. Modern kitchen. All appliances included. Price \$115,000.

NORTH BEACH WATERFRONT



.64 acre level, nicely treed, serviced lot near store and wharf. Asking \$55,000.

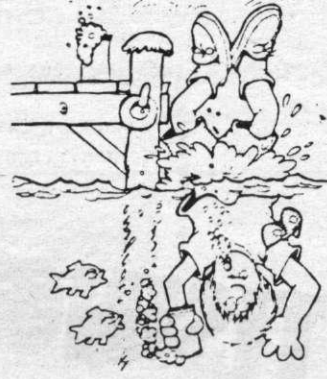
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Are You At Risk?



MYTH: Most drownings occur when people are swimming.
FACTS: Over 60% of all drownings occur when the victim falls into the water unexpectedly; from a wharf, shoreline or boat.
Autopsies have shown that over one-third of these victims (mostly males) were impaired by alcohol.

The Canadian Red Cross Society +



GULF ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

HIGH BANK WATERFRONT ACREAGE

You can drive into this private, wooded 5 acre property where a cabin will provide you with shelter until you build. This property has varied terrain, from rich soil to rocky outcroppings. Ideal spot for gardeners and sunbathers. Excellent year round moorage, just a short walk away. Asking \$74,900 MLS.

SUN AND SEASCAPES

Southern exposure, super sunsets and warm swimming just a short stroll away. This level building lot has been partially cleared and planted to provide maximum privacy and it neighbours on a park. Offers to \$21,800 MLS.

RARE INDUSTRIAL PLUS LOVELY FARMLAND

A great combination for someone who wishes to live and work at home. Approx. 1 acre zoned for Industrial 3 use, a very rare commodity, and the balance of the approx. 7 acres is gently rolling arable acreage. The property is currently producing income. Ask me for more details. \$159,900.

Please call HENRI PROCTER 537-4273.

CASUAL ELEGANCE & COMFORT



DESCRIBES THIS LUXURIOUS HOME!

Situated on 2.79 private, sunny acres, there are VIEWS from the valley to three mountain peaks. Features include: * Custom Thermal Window Quilts * Beautiful richly coloured fir plank flooring * tiled entries * 3 sets of French doors leading to over 1000 sq. ft. of sunny decks * Super energy efficient design and orientation * Custom cabinetry & entry door * Raised ceiling over dining area with delightful built-in window seats * 3 or 4 BRs, den & family room * Over 2500 sq. ft. \$185,000.

ATTENTION BUILDERS

Walk to swimming & boating & fishing. Private 3/4 ac. bldg. site, level, sunny & screened from the road. Perc tested. ONLY \$23,000!!

SUPER SEAVIEW BLDG. SITE!

Located just a short walk from the ocean. Build upon a sunny knoll beside a beautiful maple. Only \$18,900. This serious owner wants to sell now!

ATTENTION SOUTHERNERS!

- 1) WOODLAND WONDERLAND - 4.97 acres - parklike. Private. Perc tested & peaceful. \$39,900.
- 2) CEDAR GATE ENTRY - 6.37 acres, market garden type soil, seasonal creek, driveway & rocky knoll. Also \$39,900!

Ask about the cottage with views & acreage on Mt. Belcher - \$85,000.

BRAND NEW!



Just moments away from Ganges and set in a sunny fertile clearing among stately cedars, firs and maples. This delightful new Cape Cod style home has 3 to 5 bdrms. A very few interior details remain for the new owners to finish to their choice and there is tremendous landscaping possibilities for this parklike setting. \$115,000 mls.

10 AC. VIEW ON MT. BELCHER



Privacy and seclusion. Driveway & fantastic views of mountains, islands and Ganges. Best priced 10 acres - \$55,000.

INFO & FREE CATALOG, CALL JAN MACPHERSON - 537-9894.

