



The Pointer

Autumn 2005

To The Point

Firstly, I'd like to apologize to my near neighbours and thank them for their patience as we noisily hammered and sawed our way through deck repairs this summer. Besides noise pollution, several people have expressed concern about the garbage regularly strewn along the roadside, mostly fast food packaging but sometimes large loads of waste. Roadside cleanup was discussed at the recent WPCA meeting and a cleanup campaign is being planned. If you see anyone in the act of littering, please give any information to Don Robin 652-0209. And a big 'Thank You' to those hikers and walkers who carry a garbage bag along with them on their outings.

Cheers, Pat Williams
652-0223
pwill@telus.net

Your Pointer is brought to you by a dedicated group of volunteer deliverers. Thanks to Joyce Menzies, Ken Leighton, Andrea Martin and family, Pat Orr and family, Matt Pennell, and Helen Resnick.

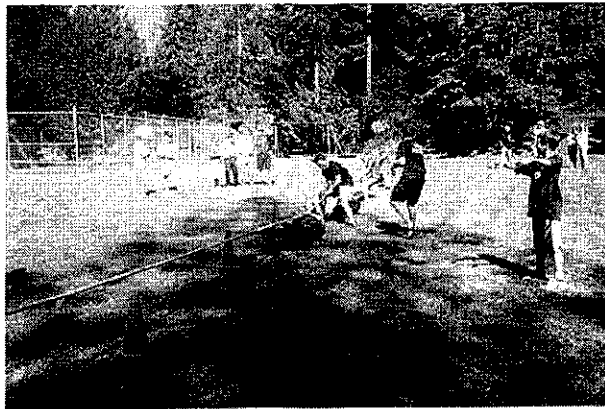
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		Quarter Page	\$6.50

Who's Who

WPCA Chair	Don Robin	652-0209
Pointer Editor	Pat Williams	652-0223
Acting Fire Chief	Darren Pine	544-0202
Hall Custodian	Janet Tombu	652-4097
Hall Sign	Joan Wright	652-3254
Saanich Inlet Protection	Patricia Sloan	652-0226
Fire & Recreation Chair	Vern McConnell	652-2996
Land Use Committee	Patrick O'Rourke	652-5598
Advisory Planning Com.	Larry Resnick	652-8278
Firefighter's Assn. Chair	Bruce Burton	652-1979
CRD Park Commission	Sheila Carnegie	544-1792
CRD Advisory Committees: Environment, Solid Waste & Sludge Management	Larry Resnick	652-8278

Golf Tournament Photos by Brendan Pause and Bill Wright





***Annual General Meeting at the Hall
Sunday October 2, 2005 at 4 PM
BBQ and no-host bar to follow**

Willis Point Community Association

WPCA Executive

Chair	Don Robin	652-0209
Vice-Chair	Don Gorling	652-6149
Corresponding Secretary	Sally McMillan	652-9468
Recording Secretary	Norma Jones	652-5792
Treasurer	Barbara Ende	544-1110
Member-at-Large	Gerri Gorling	652-6149
Member-at-Large	Ken Leighton	652-2686
Member-at-Large	Bob Scott	652-8522
Fire & Recreation Rep.	Jerry Tombu	652-4097

WPCA Minutes Summary

The following are summaries of the major points discussed, NOT complete minutes. Complete minutes are posted on both bulletin boards or can be obtained from the Recording Secretary.

June 13, 2005

- A one-time grant of \$975 was received from the Juan de Fuca Electoral Area towards the purchase of liability insurance. Further insurance costs to be referred to Fire & Rec.
- discussion regarding CRD appointments and support for a future democratic process
- Thanks to Barbara Ende who will be our Treasurer for the remainder of the term
- Thanks to Dave Phillips Charlene Phillips for their generous donation of \$1000 to the community in support of children's events
- Fire Smart Program implemented by the Fire Dept including removal of underbrush and trees from near the Hall, and cleanup programs
- inquiry letter to FAMA regarding their development intentions

September 12, 2005

- reply from FAMA that they will be proceeding with the sale of twelve 30-acre lots
- discussion of vacation rental homes in the neighbourhood
- discussion of easements through FAMA lands for first responders and hikers, how to acquire easements, if it is possible, and obtaining maps
- a new vacuum cleaner has been purchased for the Hall
- discussion regarding the Environment Committee, its role and future
- topics to be discussed at the AGM - \$4000 in "Partridge Hills" account, painting of the yellow line before the autumn fogs arrive
- NEXT MEETING IS THE AGM ON SUNDAY OCTOBER 2, 2005
AT THE HALL, 4 PM, followed by a no-host bar and BBQ

JUAN DE FUCA LAND USE COMMITTEE

The Juan de Fuca Land Use Committee held three meetings since my last Pointer report – on June 7, July 5 and August 16. The other scheduled meetings were cancelled. The next scheduled meeting is September 20; the time and location were not confirmed at time of writing.

