



Driftwood photo by Cathy Mack

Autumn sky viewed from Ruckle Park

A unique south end subdivision hits market

The 12 lots making up a new 147-acre subdivision on the corner of Isabella Point and Mountain roads go on the market this week and the man handling the sales expects business to be brisk, at least at the outset.

The subdivision dubbed Mountain Meadows was two years in the making. It is an unusual development for the island in that 80 acres of it have been set aside as an "ecological reserve."

The site is owned by Cec Bader who purchased the property from MacMillan Bloedel two years ago.

Instead of logging it and developing it into the seven 20-acre lots permitted in areas zoned Agricultural Land Reserve (ALR), an agreement was worked out with a variety of groups including the Island Trust and the Agricultural Land Commission (ALC), allowing Bader to develop 12 four- to seven-acre parcels on some of the land, and set 80 acres aside for a park area jointly owned by the 12 property holders.

While realtor Dennis O'Hara says acreage owners will be allowed and even "encouraged" to pursue land-based activities on their property, development on the "ecological reserve" itself is prohibited by a covenant Bader placed on the land.

Under the terms of that covenant and with the agreement of the 12 property owners, only five acres of the reserve can be developed.

O'Hara says acreage owners can dig any number of wells in the park, however indications are none of the property owners will have trouble finding water on their own sites.

The subdivision's reserve, in the meantime, borders another 550-acre reserve to the south. As one of the smaller park's features, the developer has built a public trail around the 80-acre site along

TURN TO PAGE R2

Building permits up

Statistics show building activity continues an upward movement

The Capital Regional District (CRD) issued building permits equivalent to a total \$15,030 worth of construction on Salt Spring island during the month of September.

This compares to a total of \$8,998 issued during the same 30 days in 1988, and brings the year-to-date total for 1989 to \$116,206. Figure for January to September 1988 was \$96,806.

According to CRD statistics, the regional district issued eight permits for single family dwellings on Salt Spring during the month of September; two permits for a total of nine multiple family units; and one permit for a mobile home.

Building activity also increased in the Outer Gulf Islands this September — with the CRD issuing a total \$8,946 in permits

this year, compared to \$2966 in September 1988.

Year-to-date totals on the Outer Gulf Islands are: \$66,878 for January to September 1989 and \$44,935 for the same period the year before.

Building permits issued on the Outer Gulf Island this September include nine permits for single family dwellings; and one for a commercial industry.



Your guide to Gulf Island properties

COMPLIMENTS OF:

Intersection awareness campaign underway

The number of traffic accidents occurring in intersections in Ganges is well below the provincial average.

According to statistics released just prior to a province-wide "intersection awareness" campaign (October 23 to November 3), 25.7 per cent of traffic accidents on Salt Spring last year occurred in intersections.

The provincial average for 1988 was 45.2 per cent.

A campaign initiated by the Insurance Corporation of B.C. (ICBC) and police in this province, aims to reduce the number of traffic accidents occurring in intersections.

Statistics indicate just under one-half

of 31,470 accidents in B.C. last year, happened in intersections. These resulted in 18,000 injuries and 170 fatalities.

The intersection awareness campaign will involve stepped-up police enforcement, beginning October 23, in most B.C. communities.

Intersection offences include: tail-gating; failing to yield to the right-of-

way; making unsafe lane changes and illegal turns; and entering intersections at excessive speed

Traffic statistics for Ganges further indicated that 63.5 per cent of the 74 traffic accidents in 1988 occurred between intersections. Some 9.5 per cent took place in "T" junctions.

Borders on land reserve

From Page R1

with a parking lot which will accommodate about 10 cars.

O'Hara says road leading up to the site will be maintained by the highways department and he expects that maintenance of the public trail system will be undertaken by another public body such as the parks department or another group set up by the Capital Regional District (CRD).

The price of the lots range from \$65,000 to \$70,000 — an amount O'Hara says is reasonable considering the unique character of the subdivision and its secluded location near Fulford.

O'Hara adds that each parcel has been equipped with its own well and driveway and that power lines have been brought into the subdivision.



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Sea mammal sightings help researchers

By PAM J. STACEY and ROBIN W. BAIRD

Special to the Driftwood

Have you seen any whales lately? We find ourselves asking that question frequently, in our efforts to locate killer whales, which we are studying in the waters around southern Vancouver Island.

People who live and work near or on the ocean make valuable contributions by reporting their sightings of marine mammals.

There is a small group of dedicated people who always report their sightings to the Whale Hotline, a toll-free number for all of B.C. (1-800-334-8832) or to the Victoria version of the same (380-1925). If a call comes in about killer whales in the area within a short time after they are seen, we find ourselves racing down to the dock to head out in our research boat to try to intercept them, based on the information received.

Sightings called into the whale hotline, can help determine seasonal trends, marine mammal distribution and abundance. Sighting reports hours, days, or even months after they are seen, are still important as they are catalogued in a database computer program.

Sighting reports of killer whales or other species of marine mammals, hours, days or even months after they are seen, are still important, as they are catalogued in a computer database program, ready for any researcher to obtain information that pertains to his or her research interest.

As well, the information often allows us to piece together the movements of particular groups of whales that we had seen ourselves, or had other incomplete reports about. Even calls about dead

whales are valuable, allowing researchers to better understand causes of death, to collect tissue samples for toxicology or genetic research, or to collect skeletons for research or educational exhibits.

About ten different species of "marine" mammals are found regularly in the southern Gulf Islands. However, what might be seen in a day or week of looking depends largely on where and when one looks. Undoubtedly readers are probably aware of certain areas where certain marine mammals are common that have not yet been identified to researchers.

Sighting reports come mainly from the southern and easternmost of the islands, along the main travel route for killer whales in Boundary Pass.

