

Driftwood

Island Living Real Estate

SECTION
C

Students discuss their vision of a new school

Architects of Ganges' new high school spent last week on the island working on the project's first phase of extensive planning. They drew on a previously untapped source of information — students.

Gulf Islands Secondary School students participated in workshops led by members of Marshall & Garyali, giving the Victoria architects an idea of what they would like to see in a new school.

Shiv Garyali said this is the first time students have been involved in the research process of the many schools his firm has designed on Vancouver Island. He was "absolutely happy" to have the opportunity to talk to students.

"It is interesting what they have to say," he said.

One strong message architects received from students was that they do not want to work in isolation at school, as some futurists have envisioned. Architect Daniel Boot said it was "clear they wanted to be together in large numbers."

Extensive lists of desires and suggestions were compiled as a result of the school workshops. Many items reflect problems the present school poses.

Having places to sit — in hallways, "social spaces," or around tables instead of classroom desks — was an often-mentioned concern. Structural improvements like having fields closer to the gym, wider hallways and a bus shelter were also on the list. Solar power was a preferred source of heat, while "heating and air conditioning that work" were sufficient for others.

The need for a cafeteria came up several times, as did the desire for a larger library.

Students also want a strong connection to the outdoors, through the use of large windows and courtyards and outside seating areas.

Garyali told the *Driftwood* a similar input-gathering session would be held with GISS teachers in January. After that, a plan of action or "program" will be formulated by his firm, followed by a draft design "basically reflecting objectives and actual physical needs," he said.

He admitted the project is limited by the site and funding and all desired elements cannot be present in the school.

Boot said intensive preliminary discussions like the ones being held are necessary "to get a feeling for what the community wants." The firm did not

Event marks the first time students have been involved in the research process

come to Salt Spring with "preconceived notions," he said, noting it would be "an uphill battle" to convince people of imposed concepts.

Boot said "one of the biggest assets your community has is the ocean," and "I think we should emphasize the

strengths."

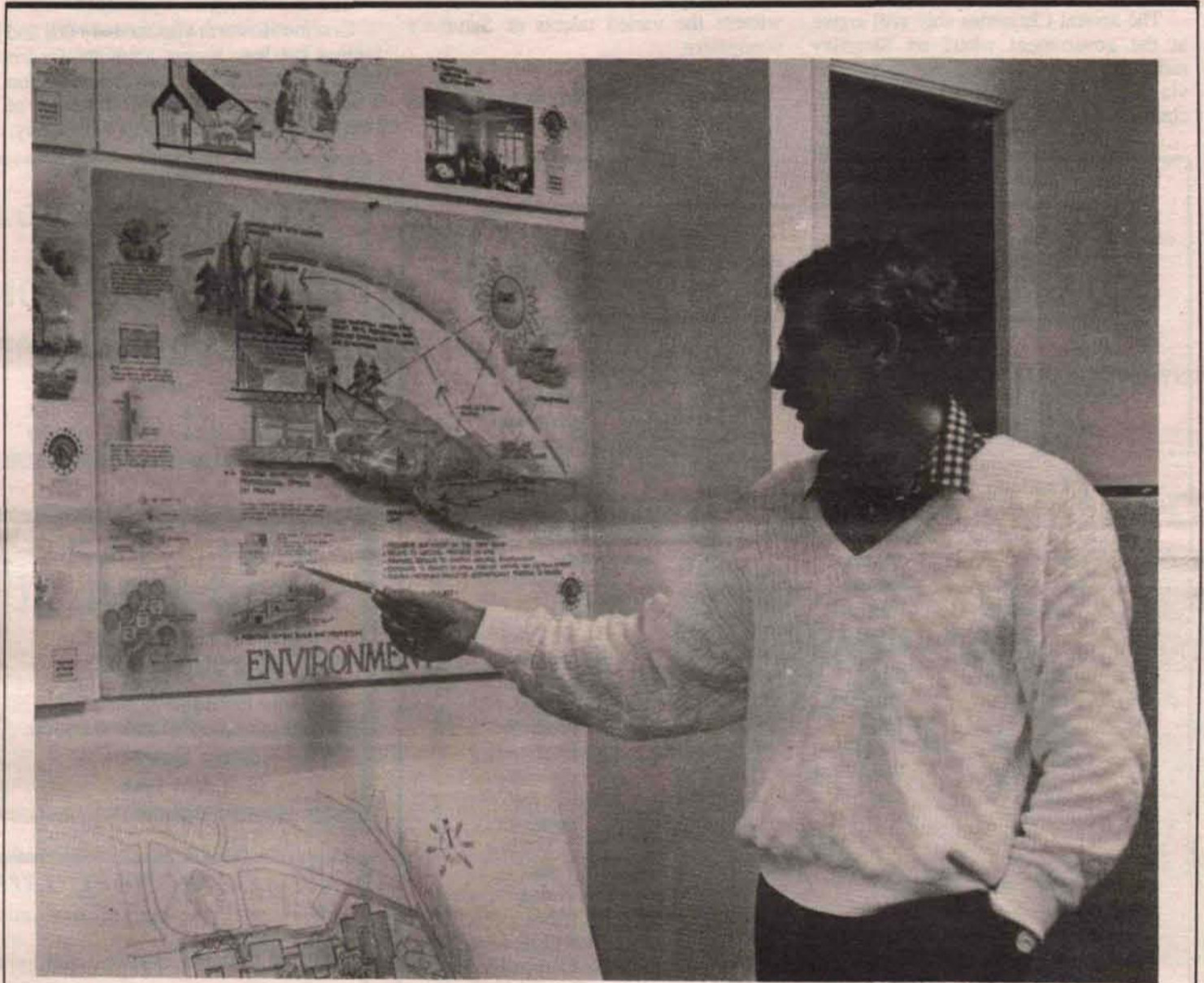
He said an indoor pool is a possibility, if that is what the community wants.

Boot was stationed at the Continuing Education office on Tuesday and Friday last week fielding questions from and listening to interested community members.

He said those unable to talk to architects last week can make their opinions known to the Gulf Islands school board. The board has indicated it will stand behind community wants, he said.

There will be more opportunity for public input after the first design is complete.

After that, said Garyali, the next phase of work will have to begin in order to meet the spring of 1993 deadline for completion.



Marshall and Garyali architect Daniel Boot was at the Continuing Education office to explain the firm's displays. The visual displays and Boot's presence were also to promote discussion on Salt Spring's new secondary school.

Driftwood photo by Gail Sjoberg



Your weekly guide to
GULF ISLANDS PROPERTIES

Compliments of:



ISLANDS

Snowfall, Christmas ship mark season

The first snow of the season fell on Saturday evening and Sunday morning, presenting a winter wonderland for a short time. Flurries turned to rain Sunday morning and the "white stuff" disappeared.

By LYNNE PIPER
Driftwood Correspondent

The snow was a pleasant change after the record rainfalls the B.C. coast has been experiencing this fall — 10 inches of rain for the month of November must be a record and one we can all do without.

Christmas ship

The annual Christmas ship will arrive at the government wharf on Saturday morning. The arrival of Santa to Saturna via ship is always a fun time for both the children of the island and the "older"

children who come to welcome "jolly old St. Nick" and celebrate the start of the Christmas season.

Concert

Friday, December 14 the Saturna Elementary School will hold its Christmas concert in the Community Hall. Everyone is welcome to come and witness the varied talents of Saturna's youngsters.

Rumours abound that Santa may put in an appearance at this event as well!

New homes

On Saturday, December 2, longtime Saturna resident, Ann Bavis, moved to her new home in Saanich. Ann came to Saturna as the young bride of Chuck Bavis. Ann and Chuck made their home in Narvaez Bay and raised three children, Gordon, Walter and Stacy, on the island.

Ann is looking forward to meeting new people, visiting her grandchildren often and playing bridge often. Saturna residents will miss Ann's smiling face.

A warm welcome goes out to Rod and Jacqueline Fraser, who are moving to Saturna. Rod and Jacqueline have lived many years in Ruskin on a small farm and have chosen Saturna as the place they would like to spend their retirement years.

They will come and go between Saturna and Ruskin for the next little while as they gradually move a lifetime of treasures to their new home at 159 East Point Road. Welcome to the island!

On the injured list

Vera Rodway recently fell and suffered an injury to her leg. Vera's leg is not broken but she is in pain and leg movement is limited. Vera is convalescing at home, getting around slowly with the use of a crutch, and being lovingly assisted by her husband, Bob.

Graeme Howarth also recently fell and injured his leg. X-rays have shown his leg is not broken but nevertheless he too is suffering and requires the assistance of both crutches and his capable wife, Polly.