Details of the June 7 meeting are in my June 13 report that was posted on the bulletin boards and included with the Community Association Board meeting minutes; details of the July 5 and August 16 meetings are in my September 12 report now on the boards.

I have greatly enjoyed serving as the Willis Point representative on the Land Use Committee for the last year. The Committee is unique in that it has elected representatives from each of the six “sub-regions” in the Juan de Fuca Electoral Area, as well as the Electoral Area Director (our representative on the Capital Regional District) and a representative of Central Saanich. The Committee has worked well, with most decisions unanimous. The majority of applications have been routine and uncontroversial, and the Committee has adopted staff recommendations. A few applications raised controversy or sparked public comment. In these cases the Committee sought ways of addressing concerns while still allowing the application to proceed. Only 3 Willis Point applications arose, all of them routine.

An election for the Willis Point representative to the Juan de Fuca Land Use Committee will be held as part of the local government/school board elections on November 19, 2005. The Juan de Fuca Electoral Area Director and the Willis Point Advisory Planning Commission will also be elected then. I encourage all Willis Pointers to take the time to vote.

I would be pleased to answer any questions or discuss any land use matters.
Pat O'Rourke
(652-5598)



Tod Inlet Nature Float

Tod Inlet was the scene of celebration on Sept. 1 when both Tsartlip First Nations Elders and MLA Murray Coell were on hand for the grand opening of the Tod Inlet Nature Float along with the dinghy dock and gangway that provide access to the floating interpretive centre. With the agreement of the Tsartlip First Nation, 3 Saanich Peninsula charitable groups co-ordinated their efforts with BC Parks to install the new facility.

The Nature Float has 4 exhibits along with the opportunity for people to experience some hands-on marine science. Saanich Inlet in general and Tod Inlet in particular are rich in biological and cultural history. The Nature Float will allow visitors to learn more about the geographic wealth of the area, what impacts it, and efforts to reduce or restore damaged habitat.

The Tsartlip First Nation presents an exhibit regarding Tsartlip history in Tod Inlet. Saanich Inlet Protection Society displays photographs of Brentwood Bay and Tod Inlet over the past century and operates 'Pumpty Dumpty', a holding tank pump-out service. SeaChange Marine Conservation Society informs people about the value of eelgrass in the sub-tidal world. Marine Ecology Station takes the opportunity to inform us about the glass sponges unique to B.C., including the largest known sponge in the world. Some are located near Senanus Island in Brentwood Bay. The genetic makeup of this species goes back to the age of dinosaurs. Monitoring of the sponge communities, done in association with the Victoria Dive Club, shows recent damage to these rare and wonderful communities that is likely from prawn traps and fishing.

All these groups hope that the Nature Float will not only educate visitors, but provide a place for people to discover the many ways they can assist in conserving and restoring the Inlet. The Nature Float is open for a few hours each weekend day through September and will re-open in the Spring of 2006.

Sarah Verstegen, Float Co-ordinator, 652-1662; Joe Benning, BC Parks, 391-2315





Willis Point Volunteer Fire Department

Dear Willis Pointers,

We are coming to the end of another Summer season. Thankfully, at least with respect to fire risk, it has not been as dry as last year and the risk has only been at "Extreme" for a short period of time. At the time of writing, however, it still remains at "High", and, despite some recent rain, the forest is still dry. Consequently, the burning ban remains in effect and is likely to remain so for several weeks unless we get a lot of rain. Please observe the signs on Willis Point Road and outside the fire hall and remember that there is an absolute ban on fires until these "No Fires" signs are changed.

The summer has been a quiet time for the Fire Department and we have had relatively few calls. There were two first responder calls and one call to a brush fire in the Saanich area (near the firing range) where we were paged out to assist the Saanich Fire Department. Thank you, fellow Pointers, for remaining safe, and healthy.

As in past years, members of the Fire Department have patrolled our area in the evenings during the high risk season, especially at weekends, to discourage people from starting camp fires. You may have seen us out and about, for example at the Tod Inlet end of Mark Lane on firework night. Thanks to those volunteers who have given up their evenings to help keep us safe.