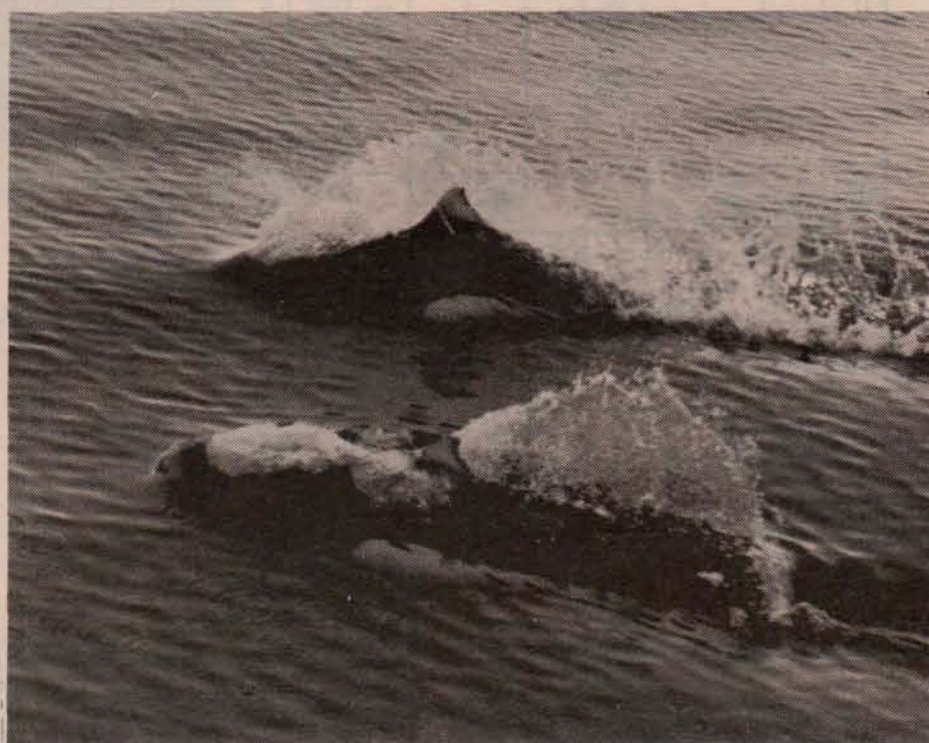
While killer whales can be the most obvious and impressive marine mammals, and perhaps people all in sightings of these animals more frequently than others, sighting reports of all marine mammals are important. Of all the marine mammals in the area, we know most about killer whales, each of whom can be recognized individually by natural markings and can be seen in southern B.C. year-round.

There are 3 pods totalling 83 killer whales in this area feeding on fish, and another 50 or so animals travelling in smaller pods that feed on marine mammals such as harbour seals. These two types of killer whales never associate with each other.

Sightings called in to the whale hotline can help determine seasonal trends in marine mammal distribution and abundance. For instance, while harbour seals and river otters are scattered in varying numbers throughout the area year round, California and Steller sea lions would be expected to be seen very occasionally in the summer, but in increasing numbers starting in September.

Sightings also give us an idea of when the sea lions are arriving in certain areas and how many. While we sometimes have reports of sea otters passed on to us, upon further questioning these have always turned out to be river otters.

Sea otters prefer the wave swept outer coast of the continent and the closest colony is along the outer coast of Washington, just south of Cape Flattery. Sea otters rarely come ashore, usually



Two Dall's porpoises skim the ocean surface

R.W. Baird and P. Stacey photo

swim on their backs and have a relatively short tail.

River otters can be seen swimming on their bellies, often coming to shore to feed and scamper along the rocks, showing their tail which is half the length of their body. Sooner or later, though, a well-documented record of a sea otter in the Gulf Islands will probably surface.

Other information that is important is the habitat that animals are using. Common species such as the harbour seal, Dall's porpoise, and harbour porpoise can be expected to be seen on the majority of one's marine forays. They usually use predictable areas of the ocean environment, but sometimes sightings indicate that the animals are in places other than where we would expect.

The harbour seal is the most common species of marine mammal in B.C. and is usually seen in groups along rocky shorelines or reefs. Dall's porpoise are the animals that are often mistaken for "baby killer whales". They are black and white and will approach boats to bow-ride.

The harbour porpoise is small and gray, rarely staying at the surface long enough to get a good look. Even though porpoises may be fairly common, they are difficult to spot and observe, and all records of these species should be reported.

Animals such as the minke whale, gray whale, and elephant seal are regular users of our waters, but are not seen as frequently as the above mentioned species. The elephant seals are usually males that have dispersed from the breeding rookeries in California for the summer and fall.

The adult males can be identified by their large noses, and they can look like large tree stumps or dead-heads in the water. Some of the gray whales that migrate along the coast of B.C. stay to feed and can be seen in the inshore waters periodically. Minke whales, the smallest local baleen whale, can be seen feeding regularly in particular habitats, such as shallow banks where herring congregate.

Occasionally very unusual species will show up and any records of these are very valuable. A humpback whale was seen from the Brentwood - Mill Bay ferry several years ago, and more than ten other species of whales or dolphins could occasionally stray into these waters.

There were several reports of animals that were either pilot whales or false killer whales in Boundary Pass this summer, but unfortunately no one obtained photographs that we know of. There are several records of Pacific white-sided dolphins in the area, an animal about the size of a large Dall's porpoise. White-sided dolphins also frequently bow-ride on boats, but this species often leaps completely clear of the water, which porpoises only very infrequently do.

A large body of information about an environment and its components can also be extremely valuable in the case of an environmental disaster. Only by knowing the normal patterns of marine mammal presence, abundance and movements can we possibly detect and understand problems if they arise.

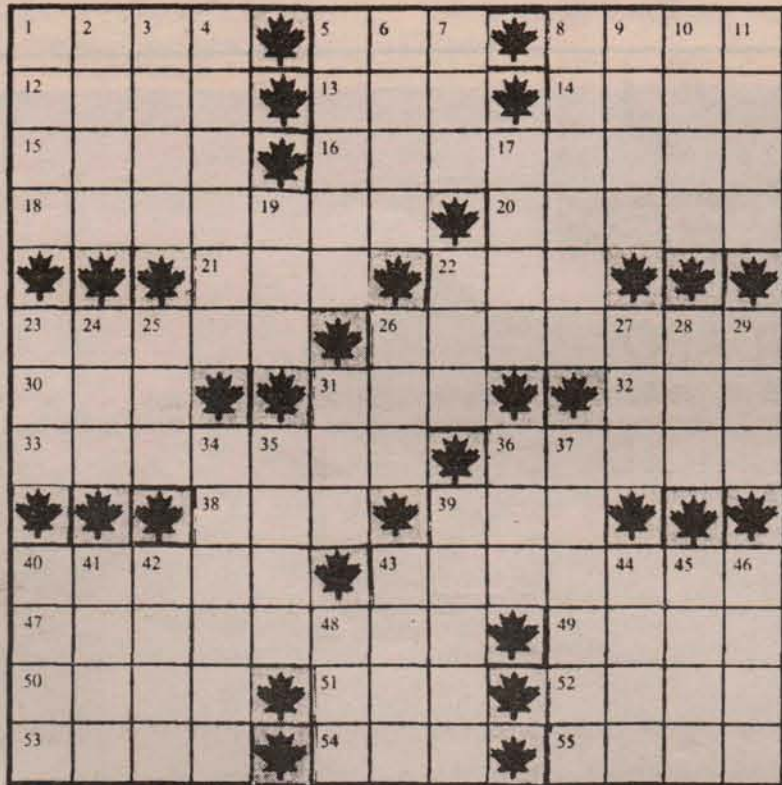
Anyone wishing more information on our research or local marine mammals can write us at Box 6244, Victoria, V8P 5L5, or phone us at 380 195.