Canadian Crossword

By Rick McConnell

ACROSS

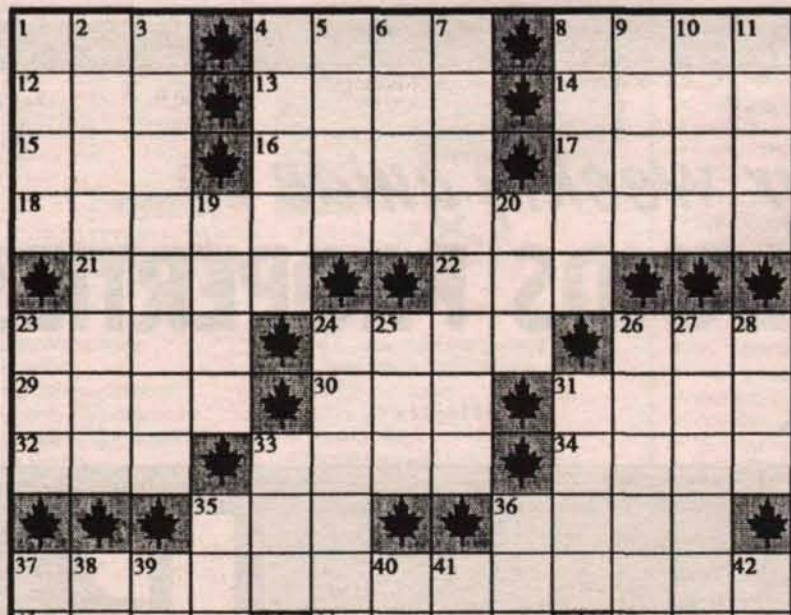
- 1. Arctic feature
- 4. Antitoxin
- 8. Landed
- 12. Pagoda
- 13. Peacock blue
- 14. Dodecanese island
- 15. Aliens
- 16. Minor constellation
- 17. Affirm
- 18. 1924 Queen's Plate long-shot winner
- 21. Moss or bog
- 22. Tasty word
- 23. Mongrels
- 24. Diner sign
- 26. Wiper
- 29. She in
- 30. Roman
- 31. Fermented drink
- 32. Pig's digs
- 33. Portable appliance feature
- 34. Egg-shaped
- 35. Star Wars letters
- 36. Dill herb
- 37. 1987 Queen's Plate long-shot winner
- 43. Zone
- 44. Ayatollah's homeland
- 45. Self describing words
- 46. Wood strip

- 47. Tiber tributary
- 48. None
- 49. Black or bung
- 50. Deed
- 51. "Green" prefix

DOWN

- 1. Article
- 2. Rock launcher
- 3. Prevailing wind
- 4. Shoot out
- 5. Make
- 6. Flowery name
- 7. Logical
- 8. Buzzer
- 9. Jacob's son
- 10. Maddened
- 11. Ripped
- 19. Soften
- 20. Zit juice
- 23. French pronoun
- 24. Stimulating
- 25. Help
- 26. On the delta
- 27. Of the body
- 28. Set
- 31. Will not
- 33. Summer drink
- 35. Winter footwear
- 36. Ecclesiastic levy
- 37. Fix the potatoes
- 38. A Guthrie
- 39. True
- 40. Plains-tribe
- 41. Paddles
- 42. Composer Schifrin

Crossword Solution found on Page C4



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VIEW ACREAGE



Quality quality quality

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1.08 acres, family home, far reaching seaviews, separate garage with loft, greenhouse, decks. Asking \$139,000. Move in & enjoy! (Extra! Extra! 29' Columbia sailboat also available - specs with listing salesperson. Asking \$19,500.) Here's your new life on lovely Salt Spring! \$139,000 MLS.

PEACE AND PRIVACY



On this unique property, secluded amongst tall trees, this 5 acres says it all with its pond and fenced garden. A Victorian style farmhouse with covered porch. Call today for a private showing. Asking \$189,500 MLS.

RARE WATERFRONT ACREAGE!



Southwest exposed 6.83 acres of fantastic property, 354' of sandstone beach, postcard panoramic views over Outer Islands. Several building sites. Asking \$275,000 MLS. Open to all offers.

LIANE READ
537-4287

Pager:388-6275 (#1042)

QUALITY AND VIEW!



Executive style lakeview home with absolute privacy on 1 acre. Natural look landscaping with easy care cement/asphalt driveway. Warm & wonderful home for Island living and entertaining. Total finished area of 2240 sq.ft. including 3 bdrs, real oak floor, incl. lighting, huge sundeck, sprinkler system, ceramic floors, brick BBQ, etc. Illness in family forces owner to sell! 223,000. Offers for quick sale!

FULFORD HARBOUR SEMI-WATERFRONT



7.78 acres and 900 sq.ft. rented cabin on Isabella Point Rd. about 1 mile from Fulford Inn. Beautifully treed benchland with seasonal creek.

HERITAGE HOUSE



Established B & B on 17.42 acres of very arable land with approx. 65 fruit & nut trees. 700 sq.ft. barn & fencing. Unique home with wood floors. \$289,000.

VIEW HOME



3 bdrm home, open living with feature island kitchen, 3 bathrooms, bright & cheery, with windows and skylights, family room, single garage. \$239,000 MLS.

VIEW ACREAGE

3 & 5 acres, s.w. exposure, Ganges Harbour views, views to N.E. can also be developed, driveway and drilled well installed. \$82,500 MLS. **"WATERFRONT ESTATE"**



3 acres +, over 1500' shoreline, character residence, cottage, foreshore lease. \$779,000 MLS.

VIEW PROPERTY



10 acres, zoned for sub-division, PANORMIC VIEW, well on property, all services to lot line. EXCELLENT VALUE AT \$109,000 MLS.

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**NEW FAMILY HOME!
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New 3 bedroom home. On sunny quiet level 1-1/2 acre treed property, close to Ganges yet private. Tile entrance. Buried wiring to house. 1196 sq.ft. on one level. Garden lighting, RV pad with hookups. 6 person hot tub on sundeck off master bedroom. 32 ft. waterproof sundeck with storage under. Airtight woodstove. Recessed lighting. Yard lighting. Full 4' crawl space. Greenhouse window in kitchen. Entrance skylight. Mirrored fireplace.

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Very bright and cheery newly renovated rancher on .75 acre with established garden at the rear and with approximately 17 fruit trees. One of the best values on the market today.

MOBILE HOME ACREAGE

2.30 acres on Whims Road. Water and hydro at lot line. \$37,500.

A HORSE IN YOUR FRONT YARD?



One acre of fenced pasture in front of this 2 bedroom s.w. exposure home. Beautifully finished. Must be seen to be appreciated. \$139,700.

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VENDOR MAY CARRY



Located within walking distance to shops, school & ferry, this 3 bedroom home has the finest of quality and privacy. Bird's eye maple cabinets and handmade cedar doors and windows are but a few of the features of this superior West Coast home. Reduced to \$169,000.



12 acreages on this 147 acre parcel of agricultural land. 80 acres are set aside as a preserve for the 12 owners' exclusive use. Each parcel has an excellent well, many seasonal streams and ponds. Entire project borders over 700 acres of Ecological Reserve Land. \$67,000 to \$78,900.

Contact **DENNIS O'HARA**
FULFORD HARBOUR BRANCH
653-9555 (office)
653-4101 (home)

NEAT & TIDY



Well maintained 2 bedroom home with finished basement. Partial mountain and seaviews. 4 appliances included. Nicely landscaped in nice area around

LOVELY OCEAN VIEW HOME



Tastefully decorated 2 bedroom home on .93 acre. Low maintenance gardens frame paved driveway. Brick heatilator fireplace, deck with glass-panelled railing for viewing trees and ocean. Two bathrooms (3-piece & 4-piece ensuite), and storage/workshop. Includes washer and dryer, new stove & refrigerator. \$149,000.

EXPANSIVE OCEAN VIEW



This pretty three-bedroom new home situated on .67 acre features fireplace, two bathrooms, sundeck and modern kitchen. Partially finished daylight basement includes workshop and plumbing for third bathroom. Double carport is high enough to accommodate an R.V. Ocean views of the Trincomali Channel and Wallace and Galiano Islands make this home terrific value. \$149,900.

SHELLI ROBERTSON
653-4347

NEW LOW PRICE



Excellent value for this Vesuvius Bay home - easy care gardens in top shape, fireplace for winter nights - lots of decks for summer time fun. New shake roof and fresh paint outside. Bring your offers. \$99,900 MLS.

WATER VIEW ACREAGE

Water and driveway developed views opened up. 4.40 wooded acres. Paved road - vendor financing, OAC, \$54,000.

TRADESMAN/HOBBYIST



If 600 sq.ft. shop is what you have been looking for, this is the property for you. Good family home, three bedrooms, large living room, separate dining, 1.25 acre with above average exposure. \$109,000 MLS.

NORMAN ROTHWELL
537-5515

LUXURY HOME WITH PRIVACY



Three bedroom new home on private cove at north end of Salt

ISLANDS

GALIANO ISLAND *Scene*

A new society to run Galiano's solid waste disposal area and recycling centre will be established.

The decision was made at a recent meeting chaired by Mike Hoebel and sponsored by the Galiano Club. Over 100 people attended.

The need for a decision regarding the future of island's solid waste disposal area was brought to a head recently by MacMillan and Bloedel's termination of the lease on Lot 17 — the present solid waste site.

The newly formed group of 14 volunteers are to work with Bill Calloway, Galiano Club president, to either find a new location for the recycling centre or negotiate a new agreement for continued use of the area currently used.