ISABELLA POINT ACREAGE

Over 8 acres with full southerly views over Satellite Channel to the Olympics. Roughed in to secluded spectacular building site. Offers to \$79,000.

GALIANO ISL. WATERFRONT

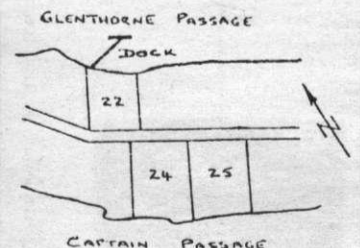


228' of lowbank sculptured sandstone overlooking Sturdies Bay and the Gulf beyond. Watch all the Marine traffic in Active Pass and fish off the rocks - a natural clearing at the water's edge on the otherwise well-treed 2 ac. property is a perfect building site - driveway roughed in. Walk from the ferry terminal. PRICE REDUCED. \$95,000 mls.

ST. MARY LAKEFRONTAGE

Vacant land - almost an acre of totally arable land with some 145' frontage on West Side of the lake. Gentle slope allows commanding view over entire lake. Enjoys all day sun. \$74,800.

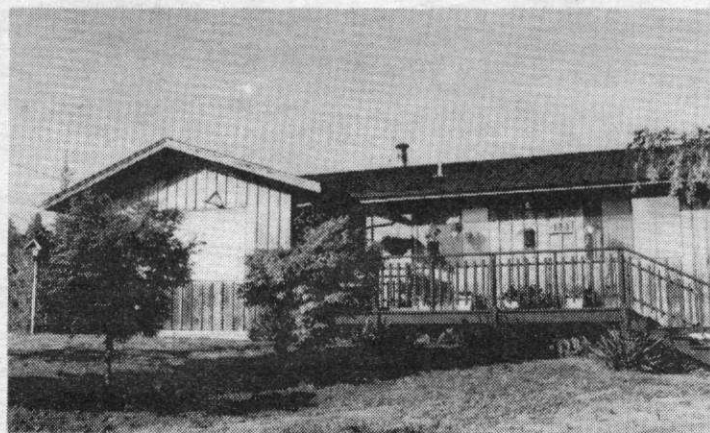
SECRET ISLAND WATERFRONT OPPORTUNITY



This exciting parcel offers a purchaser or group of purchasers the advantage of owning three separate lots on this attractive recreation island just minutes by boat from Pender and Salt Spring Island marinas. Lot 22 has 90' of frontage and a deep water dock on sheltered Glenthorne Passage. Lots 24 & 25 adjoin having 200' of frontage on Captain Passage giving superb southerly views and sun. All 3 properties are nicely treed and are being offered at a package price of \$75,000 mls.

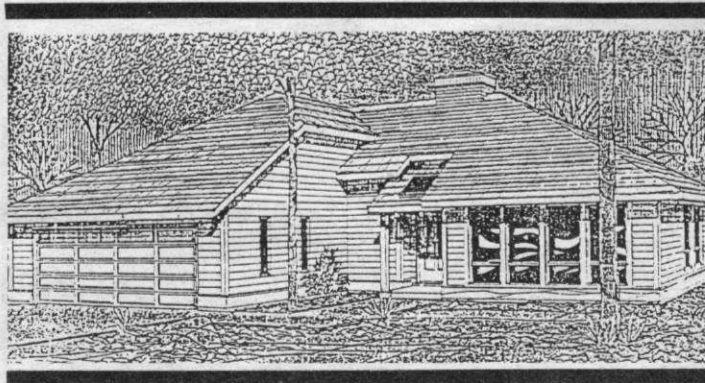
I also have 5 other lots on Secret Island starting at \$25,500. PLEASE CALL DAVID DUKE AT 653-4538.

ONE LEVEL OCEANVIEW HOME - \$95,000 mls



This very comfortable home features large living room, sep. dining room, good sized kitchen, utility rm., 2 bdrms., fully developed lot with many trees, shrubs, easy care plus fenced veg. garden. This is a new listing and would appeal to those retiring to the island.