As part of our long term strategy to make sure that we are properly equipped to meet the needs of the community, we are replacing our oldest fire truck, 103, with a new truck. We expect this to arrive around the end of September. This truck, which is basically a modified pick-up truck, will be more reliable than the old one and will have a new form of firefighting equipment – CAFS (Compressed Air Foam System) – which is much more efficient than the conventional system in its use of water. This is obviously a major consideration for us. This new truck will significantly improve our ability to respond to fire and first responder calls in our narrow roads and driveways. When we get this truck, we will have an open evening so you can see it and find out more about its capabilities. Keep an eye on the notice boards for an announcement on the date.

We have also completed the replacement of our self contained breathing apparatus with much more up to date equipment. The old air packs and our old 103 truck will be sold to Caycuse Fire Department. This is a small rural fire department near Lake Cowichan that has appealed for equipment of this type.

Finally, as you may know, our Fire Chief, Mark Roozendaal, has taken a year's leave of absence to sail around in the Pacific. I will be standing in for him during his absence.

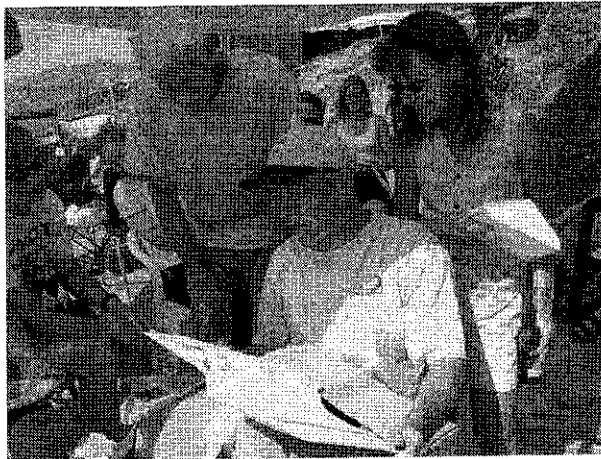
Darren Pine,
Acting Fire Chief.
544- 0202

Bon Voyage to Mark and Deanna

Mark Roozendaal is taking a one year leave of absence from being Fire Chief so that he and his wife Deanna can sail the Pacific. At the time of writing they have reached San Francisco. You can follow their adventures by logging into <http://www.sailblogs.com/member/salacia/?xjMsgID=5978>.

At the Firefighters Annual Summer Party on August 7th, we took the opportunity to wish Mark and Deanna "Bon Voyage", to thank Mark for the work he has put into the Department, especially during the last year, and to wish him and Deanna a wonderful adventure. We presented them with a cake, a mammoth box of sea-sickness tablets, a marine first responder manual and a scrapbook in which to record their experiences. While Mark is away, Darren Pine is Acting Chief.

Bruce Burton
Chair, Firefighters Association



Milk Delivery



Did you know that Willis Point has milk delivery?

For milk delivery featuring 'Island Farms Island Fresh Dairy Products' including Milk, Dairy Products, Bread, Eggs, and Orange Juice

Call: Moolicious Home Delivery
744-COWS (744-2697)

Neighbourhood Notices

Congratulations to Kathy Crawley for her Gold Medal in Rowing at the World Masters Games.

For Rent

On the waterfront at Willis Point, fully furnished spare bedroom, semi-private deck, full ensuite bath. Long term or short term, kitchen and laundry access.
\$350 per month or \$50 per night (guests coming? VISA and Mastercard accepted),
Ample parking, canoe and sailboat available for use.
Dean Hyland 652-3126, cell 514-4918

For Sale

'91 Ford Mustang LX Hatchback, High performance, 4 cylinder, 5 speed, loaded with options. Well maintained, nice shape. \$2850 OBO
Dean Hyland 652-3126, cell 514-4918

1989 Pontiac Sunbird, needs a head gasket, Good otherwise!! Body and interior in excellent shape. Good front tires, maintenance record available. See at 7036 Mark Lane \$300. Dave Lawrie, Judy Kozler 652-1286

Christmas Cakes and Sugarplums

It's not too early to place your order for Christmas Cakes and Sugarplums (a holiday confection made of dried fruit, nuts and ginger). I will have light cake, dark cake, and cake with NO NUTS. A one-pound cake is \$8.50 and a two-pound cake is \$16. Sugarplums are \$3 for a package of two, or \$10 for a box of eight. Place your order by calling Mariann Malvet at 544-1681

Aerobics and Yoga

Currently nothing is scheduled. Please watch the Hall sign for dates and times.