Sea Lion shares Race Rocks with cormorants and gulls

R.W. Baird photo

Canadian Crossword by Rick McConnell



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Solution Page R8

ACROSS

- 1. Slipped
- 5. Watch secretly
- 8. Green Gable Girl
- 12. Tortoise racer
- 13. Before
- 14. Back
- 15. Kiln
- 16. Que. town & river
- 18. Nfld. town
- 20. B.C. product
- 21. Broadcast
- 22. Upon prefix
- 23. Knocked over
- 26. _____
Road, NS (town)
- 30. Picnic pest
- 31. Writing instrument
- 32. Fuss
- 33. Ont. town
- 36. Ont. town
- 38. Over, in poetry
- 39. Single's setting

- 40. Sask. town
- 43. Sask. town
- 47. Nfld. town
- 49. Like some tea
- 50. Spanish article
- 51. Cheer
- 52. Column
- 53. Golfer
- 54. Compass pt.
- 55. Oscar's Cousin

DOWN

- 1. Clog
- 2. Volcano output
- 3. Maddens
- 4. Plan or floss
- 5. Fishing method
- 6. Hope
- 7. Affirmative
- 8. Deodorant's target
- 9. Tide type
- 10. Brad
- 11. Sea eagle
- 17. Morbid music

- 19. Chewed
- 22. Even, in poetry
- 23. Band or table
- 24. Vancouver fair
- 25. Common possessive
- 26. Tiny
- 27. Rotten
- 28. Summer drink
- 29. That there
- 31. Each
- 34. Teeter _____
- 35. Harvest
- 36. Sock in St. Jacques
- 37. One of the Group of Seven
- 39. Wash
- 40. Tourney
- 41. Simplicity
- 42. Greek bone
- 43. Ages
- 44. Outer prefix
- 45. Light gas
- 46. WW II memory
- 48. Raw mineral



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COSY LOG CABIN

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IEWS! VIEWS! VIEWS!

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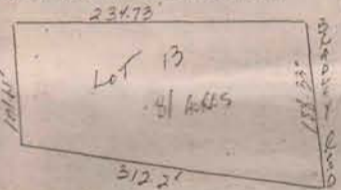


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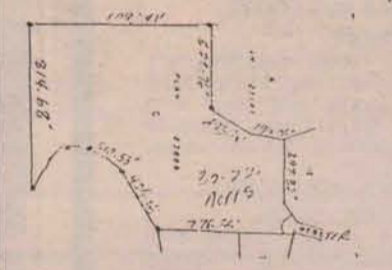
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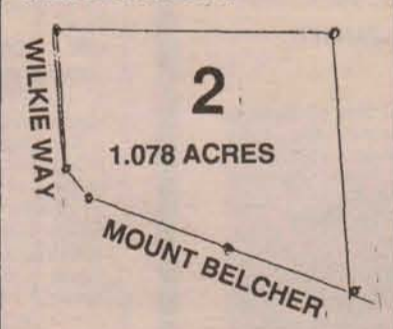
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Excellent value in this 5 yr. old, 3 bedroom, 2 bath home on 1.51 acres. Lots of sun. Lovely pastoral views. Qualifies for mortgage assistance program. \$99,900 MLS.
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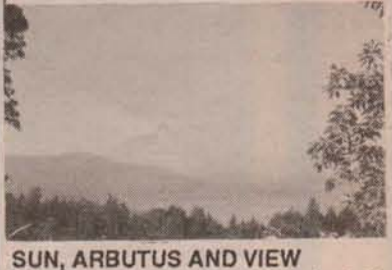
LAKEVIEW

New home under construction on .66 acres. 3 bedrooms, sewing room, 2 bathrooms and country designed. Cape Cod style. All designed. \$110,000 MLS.
CALL BECKY LEGG



QUALITY THROUGHOUT!

In this beautifully designed custom rancher with 3 bdrms, 2 baths. Solid oak kitchen cabinets. Oak and marble fireplace. Central vac system, double attached garage, covered deck. \$139,500 MLS.
CALL BEV JOSEPHSON



SUN, ARBUTUS AND VIEW

What more could you ask for? 5 bdrms, 3 bathrooms, easy care landscaping, located on a quiet cul-de-sac. Close to ferry, store, beach. \$199,000 MLS.
CALL BEV JOSEPHSON

10 ACRES PLUS VIEW

With some clearing, the views of the lake, ocean and mountains could be yours. Frontage on Wilkie Way and Drake Road. Build a house and cottage. \$79,500 MLS.
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PETER W. BARDON
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TOM HOOVER
Principal Agent
537-5918



ARTIST'S HAVEN - FULFORD
Designed with an artist in mind, this 2 or 3 BR home is situated on 1.74 acres with a year round creek and sunny exposure. Asking \$129,500. \$22,500 MLS.
CALL EILEEN LARSEN



REVENUE HOME
One of a kind superb lakeview home. Open living design on upper floor. Two self-contained lower suites situated on a sunny 1.74 acres on quiet cul-de-sac near Vesuvius. \$215,000 MLS.
CALL FINN RONNE



WALK TO BEACH
Impressive views and exquisite gardening surround this two or three bedroom home. Fish pond, bowling green, in-ground pool, great vegetable garden. See it now. \$159,000 MLS.
CALL BRIAN BETTS