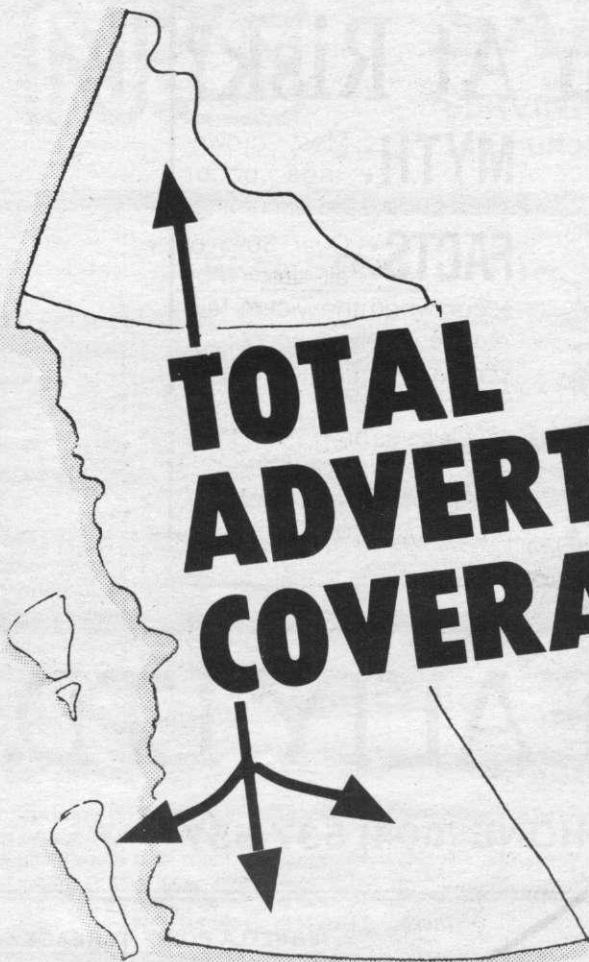
NEW HOME UNDER CONSTRUCTION



This home will be located on a small acreage, 3.60 ac., midway between Long Harbour and Ganges Village. Great S/W exposure and view to be developed as home nears completion. Many features: 3 BRs, Fam. Rm. with fireplace, 2 car carport. Good opportunity to express your choice of finish. Completion expected mid-September. \$179,000.

Call SANTY G. FUOCO 537-2773

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Gulf Islands Driftwood
537-9933



There is light at the end of the tunnel.

Please give generously.



PERFECT RETIREMENT HOME



All on one level ranch style home with 2 BRs. Extra large LR (11' x 30') dining area. Spacious kitchen, utility room and 4-pce. bath. Storage building for freezer & garden tools. Delightful garden, sea glimpses. Walking distance to town. \$76,900 MLS.

PEMBERTON HOLMES LTD.

P. O. Box 929, Ganges, B.C. V0S 1E0

Ann Foerster
537-5568
or
537-5156

Real Property Law

Offers to Purchase - Conveyances - Mortgages
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TALK TO

Jonathan L. Oldroyd
BARRISTER & SOLICITOR

121 McPhillips Ave., Ganges

537-2752



Box 1022,
Ganges, B.C. V0S 1E0

Looking for a PRIME, LONG TERM INVESTMENT? Here are 35 acres of Commercial Zoning with very interesting potential. Suitable for holding or immediate first phase development. Ask for details.

LAKEFRONT RESORT with family home. Prime sunny, sandy beach. A pleasant way to insure your future. Ask for details.

NEW ON THE MARKET - 2 BR. s./storey duplex. Very private w./large wooded lot. 4 appliances, skylight, deck. Ideal for young couple or retirement. \$53,500.

PRESTIGIOUS HOME SITE - Maracaibo free hold - 2 ac. south facing. Paved road, natural landscaping. Power, phone & shared well. \$36,500.