The Galiano Club, sponsor of the 14 volunteers and therefore of the solid waste area as well, take responsibility only until the new group is formally launched and able to take over operational duties.

The Galiano Club assumed responsibility for the dump 35 years ago — a needed community service at the time. Members of the newly formed group appear to favour near total recycling as is practiced on some other islands.

Members are: Carol Vosper, Melinda Hyranchuck, Louise Decario, Narcisse Goldmund, Nadia Krebs, Tom Mommensen, Margaret Howell, Val Sebelius, Judy Pattison, Deborah McKecknie, Paul Sinnella, John Levie, Dean Mollen and Lauren Stefaniuk.

They would appreciate participation and support from other islanders and island organizations. The handling of waste is, they remind us, a problem for us all. It is imperative that a resolution to the island's current waste problems be solved and solved quickly — the more input the better, and more help a necessity. John Sibbald has been appointed by the Galiano Club to manage the waste facility in the interim.

Jim Scoones lauded

At the recent meeting to resolve Galiano's waste problems, many tributes were made to Jim Scoones.

As a member and an officer of the Galiano Club several years ago, Scoones took on responsibility for operation of the island's dump. When Jim took over it was definitely — a dump.

Over several years Scoones has changed the concept of waste management on Galiano. Recyclable materials

are designated to separate areas, bottles and cans are sorted and crushed, paper cartons collapsed and baled. A shed has been constructed to house paper products.

Scoones was on the site regularly on Sunday mornings at 10 a.m. He and his helpers sorted and baled, oversaw burns, directed bulldozing and topsoil coverage. As volunteers (none of them were paid) Scoones and his workers deserve the community's thanks. It is devoted people like this who keep this community and its facilities running smoothly.

The solid waste site, Bluff Park, the Activity Centre, the Health Care Society, the north and south halls, and fire departments, these are facilities we all use and benefit from. All are run by volunteers.

Drinking glasses

In an attempt to recycle and cut waste the executive of the North Galiano Community Association recently purchased seven dozen drinking glasses to complement kitchen equipment. With this purchase the need for paper or plastic cups will end except, of course, when there is an outdoor event.

Rock on the road

Galiano had its own version of the Squamish Highway slide when a rock weighing over a ton fell onto Porlier Pass Road on Friday, November 24. Bringing several other large rocks and mud with it,

the debris covered the entire right hand lane of the road. It remained there over the weekend, suitably marked with warning signs placed by our road crew.

The slide occurred at Tabata Bluff in Saltery Bay. In that area the cliffs have been dug away to give space for the roadbed. Other rocks and trees could, in future, fall on to the road as the cliffs are steep and erode easily with winter rains.

Coming events

December 7 — Galiano's first recycled Christmas gift sale, south hall, 7:30 p.m. Money raised goes to help establish recycling projects.

December 8 — Concert at the Carruthers' Studio on Devina Drive, featuring the baroque lute and harpsichord, 7:30 p.m. Sponsors, the Galiano Conservancy Association.

December 9 — Dandelion Gallery, Open House, 2 to 4 p.m., everyone welcome.



Galiano youngster seen at last month's North Galiano Craft Fair. Names were drawn for a variety of prizes.

Driftwood photo by Alistair Ross

ICE	SERA	ALIT
TAA	PAON	LERO
ETS	URSA	AVBR
MATERNAL	PRIDE	
PEAT	YUM	
CURS	EATS	RAG
ELLE	XII	WINE
STY	ACDC	OVAL
	SDI	ANET
MARKET	CONTROL	
AREA	IRAN	IMA
SLAT	NERA	NIL
HOLE	GEST	ECO

Crossword Solution

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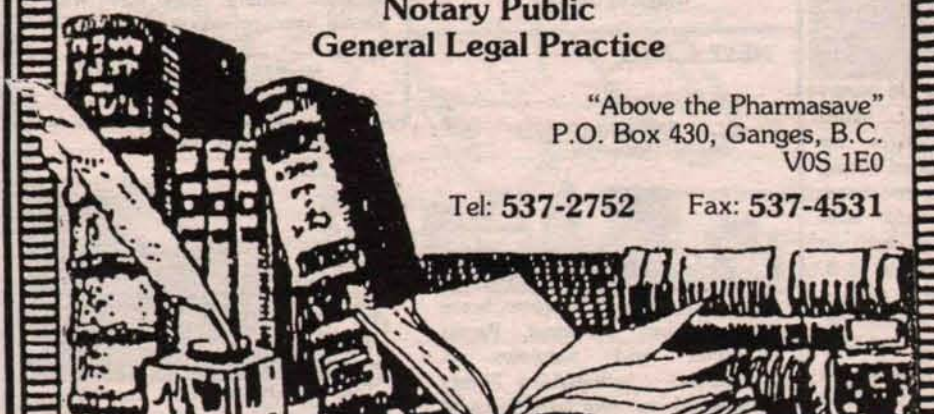
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278-1388 (Pager #5073)

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629-6417 (Res) 629-6494 (Res)
629-3366 (FAX)
655-3411 (Toll Free from Victoria)

SATURNA ISLAND

539-2121 (Res)
253-7596 (Pager #2121)

Selected Properties

THIS WEEK'S FEATURED GULF ISLANDS LISTINGS



HOUSE AND ACREAGE

This recently renovated 3 bedroom house on 1.18 acres features hardwood floors throughout, 2 bathrooms, wood stove and is on municipal water. The acreage is sunny, level, and landscaped, with fruit trees and ornamental trees. Also included is a workshop with studio loft. \$98,000 MLS.

CALL ALEX FRASER (Pender Island)
629-6494



EXCEPTIONAL COUNTRY RESIDENCE — ESTATE SALE

Spacious rooms throughout with mellowed yellow cedar panelling and many other unique features, set in the privacy of 10 wooded acres with valley views to the south. \$289,000 MLS.

CALL ARTHUR or SYLVIA GALE
537-9981



MAYNE ISLAND HOME

On quiet street a minute's walk from beach. Includes sun decks, fireplace and family room. This is a large 3 bedroom home for a modest price. \$99,500 MLS.

CALL FLYNN & VIRGINIA MARR
539-5527 (Mayne Island)



STEP BACK IN TIME

To a more tranquil era in this beautifully restored 3 bedroom heritage home on 1.22 acres of level, low bank waterfront in a sunny, quiet area. This is an outstanding Gulf Islands oceanfront property. \$645,000 MLS.

CALL ARTHUR OR SYLVIA GALE
537-5618



ROOMY HERITAGE HOME

Roomy 5 bedroom, 2 bathroom classic home on sunny 5.29 acres. Central location close to golf, tennis, St. Mary Lake and ocean beaches. Organic garden, spring water and St. Mary lake view. Rare! \$289,000 MLS.

CALL JANET MARSHALL
537-5359



PERFECT RETIREMENT HOME

This is the perfect retirement home with great kitchen, fruit trees, private yard and farm view, and near the waters of Bennett Bay! What more can we say? \$129,000 MLS.

CALL R.F. MARR (Mayne Island)
539-5527



WATERFRONT COTTAGE



SMALL HOME, BIG, BIG VIEW



LAKE VIEWS AND YEAR ROUND SUNSHINE

Three bedroom, basement home overlooking St. Mary Lake on quiet country road. Beautifully landscaped garden with fruit trees, bulbs and shrubs. Golf, tennis, ferries and shopping close by. Now Reduced. MLS.

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537-5

SALT SPRING ISLAND PROPERTIES



ST. MARY LAKE RANCHER
Cosy 2 bdr home across from the lake. Steps from public boat launch, beach and fishing. Fruit trees, and a westerly exposure make for a great garden. Vendor wants action now. Only \$103,000 MLS.
CALL GEORGE PUHARICH



QUIET, SUNNY, SERVICED
Two level adjacent lots, .64 acre each, good location, close to the ocean, some seaviews, and no worries of a dry well! Hydro and water at lot line. Act now for first choice. \$49,900 each. MLS.
CALL SYLVIA OR ARTHUR GALE



NEW LISTING
This cosy 1 bdrm log home is situated on 2.61 parklike acres and offers views of Weston Lake. Asking \$110,000 MLS.
CALL EILEEN LARSEN



UNIQUE WATERFRONT EXPERIENCE
Sitting quietly on a very enjoyable 2.94 acres with 350 ft. of low bank waterfront is this gracious open plan three bedroom home. For further intrigue there is a lovely garden and an older two bedroom guest cottage. \$325,000 MLS.
CALL ANNE WATSON



WARM HEARTH
Looking for a well cared for 3 br home on a private, wooded 2+ acres? Full daylight basement for further development PLUS a super workshop for Dad or the craftsman. Don't miss out! \$149,000 MLS.
CALL PAUL TANNER



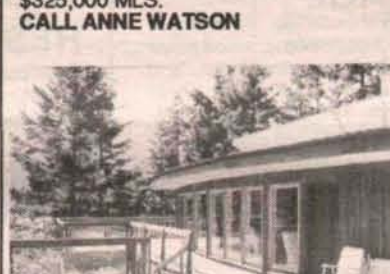
FINEST BUILDING LOT ON SALTSPRING
Sunny Vesuvius lot just under half acre. Pretty, private setting on quiet cul-de-sac, easy to build on, driveway roughed in. Water & hydro at property line. This new listing will not last \$49,900.
CALL FELICITY ANNE GRANT