FOUR WATERFRONT LOTS
An ideal retreat location on the west side of Salt Spring. Boat access only. Road access can be developed. 11 to 133 acres priced from \$79,000 MLS.
CALL BRIAN BETTS



NEW LISTING - ROOMY AND READY
Located in sunny Vesuvius, this 4 bdrm, 2000 sq.ft. family home is situated on a .94 acre, fully landscaped property with paved driveway and single car garage. \$150,000 MLS.
CALL EILEEN LARSEN



PERFECT SUMMER HOME
Situated on Saltspring and only ten minutes from Cowichan Bay. These waterfront Musgrave Landing lots have water, power plus sheltered marina. \$69,800 and up MLS.
CALL PETER BARDON



SENSATIONAL VIEWS
Try your offer on these exceptional view acreages. Located on Sunset Dr., these properties have an environment that is second to none, with private access, piped water, hydro to your property line and cleared building sites. Starting at \$68,000 MLS.
CALL EILEEN LARSEN



WATERFRONT ENJOYING THE SETTING SUN
Beautifully wooded south west exposed oceanfront with views over Duck Bay and Samsun Narrows. Hydro, water and a camping cabin while you build or weekend! \$124,900 MLS.
CALL ANNE WATSON



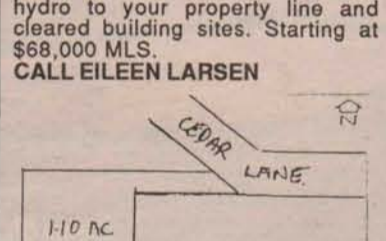
PARADISE AND A GOOD INVESTMENT TOO!
With 900 feet of shoreline and nine acres of privacy this exceptionally beautiful property also offers the potential for subdivision. Vintage style house. \$750,000 MLS.
CALL ANNE WATSON



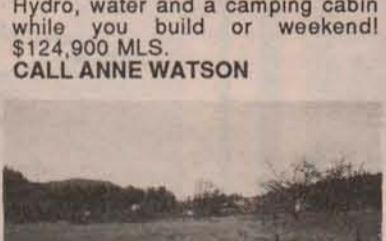
EASY LIVING
Fun for family and friends in your own backyard. Inground pool, hot tub and a spacious, newly renovated home to warm your heart. Great for bed & breakfast! \$157,000 MLS.
CALL PAT JACQUEST



REVIEWS
Family home on .73 acres, with nice view of St. Mary Lake. 3 bedrooms, 2 baths, large deck for outdoor living. Great starter home. \$89,900 MLS.
CALL BECKY LEGG



SERVICED ACRE
Gently sloping 1.10 acre with some treed and some cleared areas. Piped water, cablevision and power to property line. Quiet and private. Close to town. \$36,000 MLS.
CALL BECKY LEGG



RARE OPPORTUNITY
This 39.86 acre parcel in the Fulford Valley offers a unique environment of rural living for the hobby or gentleman farmer. \$180,000 MLS.
CALL EILEEN LARSEN



WESTSIDE WATERFRONT HOME
Exceptional 2.34 ac. oceanfront with delightful 5 br family home. Spacious rooms and superb views. Wonderful, warm swimming beach, gardens, orchard, pasture and large separate workshop. \$749,000 MLS.
CALL SYLVIA OR ARTHUR GALE



HERE'S THE SCOOP
Busy ice cream and chocolate shop with super take-out window that's active year round. Great opportunity for two partners to be their own bosses. \$99,000 MLS.
CALL PAT JACQUEST



SPECTACULAR WATERFRONT HOME
Outstanding design and construction throughout this exceptional home sited close to the water on 1.10 ACRE of prime waterfront. Breathtaking views, landscaped yard and orchard. \$795,000 MLS.
CALL ARTHUR OR SYLVIA GALE



PRICED TO SELL
Sunny 3 bdrm home on 1/2 acre level lot. Great area for children, newly fenced front and back yard. Recently renovated kitchen, bathroom and dining room. Reduced to \$85,000 MLS.
CALL FINN RONNE



ONE LEVEL HOME
Sunny 3 brs near golf course, tennis and village. Great vegetable garden, landscaping, patio and carport. New siding and interior improvements. Community water system. \$119,500 MLS.
CALL BRIAN BETTS



GARDENER'S PARADISE - MAYNE ISLAND
One bedroom home with possible 2nd. Lovely glassed in sunporch and large carport. Perfect retirement haven for those with a green thumb. Close to all amenities. \$89,500 MLS.
CALL BRIAN BETTS



VIEWS, ACREAGE, SUN
10 acres located within minutes of Vesuvius or Ganges, view building site, easy access, water and hydro at road. \$125,000 MLS.
CALL SYLVIA OR ARTHUR

PE, THE UNITED KINGDOM, LATIN AMERICA AND THE FAR EAST.

more letters

Advantage?

To the Editor,
I have just received a letter from B.C. Tel inviting me to decide whether I wished my telephone rate to be increased to cover extended service to Victoria. Such an extension would be an obvious advantage to commercial customers but would most decidedly not be so for private customers who have no particular links with Victoria.

Indeed, such private customers might be tempted to suspect that this is a device intended to jack up telephone rates. They might also wonder why their rates should be raised while reductions in long distance rates are being trumpeted.

If B.C. Tel was really concerned about the interests of all subscribers would it not have been more straightforward to invite those who wished to join the EAS to do so while those who did not retained the present rates? The expense of a referendum would not then be necessary, and the saving could be invested in the EAS.

The vague date of October/November for the referendum might also be construed as an attempt to push the scheme through before subscribers have had time to consider it carefully, and to make their objections.

If B.C. Tel insists on a referendum all those who object to the proposal should make sure that they record their objection by voting for Proposition B, if they do not wish to have an arbitrary rate increase foisted on them, for once the increased rates are introduced an appeal would be expensive and its success doubtful.

JAMES D. RAESIDE,
Ganges.

All toll free

To the Editor,
Read B.C. Tel's plans A and B before you vote either way. Plan A is most limiting and we would be paying a lot for *very* little. Plan B doesn't change the status quo. We should all phone the toll free number and say we would like toll free to the whole peninsula from Swartz Bay to Esquimalt for our money and better still ding the whole area equally and make the peninsula and the Gulf islands all toll free.

How ridiculous to be able to call downtown Victoria yet not Sydney or Saanich which are much closer.