OCEAN VIEW - 2 BR. Lindal cottage on 1.27 acres, good soil, sleeping cabin, workshop & games room. Drilled well plus two dug wells for garden. Partly forested with big trees, fruit trees, etc. \$79,900.

WATERFRONT - HOMESITES

Sunset Drive, 200 feet of prime waterfront, landscaped lot and small **SOLD** cabin. Power & piped water. Very private. \$175,000.

1.8 ACRES level with lovely large trees, lots of building space, views, drilled well. Very accessible yet private. \$90,000.

1.1 ACRES sandy beach, quiet anchorage, good soil, Mt. Maxwell water, sunny AND within 1 mile of Ganges. \$85,000.

FOR THE DISCRIMINATING BUYER - 8 1/2 ac. estate property with excellent soil, lots of sun, protected and private. Pond, creek, and lovely trees. Distance views to the south and west. Subdividable up to 8 lots. \$129,900.

MAYNE ISLAND

WATERFRONT - Very pretty setting for your home or cottage on Campbell Bay. Lots of sun, good building sites, power and piped water. \$46,500.

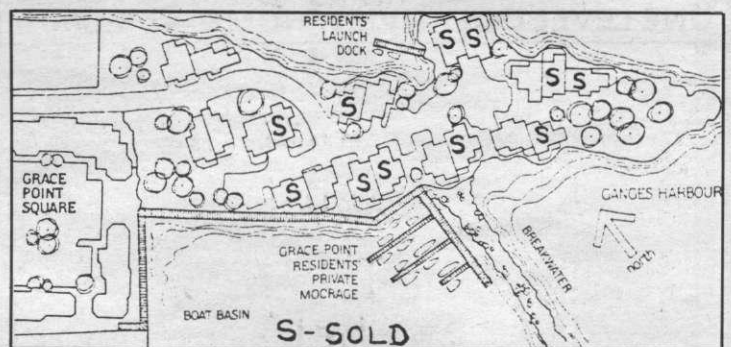
For quality property in all price ranges:

JESSIE (PAT) JAMES — (604) 537-5224

SMALL WORLD REAL ESTATE CO. INC.
P.O. Box 1022, Ganges, B.C. V0S 1E0 (604) 537-9977



GRACE POINT



GRACE POINT TOWNHOMES

Are you keeping score?