LOCATION, LOCATION, LOCATION!!
If you like to entertain, this spacious three bedroom home has it all! Location, inground pool, sauna, and plenty of sunshine. Only \$125,000 MLS.
CALL TOM PRINGLE



OWN A PIECE OF DOWNTOWN GANGES!
At Creekside you have a choice between a standard lease or the opportunity to build equity as a syndicated investor/owner. 85% leased. MLS.
CALL BEV JOSEPHSON



OVERLOOKING FULFORD HARBOUR
This ocean view home is packed with features such as hot tub with a view, heat pump, solar heat storage, huge sun decks, wet bar, rock garden, paved driveway, and minutes walk from Fulford ferry. Call now. \$249,000 MLS.
CALL BRIAN BETTS



A BETTER WAY OF LIVING
Quality predominates in this spacious lakeview home near Ruckle Park. Light filled studio, plus room for prof. office, or B & B. Gentleman's "Farm" of over 9 acres with pasture, beautiful woods, large greenhouse, barn, PLUS lake access! \$275,000 MLS.
CALL SARA FEE



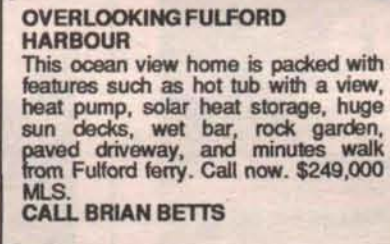
LOTS OF EXTRA FEATURES
Newly built quality home, privately sited on 5 acres of sunny, arable land. Enjoy evenings by the fire, or soak in the luxury of a jacuzzi tub. Pine ceilings, tile flooring, custom cabinets, the latest appliances, and a super family room. \$215,000 MLS.
CALL PAUL TANNER



IMAGINATIVE LIVING!
Luxury waterfront townhome at exclusive Grace Point. Southern exposure, sun filled decks, well designed layout and exceptional architectural features. Private moorage available at your doorstep. \$325,000 MLS.
CALL PAT JACQUEST



EXCEPTIONAL HOBBY FARM
Nine acres with approx. seven acres in fenced and cross fenced pasture. Remainder in old orchard and woods with huge firs and maples. Small older home and outbuildings included with fantastic views. Reduced to \$159,000 MLS.
CALL AILSA PEARSE



CHANNEL RIDGE - VIEWS OF SANSUM NARROWS
1.96 acres of view property in this distinctive subdivision of quality homes. Wind up the driveway to spectacular building site with adjacent level garden area. Sunny and quiet lot. 18 Teale Place. \$69,900.
CALL FELICITY ANNE GRANT



A PLACE IN THE SUN
Attractive 5.42 acre parcel in preferred area with warm, sunny exposure. Gentle western slope with level area for vegetable garden and orchard. Water, hydro and cable at lot line. \$79,000 MLS.
CALL SYLVIA OR ARTHUR GALE



WHAT AN INVESTMENT!
3200 sq.ft. industrially zoned building on 1/2 acre. Three tenants. Excellent statement. Asking \$250,000. Try your offer.
CALL PETER BARDON



TAKE THE SHORT WAY HOME
No need for a school bus here. A 3 bedroom rancher on 2.97 acres, waiting for the right family. With a pool, playground and gardens, there's plenty of room to romp. Comes complete with a 2 bedroom cabin. \$199,000 MLS.
CALL SARA FEE



HOBBY FARM REDUCED IN PRICE
This large old style family home is situated on 5.77 acres, overlooking a small pasture, wandering creek, fruit trees, duck pond and 2 large outbuildings. Great hobby farm or Bed & Breakfast potential. \$137,000 MLS.
CALL BECKY LEGG



WATERFRONT REVENUE
Take possession of this strategically



YOUR OWN ISLAND
White shell beach, breathtaking views down Ganges Harbour, yet only minutes from the village with parking and docking space reserved at Grace Point. Call for further details. \$295,000 MLS.
CALL SYLVIA OR ARTHUR GALE



PRICE A PROBLEM?



ESTATE SALE
Spacious country home situated on 10



CLOSE TO TOWN

No one covers the Gulf Islands like we do.



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Sales Rep.
537-2532 | GEORGE PUHARICH
Sales Rep.
537-9111 | AILSA PEARSE
Sales Rep.
537-9261 | PETER W. BARDON
Sales Rep.
653-4576 | FELICITY GRANT
Sales Rep.
537-2374 | PAUL TANNER
Sales Rep.
537-4509 | TOM PRINGLE
Sales Rep.
537-9996 | MARY SMALL
Principal Agent
537-5176 | TOM HOOVER
General Manager
537-5918 |

SALT SPRING ISLAND PROPERTIES



WATERFRONT COMMERCIAL
Waterfront commercial property with established restaurant and owner's residence, next door to the Vesuvius Ferry. This is a unique opportunity to enjoy life in the Gulf Islands. \$375,000 MLS.
CALL PAT JACQUEST



MATT'S MEATS
Great little business located in the heart of Ganges. "Matt's Meats" is a well established business specializing in quality imported cheeses, meats and Salt Spring Lamb. Very good pedestrian traffic. \$34,900 MLS.
CALL BECKY LEGG



SERVICED BUILDING LOT
Almost an acre of treed and prepared building lot in an exclusive area of fine homes. Power, water, phone and cable ready - approved plan and building prospectus available. Spec potential. Reduced to \$49,900.
CALL GEORGE PUHARICH



SUPER NATURAL OCEANVIEW PROPERTY
This picturesque 1.77 acres of very sunny property lies in a very unique setting. Very quiet area on a cul-de-sac. Expansive southwest ocean views. List price \$75,000 MLS.
CALL TOM PRINGLE



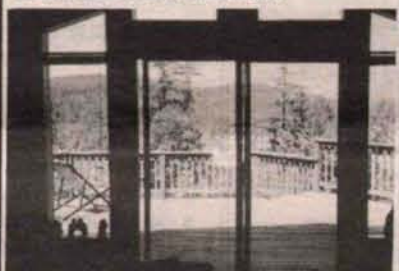
PERFECT FAMILY HOME JUST REDUCED
Located in sunny Vesuvius, this 4 bdrm, 2000 sq.ft. family home is situated on a .94 acre, fully landscaped property with paved driveway and single car garage. \$139,500 MLS.
CALL EILEEN LARSEN



B & B OPPORTUNITY
Established B & B. Delightful garden on 1.34 acres. Spacious home with lights and lots of glass creating a wonderful harmony with the outdoors. \$99,000 MLS.
CALL BEV JOSEPHSON



BUILDER'S SPECIAL
Gently sloping building lot located within walking distance from ocean access. Nicely treed for privacy with seaweed. Hydro at lot line. Driveway roughed in. \$35,500 MLS.
CALL TOM PRINGLE



SPAR WITH THE BIRDS
Enjoy spectacular sunsets and views of Sansum Narrows, Houston Passage and St. Mary Lake from the huge deck. Immaculate, spacious home with three bedrooms, three bathrooms. Private easy care lot. \$179,000.
CALL AILSA PEARSE OR GEORGE PUHARICH



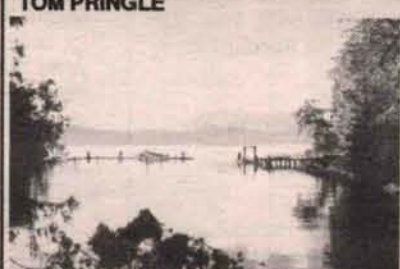
PUT YOURSELF IN THE PICTURE
Attractively treed with good garden potential and a sunny exposure. Driveway and building site in place. Minutes from the village, just off Mansell Rd. Vendor will carry! \$55,000 MLS.
CALL SARA FEE



EXCELLENT BUILDING LOT
Located in highly desirable Vesuvius area, this .51 acre lot has gentle slope to seasonal creek. Partially cleared & leveled, and ready to build on. Power, water and cablevision to lot line. Sunny & warm south west exposure. \$44,900 MLS.
CALL BECKY LEGG



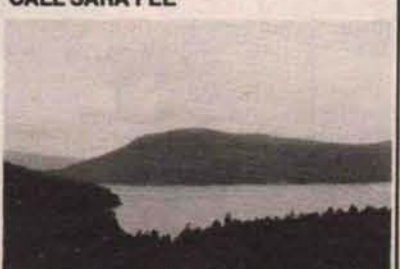
BEACH LOVER'S PARADISE
Best Coast contemporary open living design home on 2.40 acres. Unique woodwork and finishing throughout. 100 sq.ft. of new sundecks. Sunny southwest exposure. Ideal for artist retreat, expansive mountain views. \$99,900.
CALL EILEEN LARSEN