MILLICENT PRATT,
Ganges.

Thanks

To the Editor,
The Island Castaways Car Club wishes to thank Salt Spring Automotive Parts and Supplies, Daisy Holdings and Southend Frame and Fender for their generous donations towards trophies for our Fall Fair car display.

We would like to thank all the participants for allowing the public to enjoy viewing their cars. Thanks to the Car Club members who worked to make this event a success.

DEE KINNEY,
Secretary.

Previous Puzzle Solved:

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Prices for these view properties start at \$130,000

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ACREAGE

More than 5 ac. with view, good location, good soil. Treed, water, driveway. \$89,000.

JUST LISTED

Very pretty building lot near Beddis Beach. View, .87 ac., garden soil, on water system, perc tested. \$49,000.

Looking for something interesting? Land? Future development? That special view home? Call for further information.

LAKEFRONT RESORT

Your home and income in one package. This business provides excellent opportunity for a couple who are looking for the best in island living. \$335,000.

MARACAIBO FREEHOLD

Large, quality home, spacious grounds, ocean view, privacy and many other fine features. All for \$395,000.

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Family home, on large acreage, close to Ganges. \$275,000

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5.9 acres on the ridge, halfway between south and north ends of Galiano Island. One of the finest vistas available in the Gulf Islands.
\$99,000

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Provincial

Roundup

B.C. tourism experts say the proposed nine-per-cent federal goods and service tax will result in the loss of \$1 billion a year to the province's tourism industry.

Meanwhile, home builders predict massive jumps in housing construction costs and rents; small business groups say hundreds of B.C. businesses will go broke, and labour leaders claim the tax will put an estimated 9,000 workers on the dole in the first year alone.

Begging your pardon, the proposed tax is predictably unpopular, but no tax can do all that. Somehow, the clamour reminds me of the dire predictions by the restaurant industry every time the minimum wage goes up by two bits.

The proposed tax, dubbed the "grief and suffering tax" by the NDP, remains a viable vehicle to reduce the nation's mounting deficit, provided it's accompanied by a reduction in federal government spending.

Earthquakes Tidbit

British Columbia's Solicitor General Angus Ree said last week that in the event of a major earthquake, "for the first 24 hours, people are basically on their own."

New Democratic Party MLA Moe Sihota's reply: "I don't think it's any comfort to anybody to think they've got

to walk with a broken leg or be bleeding for 24 hours while the solicitor general tries to get his team in place."

More on Earthquakes

Education Minister Tony Brummet said last week the government was allocating \$65 million to make schools more earthquake-proof.

Schools mentioned as particularly in need of upgrading were Queen Alexandra Elementary School in Vancouver, Lonsdale Elementary in North Vancouver and Victoria High in Victoria.

1992 Summer Games

Port Alberni will host the 1992 B.C. Summer Games, Municipal Affairs Minister Rita Johnston announced last week.

"The people of the community of Port Alberni have already put many hours of planning and hard work into preparing for the Summer Games, Johnston said.

Tentative dates for the games are July 23 to July 26. The games will coincide with the 25th anniversary of the merger of Alberni and Port Alberni.

Good Move

The four dissident Socred MLAs who recently quit their party's caucus —

Graham Bruce, Duane Randall, Dave Mercier and Doug Mowat — decided not to show up at the Socred convention in Vancouver.

"We believe our attendance would play too much to the media and would be a distraction to the central issues facing the convention," the four said in a press release a week prior to the meet.

Good thinking, and not only for the above-stated reason. Their gesture, it seems, has backfired, and there would

probably have been a lot of sniping at the four from their former colleagues.

Forest Workshop

The British Columbia Forest Service will be holding a three-day workshop in early November that is to serve as a basis for a provincial strategy for old-growth forests on Crown land. Could this mean that Forest Minister Dave Parker is actually starting to listen to public concerns about old-growth forests?

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OCEANVIEW HOME NEAR BEACH



Immaculate 2 br home with den or third br, 2 fireplaces, beautiful parklike property with superb ocean views, a short stroll to Beddis Beach. Ideal retirement home. \$179,000 MLS.

ISABELLA PT. RD. VIEW HOME ON SMALL ACREAGE \$229,000 MLS



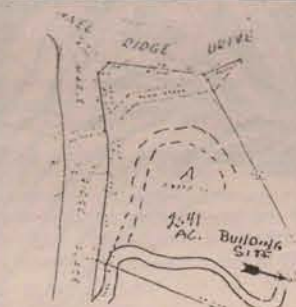
Fantastic view home, over 2600 sq. ft. on 3.39 ac. Oceanfront access by way of registered easement. House features 4 plus bedrooms, could be used for Bed & Breakfast or just a great family home.

ONE LEVEL VIEW HOME \$145,000 MLS



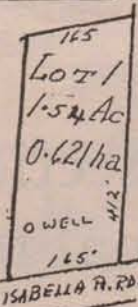
Ideal retirement home, master suite with large dressing area and full ensuite, 2nd bedroom and full bathrm, utility room and large living room with fireplace. Great views to Outer Islands, adjacent lot available to purchaser at \$45,000.

POPULAR CHANNEL RIDGE VIEW ACREAGE \$65,000 MLS



Walk this unique view property with its treed walkways, road to building site on community water, hydro, telephone and then sit and gaze at the view of Sansum Narrows.

ISABELLA POINT



1.54 ac. with shared well / driveway / pumphouse. \$39,000 MLS.

CONTACT
SANTY FUOCO 537-2773
 "MLS GOLD AWARD WINNER"

SERVICED VIEW ACREAGE \$31,500 MLS

Terrific value, 1 2/3 acres, driveway in, shares an excellent well, power to lot line, southern exposure, beach access nearby. Don't delay!

FOR THE MOST DISCERNING



This exquisite home is one of Salt Spring's finest. Over 3000 sq. ft. of beautifully appointed living space is presented with 4 bdrms, 3 bathrms, and an all oak gourmet kitchen with every conceivable option. An in-ground pool. Double enclosed garage and a breathtaking oceanview plus much more. By appointment only. \$389,000 MLS.

AFFORDABLE!!



* 2 bdrm, * 2 bathrooms * Private 1/2 acre * Well built & well kept \$89,900 MLS.