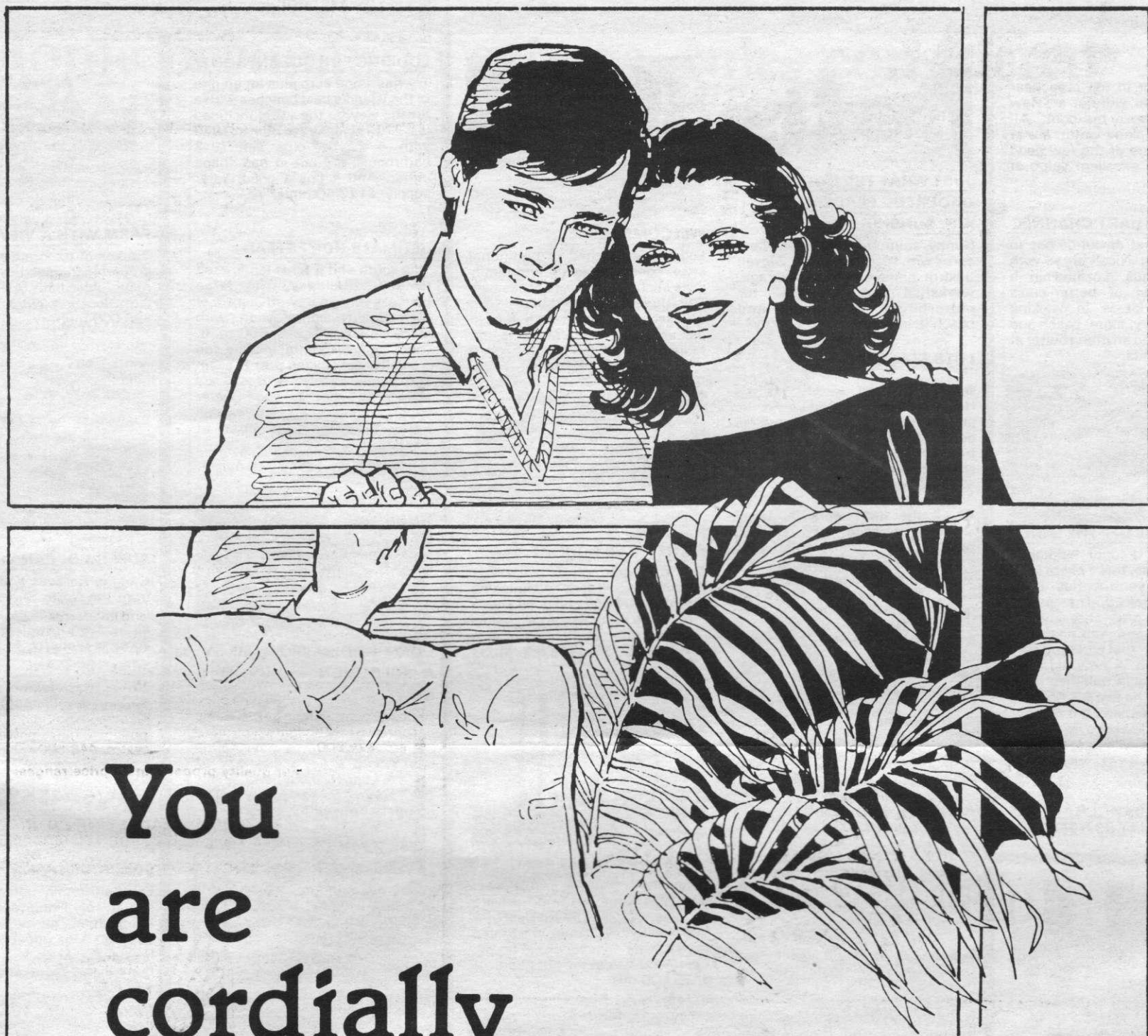
Of only 21 exclusive waterfront townhomes now building on beautiful Grace Point in Ganges Harbour, 11 have now been sold to discriminating purchasers. For plans, prices, full details on remaining units, call Arthur, Sylvia or Tom without delay.

1101
GRACE POINT
SQUARE
P.O. Box 454
Ganges, B.C.
V0S 1E0

537-9981
FAX #537-9551

Century 21
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are
cordially
invited ...**

to look inside this real estate special section where you'll find a group of great, professional real estate experts advertising and offering guidance and tips to help you make a better choice when you're ready to buy your home.



PEMBERTON, HOLMES LTD.

537-5568

P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road

1887-1988 — 101 years as your good neighbour! — 1887-1988

JUST LISTED

Prime view lot in top area near Ganges. Owner will cut a "view corridor" to prove his point. All services, incl. piped water, are at the lot line. One of the few good ones left, and excellent value at \$36,500 MLS.

VIEWS OF STUART CHANNEL

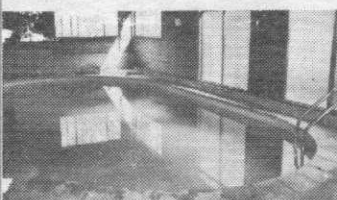
.75 acre at end of cul-de-sac in quiet Vesuvius. Nicely treed with fir and Arbutus. Located in a neighbourhood of better-class homes, this lot is in walking distance to ferry, store, beach and pub. Hard to find anything better at just \$27,000 mls.



WANT TO LIVE OFF THE LAND?