WATERFRONT INVESTMENT
Your best real estate investment could be a waterfront lot at Musgrave Landing. These lots include a water system and sheltered moorage. Impressive scenery and good fishing. Attractive vendor financing for five years. Prices start at \$69,800 MLS.
CALL BRIAN BETTS



WATERFRONT AT MUSGRAVE LANDING
.68 acre in natural tranquil setting. Access by gravel road or by boat, this strata development provides year round safe docks for property owners. Take advantage of being part of this unique lifestyle while still available. \$69,800 MLS.
CALL FELICITY ANNE GRANT



MASTER BUILT HOME
High quality custom home with southern exposure and exceptional seaviews. Easy care exterior & landscaping leave you time to bask in the sun, soak in the hot tub or enjoy the sauna. For the discriminating purchaser! \$285,000 MLS.
CALL PAT JACQUEST

GREAT FAMILY HOME!
With this 6 bedroom, 3 bathroom home! The property has a self-contained 1 bedroom guest cottage with sleeping loft. Situated on sunny .69 acre lot with 2 wells, 1/2 block from public beach and within easy walking distance to Ganges. \$199,500 MLS.
CALL BECKY LEGG

QUINCY TWO BEDROOM HOME
In a quiet, sunny cul-de-sac on a pleasant .61 acre is this two bedroom home with daylight basement. Fruit trees, paved driveway, lots of deck and carport are some of the features. Please call today for an appointment. Reduced \$110,000 MLS.
CALL ANNE WATSON

WONDERFUL FAMILY HOME!
Great 3 bedroom, 2 bathroom home on landscaped and level 1.03 acre corner lot. Located close to elementary school and one block from beach. Very quiet and sunny location. Great place for a growing family. \$126,900 MLS.
CALL BECKY LEGG

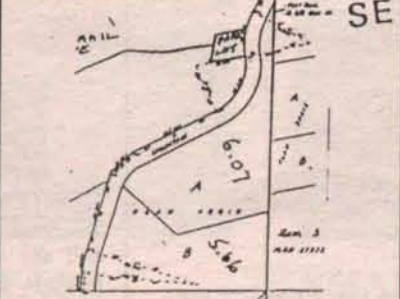


SNUG & WARM
Light filled 3 bedroom home sited on a very sunny, usable .88 acre lot. Plenty of lawn and woods for kids to play. Conveniently located near Ganges, this is a great starter or revenue home. \$94,000 MLS.
CALL PAUL TANNER

NEW LISTING - LOT 16
The only south facing waterfront lot for sale in this spectacular setting at Musgrave Landing. Ownership includes sheltered year round moorage at the private marina. A rare opportunity to own one of the best lots at Musgrave. \$150,000 MLS.
CALL BRIAN BETTS



OCEAN VIEW - 100 HILLS AREA
Rare opportunity to own 5 acres plus 2 level, 3 bedroom home in one of Salt Spring's more popular areas. Large garden area, fruit trees, separate garage, paved driveway and community water. This is private and close to Ganges. \$175,000 MLS.
CALL BRIAN BETTS



MAKE YOURSELF AT HOME



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539-2002 (Res & FAX)
MAYNE ISLAND
539-5527 (Res) 278-1388 (Pager #5073)
PENDER ISLAND
629-6417 (Res) 629-6494 (Res)
629-3366 (FAX)
655-3411 (Toll Free from Victoria)
SATURNA ISLAND
539-2121 (Res) 253-7596 (Pager #2121)
SALT SPRING HEAD OFFICE
537-9981 537-9551 (FAX)



JANET MARSHALL
Galiano Sales Rep.
539-2002



PAUL TANNER
Galiano Sales Rep.
539-2002



VIRGINIA MARR
Mayne Sales Rep.
539-5527



FLYNN MARR
Mayne Sales Rep.
539-5527



JILL PIKE
Mayne Sales Rep.
539-2050



SUE FOOTE
Pender Sales Rep.
629-6417



JOHN FOOTE
Pender Sales Rep.
629-6417



ALEX FRASER
Pender Sales Rep.
629-6494



DON PIPER
Saturna Sales Rep.
539-2121

OUTER GULF ISLAND PROPERTIES

GALIANO ISLAND



REVENUE PLUS!!
3 bedroom main residence and 2 bedroom cottage with a combined \$500+ rent. Woodshed, chicken house, fenced, and wooded on 1.79 level acres. Private with sea glimpse. \$150,000 MLS.
PAUL TANNER or JANET MARSHALL
at 539-2002



ACTIVE PASS VIEW
2 wooded acres bordering on Bluff Park. Views to Mayne Island and Active Pass. \$55,000 MLS.
PAUL TANNER or JANET MARSHALL
at 539-2002



WISE ISLAND HIDEAWAY
Boater's paradise on .42 acres with 100 ft. of lowbank beach. Water system, private, and views towards Galiano. Private and ready to build on. \$45,000 MLS.
PAUL TANNER or JANET MARSHALL
at 539-2002

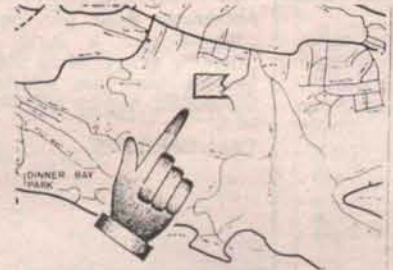
PRIVATE, WOODED ACRE
"Park-like" setting close to ocean access on a water system. Gentle slope with beautiful cedar and arbutus trees. \$45,000 MLS.
PAUL TANNER or JANET MARSHALL
at 539-2002

WHALER BAY LOT
Semi-waterfront 1.64 treed acres on Whaler Bay. Close to stores.
PAUL TANNER or JANET MARSHALL
at 539-2002

MAYNE ISLAND



SECLUSION AND VIEW!!
\$165,000
This three bedroom basement entry home with 1680 sq.ft. upstairs and 721 sq.ft. downstairs is located on an acre of land with seclusion and ocean views. Modern kitchen, large bedrooms with ensuite in master bedroom, three decks, large windows to view from living room, dining room and kitchen. Roughed in central vacuum system, new carpeting throughout, large family room, this is an excellent buy for those looking for a larger home with seclusion and ocean view.
VIRGINIA & FLYNN MARR 539-5527
Pager (24 hrs) 253-7596 #5073



FOREST HOMESTEAD
\$160,000 MLS
This is an opportunity to have a true forest homestead in a marvellous island setting. Located in the center of Mayne Island this level ground is covered in second growth forest. Walk through this wonderland of fir and cedar, step over fallen trees covered in green moss, listen to the thousands of birds that abound on the property and imagine this as your home. These large island properties are becoming increasingly rare and this is an opportunity not to be missed. Its kind will not be along again for a long time if ever. Call....
VIRGINIA & FLYNN MARR 539-5527
Pager (24 hrs) 253-7596 #5073



OCEAN VIEW HILLSIDE
\$120,000 MLS
10 acres of incredible ocean views to south west and sweeping around to the north! This is forest land accessible by private road with
VIRGINIA & FLYNN MARR 539-5527
Pager (24 hrs) 253-7596 #5073

PENDER ISLAND



REDUCED 11
...to \$79,900
This 2 bdrm bungalow overlooks the park and Magic Lake. 1000 sq.ft. on main floor and 560 sq.ft. on lower level, finished to lock-up. On community water & sewer. Call....
JOHN & SUE at 629-6417
or 653-3411 toll free from Victoria

ARABLE LANE!!!
\$159,000
...19 acres, with an older 2 bdrm home. The site and southern exposure make this property a delight for anyone interested in gardening, light farming & privacy. Call....
JOHN & SUE at 629-6417,
or 655-3411 toll free from Victoria

BELIEVE IT!!!
\$48,500
...OCEANFRONT!!...on SECRET ISLAND, with approx. 100' frontage!! Beautiful southern exposure, just 10 minutes, by boat, from Salt Spring Island, or Otter Bay on Pender Island. Call....
JOHN & SUE at 629-6417,
or 655-3411 toll free from Victoria

OCEANFRONT ACREAGE!
\$500,000
...for 34 ACRES on Bedwell Harbour, with accessible oceanfront and your own private cove. Lots of sunshine, privacy, and great moorage! Call....
JOHN & SUE at 629-6417
or 653-3411 toll free from Victoria

PENDER PROPERTIES!!!
We have a great selection of affordable lots UNDER \$20,000, VIEW properties from \$27,000 and acreages starting at just \$39,000 for 2 acres!! Call....
JOHN & SUE at 629-6417
or 653-3411 toll free from Victoria



WHAT A PAIR!!!
\$159,000
...For TWO units, each with 2 bdms, 2 baths,
JOHN & SUE at 629-6417
or 653-3411 toll free from Victoria

SATURNA ISLAND



LOW BANK WATERFRONT
Over 250' of Boot Cove waterfrontage, prime for the boater! Older 2 bedroom character home has great potential. .81 acre lot with fig trees, monkey tree, and a variety of others. Would suit the avid gardener. Just a short walk to ferries. \$155,000. Call....
DON PIPER 539-2121

ACREAGE AND VIEW
Cottage needs just a little finishing, but what a fantastic view over Georgia Strait to Vancouver and White Rock. Over 3 acres to build gardens, orchard, etc. Only \$79,000. Call....
DON PIPER at 539-2121