LARGE VESUVIUS BUILDING LOT

Beautiful 1.16 acre lot facing S.W. with building site parked out. On piped water. \$52,500 MLS.

SOUTH END VIEW AND CABIN

Small rustic cabin with power, water, phone, on private 3.15 acres that rise in mossy rock tiers to a sunny building site facing south and a distant oceanview. \$66,000. Reduced to \$58,500.

DONNA REGEN, CGA
 MLS GOLD AWARD WINNER
 537-2845

PASTORAL SOUTH END SETTING

This sunny and immaculate 4 bdrm home is situated on 1.02 acres over looking a meadow and bounding on Weston Creek. Asking \$109,000 MLS.

If you would like further information, please call:

HENRI PROCTER 537-4273 (H)
537-5577 (B)
 SILVER MLS AWARD WINNER

SATURNA ISLAND

Almost 1/2 acre in the Tombo Channel/East Point area. Property is halfway between two public accesses to the waterfront with summer moorage and excellent salmon fishing. \$18,000 MLS.

SUNNY BUILDING ACREAGE NEAR TO GANGES

This sunny 1.52 acre parcel slopes gently to the southwest, at the end of a quiet cul-de-sac close to Ganges. This lot has enough trees for privacy and plenty of open ground for a good garden. \$29,500 MLS.

SATURNA WATERFRONT

Tucked away at the head of Boot Cove on over 1/2 an acre with over 140' of low bank waterfront is this 3 BR home in need of some TLC. Sunny location with good year-round moorage in front offers many exciting possibilities — as an investment holding or as a weekend getaway for boat or aircraft access. Vendor will consider carrying a mortgage and is open to any reasonable offer. \$99,000 MLS.

CALL DAVID DUKE
 653-4538
 MLS GOLD AWARD WINNER

SECRET ISLAND WATERFRONT



This attractively treed south facing lot has over 100' of frontage on Captain Passage with tremendous views over to Saltspring Island. There is an indentation on the property which could be developed as a stairway down to the dock. The building site offers great potential for a sunny waterfront vacation retreat with superb sunsets. Vendor financing available. \$25,000 MLS.

SOUTH PENDER WALK-ON WATERFRONT



One of the original old waterfront homesteads on South Pender has finally come on the market. Five level arable acres on two lots with approx. 280' of south-facing walk-on pebble beach frontage on Drummond Bay. The older 3 BR home is set in a famous old orchard and surrounded by seaview sundecks. Truly a once-in-a-lifetime property opportunity. \$395,000 MLS.



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NEW SIDE X SIDE DUPLEX



Near completion, these units offer 1344 sq.ft. per side. 3 br, large Lr & DR, 2 1/2 baths. Nice treed lot within walking distance of the ocean. Revenue \$600/mon. Asking Price \$155,000

WATERFRONT HOME - GANGES HARBOUR CHARMING HOME



Charming older character home located on low bank waterfront. Sunny exposure. Features include 3 bedroom, den, large kitchen, cozy living room, 3 baths, large deck with views over harbour. Landscaped tastefully. Large separate studio and workshop, greenhouse and fruit trees. Asking \$279,000.

BUSINESS OPPORTUNITY ISLAND CAR WASH



Only one on Saltspring Island with unlimited potential. Excellent location and lease. Power wash and sandblasting equipment included. Vendor will consider working partner.

MAGGIE SMITH
537-2913

WHY PAY RENT?



Cosy home locate within th village core. 1084 sq.ft. home. Three bedrooms and 500 sq. ft. of deck make this a perfect starter home or retirement home. On sewer and water. Price \$89,900.

COSY HOME WITH OCEAN VIEW



Tidy 2 bedroom home located on ocean view lot. Great starter home or retirement home. A 20x24 fully insulated workshop will appeal to the do it yourselfer or hobby buff. Don't overlook this good buy. Price \$88,000.

PHYLLIS FETHERSTON
537-2095

H.M.S. GANGES APARTMENT ONE OF A KIND



The only apartment block on Salt Spring. Strategically located in Ganges, close to stores and the hospital. Each unit has an excellent seaview of Ganges Harbour. Occupancy now 100% with handpicked tenants. \$375,000.

SEAVIEW FAMILY HOME



3 Bedrooms, 2 Bathrooms, fireplace, large kitchen, sun room with greenhouse and separate garage with loft. Vendor anxious. \$127,500.

POTENTIAL COMMERCIAL DOWNTOWN CORNER



Jackson & McPhillips .15 ac. presently rented as residential @ \$525/mo. but ideal for corner store. Excellent holding at \$95,000.

DICK TRORY
537-2236

FULFORD BUILDING LOT

Treed 1.49 acres, driveway roughed-in, drilled well, power, phone, cable at road. Short walk to Fulford ferry, school, etc. Priced to sell at \$39,000.

SEMI-FRONT

nice .47 acre on Isabella Point Road, only minutes to Fulford Village, ferry, etc. Lot has previously perced, requires a well. Priced to sell at \$50,000.

SUNNY VESUVIUS!

Nicely treed 1.05 acre on Woodland Drive with partial lake and sea-views, located on quiet cul-de-sac, domestic water. Priced right at \$41,500.

MARACAIBO WATERFRONT!



Beautiful 1.95 south-west facing lot with 200 ft. frontage, enjoy all the facilities, sheltered year round moorage in Long Harbour. Asking \$159,000 plus membership fee.

NORTH BEACH!

1.22 natural acres, offering excellent privacy, potential sea-views, close to beach access and public boat launch. Only \$35,000.

PAUL GREENBAUM
537-5064

SUNSHINE & PRIVACY



Lakeview: .87 park-like acres; fruit trees, veg. & rose gardens, 3 bdrm, 2 level finished home, sunroom, decking, games room, 3 bathrooms. List price \$149,000.

CUSTOM DESIGN HOME



OUTLOOK OVER ACTIVE PASS: near new contemporary residence; 2 bedrooms and studio recreation room, large double garage. List price \$175,000.

WATERFRONT



300' low-bank, 2.3 acres, family residence, s.w. exposure, municipal water. List Price \$749,000.

GIL MOUAT
537-4900

WHIMS ROAD

Gently sloping 2.78 acres of nicely treed property. On cul-de-sac and private. Water and hydro to lot line. Now \$39,500.

HARRISON RD.

Sunny 1/2 acre lot. Hydro, cablevision and water to lot line. \$29,900.