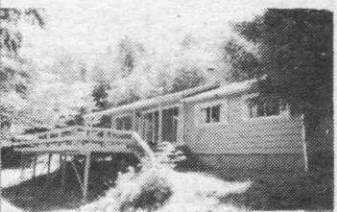
And are you tired of holding a regular job? If so, this 17 acre farm may be for you! It has been expertly worked for many generations, and the soil is perfect. There are fine pastures, and the largest trout pond you may have ever seen. A new pig barn with heated floors qualifies for a govt. subsidy. The two BR. home is very comfortable, and the present owner has made a good living here for years. He is willing to instruct purchaser. Real value at \$159,000.

WILF BANGERT
537-5568 or 537-5692



BEAUTIFUL INDOOR SWIMMING POOL

So many delightful features to this large family home that you will have to view it to appreciate them all. 15' x 30' indoor heated pool, large billiard room plus rec. room, sauna, wet bar — all on the lower level. Three large BRs, including master with walk-in closet & ensuite. Sunken LR, separate DR & convenient kitchen - plus huge deck (over pool) on the main. Double attached garage. All set on 2.55 ac. arable garden, orchard and pasture. Close in yet secluded. Just listed at \$145,900 mls.



BEST BUY IN WATERFRONT!

Cosy 2 BR. skylit home with just a few steps to your own shale beach. Close to Vesuvius yet very private. Enjoy warm swimming & fishing. Moor your boat at your doorstep! Only \$119,000 MLS.

ANN FOERSTER
537-5568 or 537-5156



JUST WHAT THE DOCTOR ORDERED - PEACE, FRESH AIR, SUNSHINE

Sunny, southend 3.38 oceanview acres with spacious home. 2 level, 3 bdrm. home has a 3-car garage, workshop and a garage for motorhome. Waterfront and beach access too! \$174,500 mls.

LOTS & ACREAGES

● Nicely treed, sunny lot on Hillview Place off Beddis Rd. in area of nice homes. Has potential ocean view and is just minutes from one of the finest sand and shell beaches on the island. \$25,900 MLS.

● All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating and fishing at nearby St. Mary Lake. Driveway and hydro to house site. \$49,000 mls.

● Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 mls.

● Fantastic view acreage, Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd easement. \$49,900 mls.

● 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 mls.

● Sunny south end 5 level acres. Good arable potential. Hydro on road. \$37,900 mls.

● Sunny 4.27 acre parcel close to Beaver Point and Ruckle Park. Private with beach access nearby. \$35,000 mls.



STRATEGICALLY LOCATED COMMERCIAL 1 ZONE PROPERTY

On McPhillips Ave. lot size 66' x 198'. Almost 1478 sq. ft. of space with 908 sq. ft. on main. Close to Ganges bypass. Adequate space at side of lot will provide access to rear of lot for parking. Existing buildings can easily be expanded to provide for most leasable space. \$129,500 mls.

LOG CABIN HIDEAWAY

New roof and gutters. 2.5 acres and 2 bdrms. \$59,000 mls.

LET THE TENANTS PAY!

Ocean view home currently divided into 2 rental suites. Close to town, yet private and quiet. See it today. \$77,900 mls.

ARVID & KERRY CHALMERS 537-5568 or 537-2182



WELCOME HOME!

Log home finished in traditional style, open plan living and family style kitchen with wood cookstove. This three bdrm. charmer sits on 1 1/2 secluded acres with fenced pasture. First time offered, be first to inspect it. \$89,900 mls.



OWNER HAS BOUGHT

Country home on 5 acres has attractive woodwork and finishing throughout. Pond and good arable area. Price reduction puts it below reproduction cost. Don't be a slow poke! \$112,900. \$107,900 MLS.



WANT BREATHING SPACE?

Sweeping seaviews are enjoyed from this large home on private acreage. Would be perfect for family with live-in help, or suitable for a private clinic or group home. Come and look at the possibilities! \$179,000 mls.