EXCEPTIONAL WATERFRONT
Veruna Bay, part of the original 1870 Payne Homestead, has one of the finest low bank sandy beaches in the Gulf Islands. This is the first time that 200 feet of waterfrontage in the unique bay has become available. Only ONE lot of 1.1 acres will be sold.(Don't wait! 10 years from now \$250,000 will seem like an irreplaceable bargain). Call....
DON PIPER 539-2121

GREAT BUILDING LOTS
1/ Five minute walk to ferry, hydro & water. .41 acre, \$17,000
2/ Boot Cove view, water, hydro, driveway. .34 acre \$23,000
3/ Lyall Harbour, level, close to beach. .60 acre \$22,500
4/ Well treed seclusion, level, hydro. .49 acre \$18,500
5/ Tumbo Channel, close to water, hydro. "Offers". .39 acre \$21,000
6/ Ready to build, water, driveway, site prep. .39 acre \$28,000
Invest now in your Gulf Island estate. Some of the above lots have terms available. Can you buy a decent automobile at these prices?
DON PIPER 539-2121



CONTEMPORARY VIEW HOME
This lovely home has a view up Navy Channel and sits on over 4 acres of south facing property. Perfect for the equestrian or avid gardener. Good well and pond make it easy.
DON PIPER 539-2121

ISLANDS



The Mayne Island school rowing team practices each Wednesday on Elk Lake. See here are: Blake Richards, Matthew Reid, Rob Bobsien, Chris Foulds, Kevin Davidson, Erin Money, Morgan Kennedy, Caine Heath and Jamaica Gilson.

To be Frank

RICHARDS



A few weeks ago I wrote of the signs on toilets, where pictographs take the place of intelligible words. I heard a lot of comment about it. I'm not the only one who would welcome the words that once graced the toilet door, like "Ladies" and "Gentlemen," or just "Men" and "Women".

But the signs of the times are getting worse.

Walk into the Royal Canadian Mounted Police office in Ganges and above the counter in the informative sign telling you that the office is in Canada.

And there is a little flag to prove it.

If you feel that this is gilding the Canadian lily, look around a little further. I was so impressed with the signs around Canadian airports that I took a picture of one and I still don't know what it means: "When in doubt Think Airport Safety."

In case I didn't get the message it repeats it in French: "Dans le doute Pensez securite Aeroportuaire."

Then comes a familiar octagonal STOP sign, followed by that instruction to us all: "Make sure the action you are about to take is right!"

What does it mean? It sounds rather like the 11th commandment to me, but that's a difficult slot to fill in a decalogue.

Both signs, "Canada" and "Stop" are a waste of money, and meaningless and could only be invented by a government committee.

But I kept on with signs and found a couple of pictures of other signs, one in Wales and the other in Scotland.

Both remind us that Canada is far from being the only bilingual land in this heaving world. From Wales come the instructions on mailing outside the post office in Knighton, Powys. The sign tells you that this is the post office. It also tells it in Welsh, Swyddfar.

Collection times or Amserau Casglu are explained on Monday to Friday, or Dydd Llun i Ddydd Gwener. The signs are extensive and only pronounceable to those in the know. Tom Mason, on Mansell Road, could read it all off without hesitation.

I hesitate without reading it off.

The other sign stands outside the Parish Church at Edinburgh. It is in Scots dialect and many readers will probably recognize its more commonly known style.

Lord, when saw we ye youp, and gae ye mait? / Or thristie, an gae ye drink? / When saw we ye an outlan / An gae ye bed and bicker? / Or nakit an cleadit ye? / Whan saw we ye sick or in hyle / An gaed inbye til ye?" / Syne the King will say til them / "Atweil, I tell ye, / Oneithing at ye di / Til ane o thir hummle brither o mine, / Ye did til me."

— Matt. 25: 37-40. Lorimer's New Testament in Scots.



PASTORAL SETTING
Adjoining large farms, 3 bedroom character home on 1.59 acres, piped water, quiet road. \$139,000. Call Jessie.

ACREAGES
For investment and development. Ganges - 12.5 acres, sewer and piped water. Fulford - 8.27 level acres, creek, pond. \$450,000 and \$175,000. Call Jessie.



3 br home on quiet road, close to town & golf course, 1800 sq.ft. living space in mint condition. Indoor garage 16 x 20 and special hobby or home occupation room 10 x 20. Landscaped lot. Quality finishing and appliances. A best buy at \$162,500. Call Jessie.

PRIVATE ISLANDS
Group of two 240 acre & 3 acre, not to be sold separately. Lovely bay, protected moorage. Many features. Located in southern Georgia Strait. \$1.1M - terms negotiable. Call Jessie for complete info.

NEW LISTING ST. MARY LAKE DELIGHT
Comfortable 3 bedroom, 1400 sq.ft. home with equal size basement on outstanding 2.29 acres of south facing lakefrontage. Superb view & lakefrontage. Fruit trees and garden. \$349,500. Call Ed.

PASTORAL HOBBY FARM
18 acre nature farm, just minutes from Ganges. 4 bdrm, 2 bath main residence, large barn with suite built in and overhead storage bins. Good revenues, fenced & cross-fenced. Value \$198,500. Call Ed.

DUCK BAY OCEANFRONT
Lovely .63 acre oceanfront lot located near the head of the bay. Beautifully treed, level lot with good ocean views. Summer moorage for the boater, exceptional opportunity to design and build your Island Oceanfront home. Fully serviced - Value \$179,500. Call Ed.

FULFORD MARINA
Rare opportunity to acquire the Gulf Island's newest marina. Located in Fulford Harbour next to the ferry terminal, the Fulford Marina is a full service marina, slips for 60 - 75 boats, turnkey operation. Further development potential. \$1,695,000. Call Ed.

SEA FOREVER
Outstanding high bank oceanfront lot with newly renovated small cottage. Ideal for weekend retreat, or comfortable living quarters while you build your Island home. South & west exposure, View, View, View. Ac quickly! \$169,500. Call Ed.

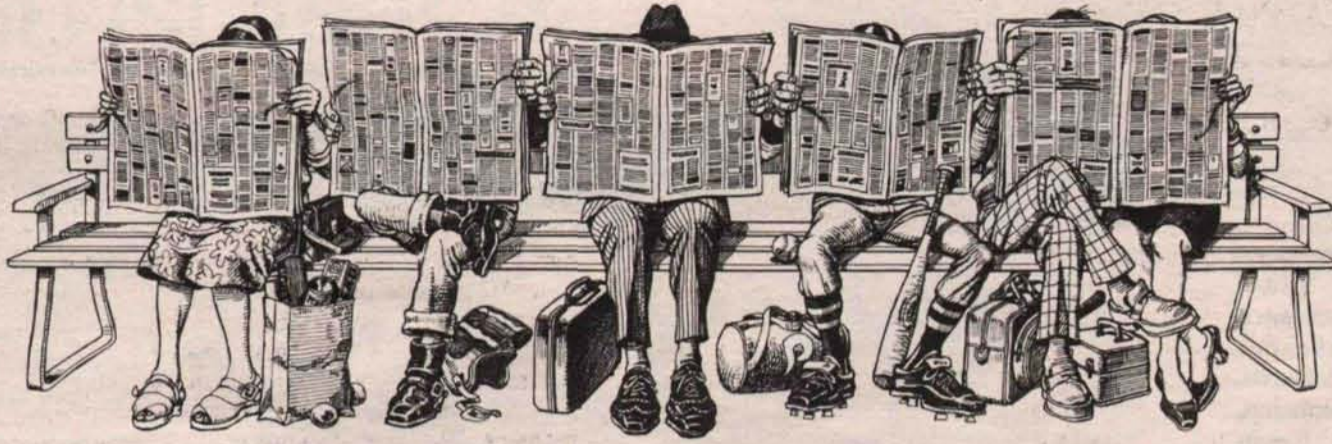
SOUTH FACING OCEANFRONTAGE
Outstanding 1.76 acre low bank oceanfront property with exquisite southern exposure. Newly renovated rancher with hobby room and 2 car carport. Superbly treed with garden and privacy. Walk on beach, very rare. \$539,000. Call Ed.

EXECUTIVE OCEANFRONT, WELBURY BAY
Exquisitely finished 4,080 sq.ft. home on easy care .69 acre oceanfront property fronting on Welbury Bay. Steps to beach with foreshore lease in place. Oceanfront living at it's finest. \$750,000. Call Ed.

PRIVATE ISLAND
Islands are Hot! and this one is a best Value Buy! 200 acres located just off shore from Port Hardy. Giant mussels, protected deep water bay, well treed, a superb investment in future fishing grounds, diving camp, etc. Just \$1750 per acre. \$350,000. Call Ed.

SOUTHEY BAY OCEANFRONT
Rare 1.19 acre oceanfront lot with frontage on Southey Bay. Seasonal moorage with superb ocean view. 2 bedroom cottage, community water, private. \$249,000. Call Ed.

Love reading the Driftwood?