WATERFRONT ACREAGE



Home with two separate workshops and guest cottage all on 1.36 acre. Beautiful waterfront. 144 ft. oceanfront and moorage. Foreshore lease applied for. Price includes washer, dryer, refrigerator & stove. Beautifully parked out grounds and arbutus trees. \$289,000.

MOUNY BAKER CRESCENT



This delightful 2 bedroom home offers a spacious kitchen with a large heatilator rock fireplace separating the kitchen from the large living room. Double garage with paved driveway. Just outside Ganges. Only \$98,500.

MARION MARKS
537-2453

NEAT & NEW



This 3 bedroom home is surely the best value on Salt Spring. If you are looking for a quality home under \$100,000, be sure & see this one. \$86,000.

OCEANFRONT HOME



Lazy summer days drift by in secluded serenity, give stress a rest. Reward yourself with a waterfront home on Salt Spring Island. \$320,000.

BOATERS LOOK AT THIS



All weather harbour & beach. 2.25 acres, good well & easy access. \$150,000.

JIM SPENCER
537-2154

SEASCAPE!

Looking for that waterfront acreage with moorage potential and room to beachcomb? Here's a rare parcel for you to develop as you wish. 2.03 acres fronting on a small bay. Walk to the Vancouver ferry. Asking \$275,000, with excellent terms.

BEACHFRONT!

Looking for that elusive commodity, waterfront with estate potential? Here's your opportunity! 3.01 acres, sunny, fronting on a small bay. This property adjoins the 2.03 acre parcel described above. Privacy, in a charming area of Saltspring. Asking \$295,000, with excellent terms. Call Liane for more information.

SEAVIEW!

A brand-new home to welcome you to the island. Presently under construction. Unique finishing touches that will lift this home out of the ordinary. In a preferred area of Saltspring. Call Liane to view the plans and walk the property.

LIANE READ
537-4287

GOOD BUYS

720 sq. ft. mobile. Excellent lot, walk to St. Mary Lake, plus workshop or could become cottage. Price \$69,900.

2.36 acres Channel Ridge, non-view, water, power, phone, driveway, nicely treed, excellent value at \$39,000. Terms 9% vendor mortgage.

3/4 of an acre seaviews, water, power, phone, paved roads. Price \$52,000.
 22 acre horse ranch over 3600 sq. ft. of home, lge barn, good fields, creek & lake frontage. Price \$495,000.

MEL TOPPING
537-2426

SOUTHEND SEAVIEW



Older 2 bedroom home on a half acre seaview lot in Fulford Village. Ideal for retirement home or for someone looking to relocate to Victoria. Phone for an appointment today. Don't be disappointed! \$82,000.

WEEKEND GETAWAY \$53,500



Over four acres, good timber, privacy, close to ferry and town. Excellent weekend getaway or someone starting out. 12x64 mobile home, wood stove, gas range. Services to be developed.

NORMAN ROTHWELL
537-5103

IMMEDIATE OCCUPANCY



3 bdrm home on 1/2 acre lot. Oak floors, electric heat, piped water, large sun-deck. Located between Fulford and Ganges, vendor financing. Asking \$107,500.

ATTENTION

1/2 acre lot on paved road in an area of new good quality homes, piped water and sunny. Vendor financing with 20% down. Asking \$29,500.

SOUTHEND ACREAGE

3 acres, naturally treed, near level, 4 gpm well, vendor financing with \$4,250 down. Asking \$42,500

BOB TARA
537-5807

HUGE MAPLES & CEDARS

Are only part of this offering. This easy to build on lot is at the end of a cul-de-sac across from a large rural acreage. Vendor may carry. Offered at \$20,000.

VIEW, LOCATION, EXCELLENT WELL

Almost 6 acres of arable nicely treed land close to Ganges. A 14 gpm well and a roughed in driveway add to the value of this parked out acreage. Offers to \$62,500.

MAGNIFICENT VIEWS



From this quality Fulford Harbour home. Separate guest cottage backs on to large agriculture parcel. If you enjoy rural Fulford don't miss this one. Offers to \$132,000.

DENNIS O'HARA
653-9555



PEMBERTON HOLMES (GULF ISLANDS) LTD.

537-5568
P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road

Victoria Direct Line 652-9225 Fax 652-9225

1887 - 1989
102 years
as your
good
neighbour!
1887 - 1989

DOWNTOWN COMMERCIAL BUILDING & BUSINESS



An excellent investment opportunity over 4800 sq.ft. of space. Includes restaurant doing a good business and 2 lots in a growing area. FULL PRICE \$775,000.

I'M LONELY, MY OWNERS HAVE BOUGHT ANOTHER HOUSE



Views are enjoyed from every room of this 1400 sq.ft. nearly new rancher situated on 1.87 acres with a sand and shell beach. Separate 10'x20' out-building could be a studio or workshop. This one level home enjoys a private setting and is just minutes from town. Move this month and enjoy! PRICED TO SELL \$225,000 MLS.

WALK DOWN MEMORY LANE



This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 ocean-view acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private, yet minutes from town. Curl up in front of the original fireplace. \$149,900 MLS

JUST LISTED - BEAVER POINT RD.



A delightful 3 bedroom log home on 2.11 sun-drenched acres. Private, yet still open and spacious, with views towards Weston Lake. Developed garden area, outbuildings, and more-this one will move FAST. \$110,000 MLS.

YEAR'ROUND OCEANVIEW VACATION HOME YOU WON'T WANT TO LEAVE!



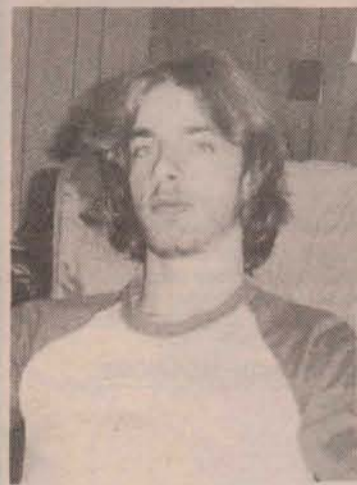
Only a quiet road separates this sunny and private property from the ocean. Enjoy the ever-changing marine views while relaxing in this single level 2 bedroom home. There is a massive rock fireplace and the kitchen and bathroom have been completely renovated. Vendor Financing available. LET'S GO SEE IT! \$107,000.