THE TIME TO BUY IS NOW!

Waterfront home with open plan living and dining. Beams, cedar, skylights and more is tucked away on a secluded dead end. See this 2 bdrm. beauty with its sand and shell beach! \$175,000 mls.



STONE'S THROW TO LAKE

Tastefully converted 2 bdrm. mobile home has lots of decking and an above-ground pool with solar blanket. A stream runs along the northern boundary and the 2 car garage/workshop completes the picture. \$56,000 mls.

LOOKING FOR OCEANFRONT?

Try this - one acre plus lot on one of the island's best beaches with a terrific view to the west. Included is a 2700 sq. ft. home built in 1970 with 4 bedrooms, plus den & 3 bathrooms. It's not in bad shape either. And it has a good water supply. \$127,500 mls.

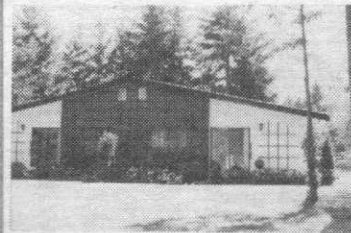
ULTIMATE HOMESTEAD

This south end 6 acres lends itself to self-sufficiency. The large house is very energy-efficient & of high quality construction with many unique features. 600 sq. ft. cabin brings rental income and a solidly constructed post & beam barn awaits a variety of uses. Good soil, a woodlot & good water supply complete the picture. Well below replacement cost at \$149,000 mls.



DON'T BE DISAPPOINTED BY A 'SOLD' SIGN — HURRY OUT NOW!

Choose your kitchen cabinets, carpets and colours if you purchase now. This new home has superb valley views and is close to Long Harbour Ferry. Enjoy this sunny contemporary style home. Act now! \$89,900 mls.



DUPLEX

Immaculate duplex. 2 bdrms. each side. Appliances included. Beautifully landscaped grounds include orchard, garden & fish pond. Underground wiring and watering system. All services. Let the rent pay your mortgage. \$98,000 mls.

NEW LISTING

Spectacular view 10 acre property. Offers total privacy. Driveway and building sites in. Well priced at \$53,500.

MARKET GARDEN



Now back on the market, this 6 1/2 acres has some of the best growing land on the island and is in choice area near lowbank waterfront. Vendor will consider offers to \$69,000 MLS.

DAVID WILLIAMS
537-5568 or 537-9510 or
1-384-0230



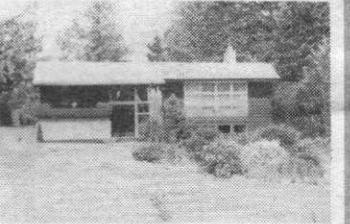
FARM WITH A VIEW

9 acres of panoramic ocean view property in pasture. Also has rustic older barn. An ideal hobby farm location close to Ganges. \$90,000 mls.



SUPERB OCEAN VIEWS

Ganges Harbour and the islands from the North Shore Mountains to the San Juans in the south can all be seen from this sunny 7.57 acres of property. \$110,000 mls.



SPACIOUS LIVING

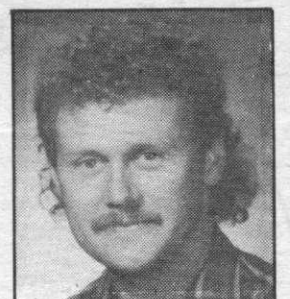
Excellent family home with 2500 sq. ft. of living space. Nicely landscaped gardens. Potential duplex. Also ideal for bed & breakfast. Superb ocean view from living room and sun decks. \$95,500.



COSY COUNTRY LIVING

2 bdrm. home with ocean views on 3.57 acres of good pasture land. Ideal for hobby farm. Nice sunny area. Only minutes to shopping and schools. \$75,000 mls.

PLEASE CALL FINN RONNE
537-5568 or 537-4072



FINN RONNE