GST and increased postage both come into effect Jan. 1, 1991. Gulf Islands Driftwood is forced to increase subscription rates. We still think it's a good deal for readers who want to be in the know about what is happening in the Gulf Islands.

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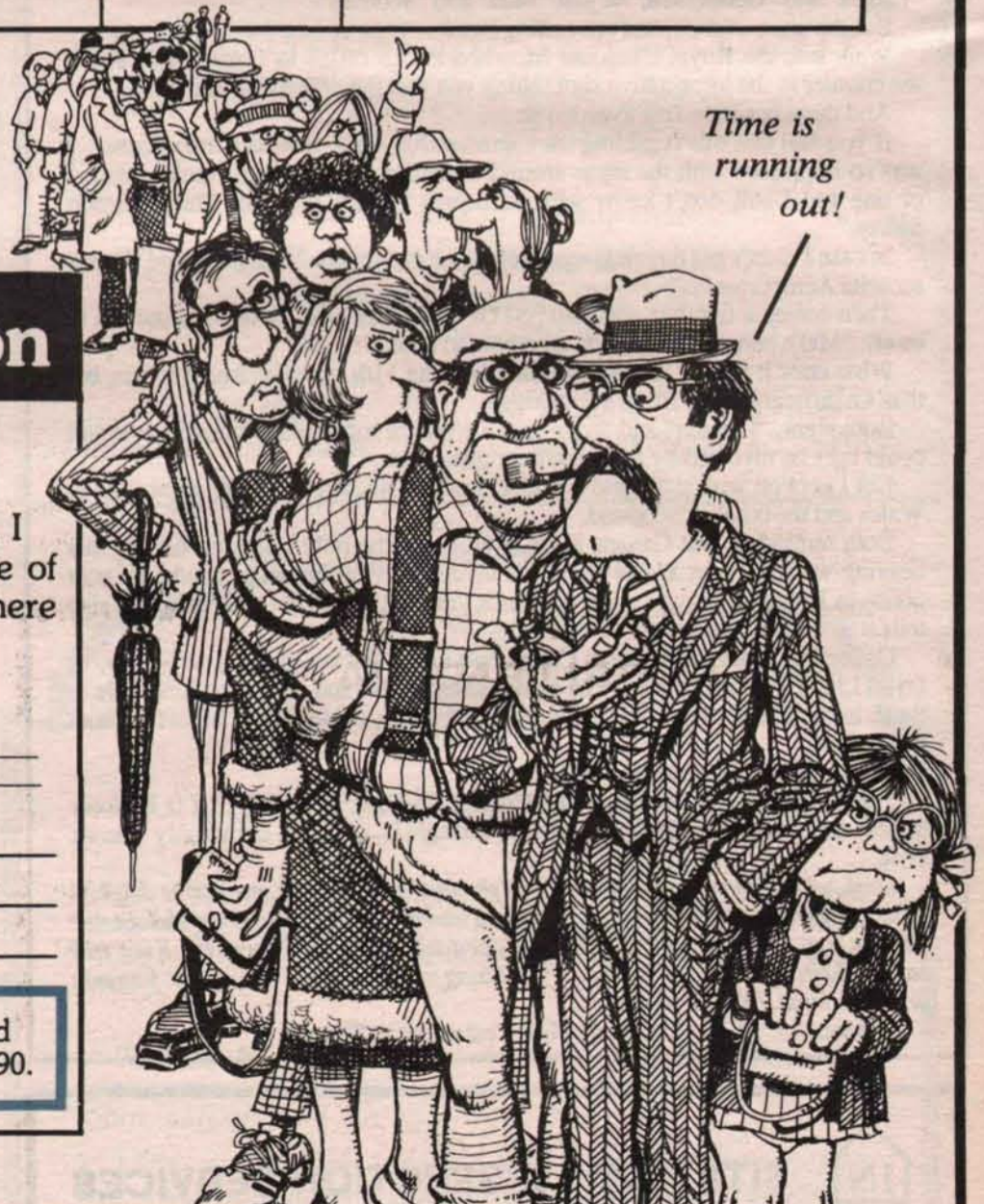
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Payment must be received prior to December 31, 1990.



ISLANDS

PROVINCIAL
ROUND-UP

by Hubert Beyer

Record year for tree planting

Forest Minister Claude Richmond last week denied NDP claims that as many as 100,000 jobs may be lost in this province because funding for the second federal-provincial Forest Resource Development Agreement (FRDA) has been reduced from \$500 million to \$200 million over the next five years.

"Nonsense," said Richmond. "Our province invests more in silviculture in just one year than the agreement will over five years," he added.

"This year, our silviculture budget is \$250.6 million. The province alone planted more than 166 million seedlings, including the 36 million young trees that would have been funded by an agreement. In addition, 116 million trees have been planted by the forest industry at their expense, as required by law. In total, 282 million trees have been planted, a record year for tree planting in B.C."

GST beef

Finance Minister Mel Couvelier last week urged the federal government to reconsider the treatment of the home-building industry under the proposed goods and services tax (GST).

"Under the proposed rules, homes completed in 1990 but sold after March 31, 1991, will be subject to the current federal sales tax on all construction

materials and to the GST on the final sale price," Couvelier said.

"This is double taxation and will create an unfair burden on an industry already hard hit by the downturn in the housing market," he added.

B.C. Trade news

During the first year of operation, the province's Export Loan Guarantee Program has guaranteed a total of \$8.2 million for loans that produced more than \$52 million worth of export sales, International Business Minister Elwood Veitch said last week.

The program, administered by the British Columbia Trade Development Corporation or B.C. Trade for short, guarantees up to 85 per cent of a loan, to a maximum of \$2.5 million. The largest guarantees to date have been for \$1.275 million on export orders of \$10 million each.

"At B.C. Trade, we are helping companies that have a confirmed order for export get the working capital to fill the order," Veitch said.

Cariboo deer season
cancelled

Unusually heavy snowfalls in the Williams Lake and west Chilcotin areas have forced the cancellation of a four-point buck deer hunting season that had been scheduled to open December 1 in Wildlife Management Units 5-1 to 5-6

and 5-13 to 5-15.

"Deep snows in late November are highly unusual in that part of the Cariboo. They will concentrate the deer on small wintering areas where they'll be extremely vulnerable," Environment Minister John Reynolds said.

"Normally the early December open season has produced only a small harvest of bucks, but there would be high risk of an over-harvest in the present circumstances. We have no choice but to cancel the season," Reynolds said.

Ski boom expected

British Columbia's ski industry will be spending an estimated \$44.9 million

on capital projects this year, according to Tourism Minister Cliff Michael. Major

projects are underway at Big White, Blackcomb, Silver Star, Fernie Snow Valley and Grouse Mountain, the minister said last week.

Land for sale

Crown Lands Minister Dave Parker last week released the winter edition of the Crown and Marketing Catalogue which lists some 1,700 parcels of Crown land currently for sale or lease. The total estimated value of the lands listed exceeds \$150 million.



Planning and building your Dream Home can be a happy experience but there can be disappointment if it doesn't turn out quite as visualized. This is often caused by sketchy plans, because even the best Builder can't read your mind. We combine our ideas and experience with your wishes and produce very specific plans at reasonable cost. That's Dream Insurance!

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SALTSPRING ISLAND



P.O. BOX 63 GANGES B.C. V0S 1E0 PHONE 537 4290

Sidney gears up for season
planning public activities

Sidney has planned three events for this Saturday to help usher in the Christmas season on the peninsula.

Santa and his helpers will lead a parade of bands, floats and clowns starting at 3 p.m. The entourage will make its way up Bevan Avenue to First Street and return via Beacon Avenue to Sanscha Hall.

Carollers will also entertain on Beacon Avenue in the afternoon and many Sidney shops will offer hot chocolate, coffee and cookies throughout the day.

At 6 p.m., a flotilla of over 75 decorated boats ablaze with thousands of lights will sail past the Sidney Tulista waterfront, circle in Bazan Bay and return by the same route.

Refreshments will be provided by the

Lions and Kiwanis clubs during the sail past and a fireworks display will erupt from a floating barge after the event.

It is expected to be the largest of four previous Christmas boat parades held in Sidney.

A Christmas party at Sanscha Hall will wind up the day. Starting at 7:30 p.m., admission is a donation of non-perishable food for the Lions Christmas hamper fund.

Entertainment will be provided by the Parkland Secondary School band, a choir, soloists and other acts. There will be carol singing at the party together with a bake sale and refreshments.

In the event of inclement weather, the program will take place on Sunday, December 9.

Jonathan Yardley-architect

With over 16 years experience on the Gulf Islands I will work with you to steer your project from idea to reality. Projects may vary from simple additions and renovations to new houses and commercial development. Full personal service is provided with free initial consultation.

Jonathan P.M. Yardley
Dip. Arch. (Birm.) MAIBC, MRAIC, RIBA

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A NEW COUNTRY WATERFRONT HOME
FOR CHRISTMAS!