LET THE SUNSHINE IN!



Spacious family home close to school, shopping, walking fields and hospital. Lots of windows and skylights allow for all day sun and bring the beauty of the outside to your chairside. Two full levels of living include 3 br, a den and recreation room. Kitchen, dining room and solarium overlook the private, park-like backyard. priced to sell \$114,000 MLS.

REAL ESTATE NEWS



TIM WILLIAMSON

is not a realtor he is following in his father Harry's footsteps - and that's not carved in stone, just in cement.

PICK A VIDEO!

Here's your chance to own your own video store. Doing a good business in a high traffic area with lease in place till 1991. Lots of stock. \$60,000 MLS.

DOWNTOWN PROPERTY

Ideal investment lot in commercial core of Ganges, on bypass route, excellent location. \$45,000 MLS.

BUILD YOUR DREAM HOUSE

Wooded lot on quiet lane on Pender Island. Piped water, hydro and telephone at lot line. Great investment lot! \$10,500 MLS.

ACREAGE WITH LOTS OF SUN AND TIMBER! THIS 3-PLUS ACRES HAS VIEW POTENTIAL AND IS EASILY ACCESSIBLE FROM ROAD. CLOSE TO TOWN AND FERRIES. \$30,000 MLS.

GENTLY SLOPING LOT WITH LAKE AND OCEAN VIEWS ONCE SLEARED. PIPED WATER, CABLEVISION, NEAR ST. MARY LAKE. BUILD YOUR DREAM HOME! \$29,000 MLS.

WATERFRONT LOTS

Sunny Vesuvius with superb ocean views & breathtaking sunsets. This .17 of an acre is in quiet village with nice beach, ferry, store, restaurant and pub just minutes away! \$115,000 MLS.

Adjoining .19+ of an acre also for sale at \$125,000 MLS.

BUYING ON A BUDGET? HERE'S THE BARGAIN YOU'RE LOOKING FOR!

Superb sun travel, with ocean glimpses and Vesuvius sunsets make this 2 BR modular home on a spacious 1 acre lot a delight! Piped water, cablevision, paved driveway with tennis, golf, swimming and ferries close by. ACT NOW! \$79,000 MLS.

SUNNY AND SECLUDED WITH VALLEY VIEW

Treed 6.05 acreage close to Ganges with subdivision potential. Driveway is in with 2 road accesses. Cleared building site and 12 gpm well!! DON'T MISS IT. \$49,900 MLS

Multiple Listing Service
Gold & Silver Award winners
ARVID & KERRY CHALMERS
537-5568 or 537-2182

WATERFRONT ACREAGE

Approx. 300 feet low-bank frontage facing south on tidal estuary. Beautifully treed with cedar, fir and arbutus. Upland and waterfront portions divided by gazetted road (not built). A great "buy" for 9.22 acres. ONLY \$135,000.

INVESTMENT

Holding property with rental houses close to town. 4 1/2 acres zoned commercial service with potential to subdivide or strata title into 12 lots. Vendor will sell all or part. Light industrial zone. Great potential. \$490,000 MLS.

HARVEST HAPPY MEMORIES FOR YOUR FAMILY IN THEIR OWN HOME



Lots of windows and skylights allow for all day sun and bring the beauty of the outside to your chairside in the solarium and dining area of this spacious family home. Two full levels of living include 3 BR, a den, and a recreation room. Just steps from schools, shopping and the hospital, you can leave your car at home. Price below replacement value - SEE IT TODAY! \$114,000 MLS.

OCEANVIEW CHARACTER COTTAGE



Everyone's dream! 3.5 acres of sunny arable land overlooking Ganges Harbour - Excellent water supply. Delightful cottage with considerable room for upgrading including new septic field, water pump, 400 sq. ft. of decking etc. Just listed at \$109,000. MLS. ASK FOR A VIEWING!

GRACIOUS SPACIOUS HOME IN MARACAIBO

Architect-designed executive home built to take advantage of the southern exposure yet providing protection from summer sun with extra-wide overhang and spacious decks. One level living with over 2,000 sq.ft. of floor space allows division of bedroom wing (3 br, 2 full baths) from entertainment area (living room with brick fireplace and dining room), which carries on to the gourmet kitchen with center island and laundry area. A guest room or study with ensuite completes the main floor. The basement area has a workshop-storage room. A concrete driveway leads to the attached double garage.

Set this delightful home on 1 1/4 acre of park-like woods, add an excellent water supply (well) and prepare to retire today! All this for only \$220,000 MLS.

BEST BUYS IN VIEW BUILDING LOTS

- Rourke Road - Sunny 1/2 acre close to town serviced with drilled well (2 gpm). Driveway in to building site. Some sea views. Surrounded by large acreages. \$43,000 MLS.
- Lawnhill Drive - Sea & lake glimpses from this level sunny lot in St. Mary's Highlands. Driveway roughed in to private building site. Temporary power pole. Serviced with water, power, phone & cablevision. \$44,500 MLS.

Please call
Phone Ann Foerster
537-5568 or 537-5156

DRIVE OUT THIS AFTERNOON AND BE CHARMED



This spacious 3 bedroom & den "Cape Cod" style home on spacious low maintenance lot is just minutes from St. Mary Lake. Deer-fenced garden, paved driveway, cablevision and house is situated on a quiet crescent. DON'T DELAY, THIS WON'T LAST LONG. \$155,000 MLS

OCEAN, MOUNTAIN AND LAKE VIEWS



Enjoy this 3 bedroom plus den west coast contemporary home nestled on a private 1/2 acre. Newly renovated, new broadloom and over 800 sq.ft. of deck make this a delight to see. Be comfortable in this cosy home before winter winds howl! \$135,000 MLS.

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ALL THIS AND OCEAN VIEW



This is probably the best buy on the island for a retirement couple or a couple with a small family. Located in a most congenial area close to beach and boat launch. Enjoy your own garden and several fruit trees; put your boat in the water and walk on the beach.

Yes, you can see the ocean from the living room, kitchen and family room windows. 2 Bedrooms, 1200+ sq.ft. on 2/3 acre of secure enjoyable living. OWNER'S MOTIVATED. ASKING \$119,500 MLS

For appointment to view call:
WYNNE DAVIES 537-5568, 537-9484