From the whale weathervane to the friendly country kitchen, this is the home your family will love. Its many outstanding features include 3000 sq. ft. with 3 bedrooms, 2½ baths and open floor plan. There's a large wrap-around verandah, solarium entrance, sunny parlour, greenhouse window and master bedroom with lakeview deck, sitting area and whirlpool tub. Superbly finished with wood throughout. Full daylight basement with view. Sunny, private, fully-serviced lot 5 min. from Ganges. 210 ft. of lakefront on tranquil Bullock Lake. 5 year

EXCELLENT VALUE



- Good space
- Good location
- Good price

2480 sq. ft. on two levels, huge covered deck, lakeview, wonderful house for a growing family, in popular Mobrae area just one block to school bus stop.

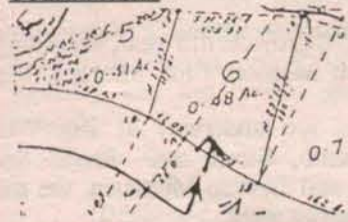
\$121,500 MLS

DONNA REGEN, C.G.A.
537-2845

GULF ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0 PHONE (604) 537-5577
FAX (604) 537-5576

MONTIETH DRIVE OCEANFRONT



Near half acre lot with steps to beach, roughed in driveway, health permit issued last year and on water system, close to store and ferry yet in private area of fine homes. \$119,500 MLS.

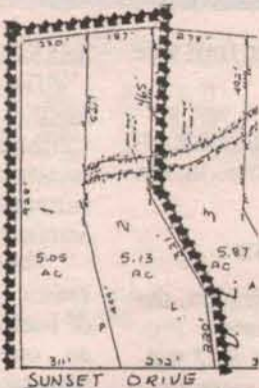
SANTY G. FUOCO
537-2773
MLS GOLD AWARD WINNER

TIDAL WATERFRONT PLUS HOME



Over 1200 sq.ft. home, unfinished, on 3.01 acre lot on Booth Canal, treed lot with good dug well, has great possibilities for a handyperson. \$99,500 MLS.

SUNSET DR. VIEW ACREAGE



Very private separately titled 2 x 5 acre + properties in prestigious area with ocean views, bounded by large acreages on two sides, community water, hydro, telephone and cable to lot line. For more info, call Santy. \$179,000 MLS.

INVESTORS AND CREATIVE THINKERS



Might find this property of interest. 8.20 acres which includes one + acre zoned Industrial 3, the balance of which is rural. The industrial portion is undeveloped so there is the opportunity to generate more income. The property has an income of \$1700 per month produced from rental of duplex, guest cottage and workshop. This property could be made to pay it's own way.

Asking \$203,000 MLS
For details call
HENRI PROCTER
537-4273

RARE WATERFRONT ACREAGE



Almost seven acres of south facing waterfront studded with Arbutus and evergreens between the open moss covered rocky knolls dropping down to almost 500' of waterfront in a series of easy benches and incomparable views over Satellite Channel to the Olympic Mountains. \$425,000 MLS.

SATURNA ISLAND TWO SIDE BY SIDE LOTS

Just a short walk from the ferry, store, pub and government dock are these two nicely level treed lots, each just under 1/2 acre, both having a valley view and one having glimpsing view of Boot Cove from a rocky knoll. On piped water. \$17,000 each MLS.

THE BEST OF ALL WORLDS



This 3 1/2 acre parcel offers a sunny south Salt Spring location close to Fuckle Park; sea access nearby; overlooking an old orchard; great privacy; stately firs; magnificent arbutus; a park like setting; rocky moss covered knolls; seaweeds; several building sites. At \$77,500 this beautiful property truly offers the best of all worlds — see it soon! MLS

DAVID DUKE
MLS GOLD AWARD WINNER
653-4538

100 HILLS HOME WITH VIEWS



This well built home offers one level living with 2 bedroom guest suite, full daylight basement that includes spa, workshop, rec area, plus splendid views of outer islands, featuring 3 deck levels, leaded windows, double garage, unique fireplace with carved oak mantel and much more. Call Santy.

\$295,000 MLS

SANTY G. FUOCO
537-2773
MLS GOLD AWARD WINNER

ELEGANT NEW HOME PANORAMIC OCEANVIEW



A beautifully appointed and superbly finished (1990) west coast style home of approx. 1800 sq.ft. on the main floor with almost 1000 sq.ft. on the lower level for future development. An expansive deck runs the full length of the house with a breathtaking view from the north shore mountains to Mount Baker in Washington with Active Pass and the Outer Islands in between. This deluxe home (in every aspect) represents incomparable value at \$289,000 MLS.

DONNA REGEN, CGA
537-2845

PRIVATE AND PEACEFUL
Quiet 4.95 acres, driveway to cleared building site, water, hydro & telephone. \$44,000.

RARE VIEW LOT
Spectacular views of St. Mary Lake. 0.4 acres, cleared, serviced. \$59,500.

PETER LAMB
537-4859

We Recycle



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 - 1990
103 years
as your
good
neighbour!
1887 - 1990



MARVELOUS VIEWS
SUPERBLY BUILT HOME 3.05 ACRE
\$380,000 MLS 3,156 SQ.FT.

- views of St. Mary Lake and Sansum Narrows
- hardwood floors
- radiant heating
- swimming pool & sauna - 3 baths
- Call Arvid Chalmers



ST. MARY LAKE BEAUTY
SOUTH FACING LAKESIDE HOME
\$329,000 MLS

- 2.46 sunny acres
- 2 bdrm + self-contained suite
- 3300 sq.ft. home
- oak trim & polished brass
- 3000 gal. day water license
- Call Arvid Chalmers or Wynne Davies

PEACE AND QUIET
SUNNY SOUTH END ACRES
\$68,500 TO \$82,500 MLS

- from 2.55 acres to 6.60 acres
- architect designed subdivision
- all properties offer several choice
- building sites
- Call Arvid Chalmers

QUIET & SECLUDED - 20 ACRES
JUST MINUTES TO TOWN!!
\$105,000 MLS

- great potential-subdividable
- driveway into cleared building
- site-perc test done
- well suited for hobby farm
- Call Carol Fowles Today



NORTH END FARM ACREAGE
TRINCOMALI CHANNEL VIEWS
\$179,000 MLS 5.1 ACRES

- well built & insulated 2 level
- plus guest cottage now rented
- 15000 sq.ft. deer fenced garden
- spring fed pond - bright, sunny
- over 40 mature fruit trees
- Call Arvid or Kerry Chalmers

POPULAR ST. MARY HIGHLANDS

\$35,000 MLS

- half-acre well treed, good area
- piped water & hydro at lot line
- surrounded by nice homes
- Call Maggie Smith

GREAT BUS. OPPORTUNITY
ONE-OF-A-KIND CARWASH
\$35,000 MLS

- excellent opportunity-be the boss
- only carwash on the island
- good lease-great location
- detailing & polishing
- power wash equipment included
- view by appt. only please
- Call Maggie Smith



QUALITY EXECUTIVE HOME
SEAVIEWS OF SANSUM NARROWS
\$249,000 MLS

- 3br, 3 baths, paved drive
- delightful decor
- finished daylight basement
- private .68 acre, SW exposure
- finished garage & dbl carport
- Call Maggie Smith



CLOSE TO TOWN
GREAT FAMILY HOME!
\$159,000 MLS

- 4 bdrms, dble car garage
- completely fenced back yard
- large rec room
- 28 x 22 covered sundeck
- cul-de-sac
- Call Maggie Smith

SPECTACULAR VIEWS!!
30 ACRES ON MT. BELCHER
\$275,000 MLS

- cottage at entryway
- roads leading to prime view
- site - Howe Sound! Vancouver!!
- 2 spring fed ponds - arable areas
- one of a kind property
- Call Carol Fowles or Arvid Chalmers

ST. MARY LAKEFRONT
SINGLE LEVEL HOME - 1 ACRE
\$219,000 MLS GREAT VALUE!

- 2 bdrm plus den
- swimming pool - loads of deck
- space to enjoy outdoors
- double carport with workshop attached
- Call Arvid Chalmers



SEAVIEW BUNGALOW - LOTS OF SUN
WALKING DISTANCE TO VESUVIUS BEACH
\$139,000 MLS

- 3 bdrm cozy home
- excellent retirement or great weekend get-away
- vendor will complete
- private treed back yard
- located in popular area
- close to ferry, store & pub
- Call Maggie Smith

MOUNTAIN VIEW DRIVE
PRESTIGIOUS BUILDING LOT
\$55,000 MLS

ROSCOMMON TOWN HOMES
\$134,000 & UP MLS

- 1 level, 1 or 2 bdrm, 2 baths
- 6 appliances, airtight stove
- private patio-extra large garage

HUNDRED HILLS VIEW LOT
WEEKEND COTTAGE INCLUDED!!
\$129,000 MLS

- easy access off Old Divide
- mature cedars dominate

SEAVIEWS AND SUNSHINE
VESUVIUS VIEW ACREAGE
\$79,000 MLS

- 1.42 private acres

PRIVATE TRANQUILITY
CONVENIENTLY LOCATED
\$84,000 NEW PRICE!! MLS

- 6 sunny acres off cul-de-sac
- farmland, lake & ocean views