<p>Shevaun Cunningham</p> <p>14 years old, will look after children of all ages. St. John's Ambulance training, babysitter training</p> <p>Call 652-1908</p>	<p>Do you need a trustworthy, dependable babysitter who will insure your kid(s) ultimate safety and fun at all times? Call me, Kristi Martin 652-6585 I have my Red Cross Babysitting Certificate and I love to take care of kids 5 years and up. I also take care of friendly rodents.</p>	<p>Childminding</p> <p>Elena Pennell 652-9942</p> <p>Red Cross Certified Children 3 years and up</p>
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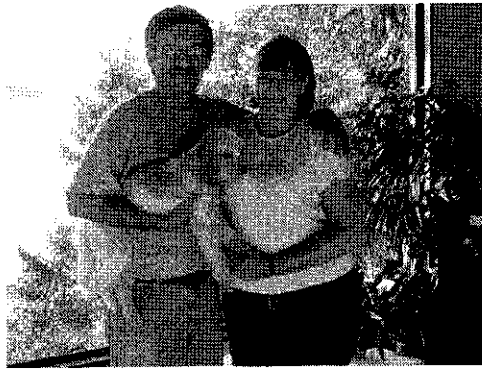
Willis Point Welcomes New Neighbours

Interviews and photographs by Ken Leighton

Wes and Shelley Klassen

6835 Mark Lane (formerly Butcharts)

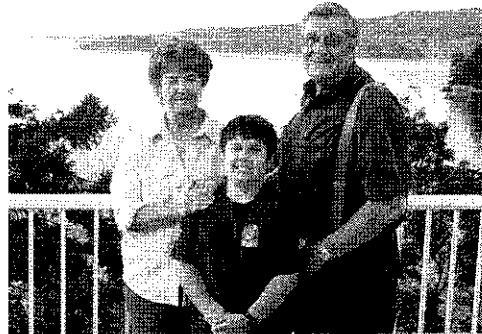
Wes and Shelley come to us from Cordova Bay. They had walked the trails around Willis Point and longed to move here. With both their children now married, they decided this was the time. Wes is an architectural technologist who operates his own business doing building inspections and architectural drawings. His hobby at the moment is renovating their new house. Shelley is an interior designer and event planner. They are both very happy to be living at Willis Point.



Carl and Ruby Johnson

7018 Mark Lane (formerly Ralph and Pat Anderson's)

Carl was in the automotive repair business at Log Cabin Repairs before he purchased Butterfly Gardens in 1997. He also taught automotive courses at Belmont High School where he initiated the work experience program. Ruby grew up in Deep Cove and graduated from North Saanich High School. She is co-owner and bookkeeper at Butterfly Gardens. The Johnson's daughter Cindy and her husband Miles Schaffer live on Sea Aira Heights. Grandson Adam Miller who is 10 years old lives with Carl and Ruby.



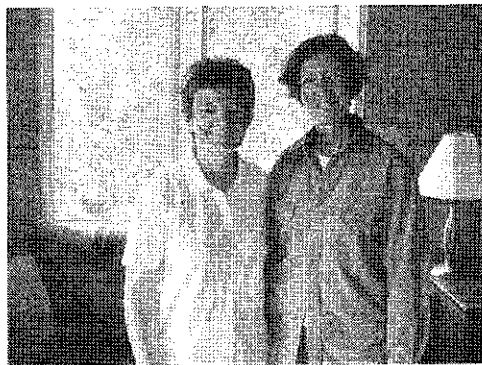
Jamie Grimes and Stephanie Varga
6671 Mark Lane (formerly Kuiken's)

Jamie is a chiropractor who established the Synergy Health Management Clinic in Victoria. Stephanie is a nurse and is presently involved in pharmaceutical sales. They both enjoy water sports such as sailing, kayaking, water skiing and wind surfing, as well as traveling to wilderness area with their truck and camper.



Jennifer McLeod and Sharon Montgomery
6805 Mark Lane (formerly Hans Amering's)

Partners Jennifer and Sharon are both occupational therapists. Jennifer is originally from Winnipeg and has worked in Africa, Indonesia and Kuwait. She now has a private practice. Her son Nathan lives here with them. Sharon works from the Queen Alexandra Solarium and goes out to schools in the Saanich School District. Both Sharon and Jennifer love kayaking, hiking, and mountain biking.



Tasha Liberatore and David Lloyd and son Fin
6735 Mark Lane (formerly Meglic-Mayor's, also Cracknell's)

Tasha teaches English and Social Studies at Parkland Secondary School in Sidney. David has worked for the Provincial Government and is now an intern teacher at Claremont High School. Son Fin is two and a half. Their hobbies are world travel and house renovation. They came to Willis Point to get back to nature. Fin's favourite activity is playing with his toy fire trucks.



Dylan Kas and Suzanne McAdam
763 Melody Place (formerly Davis and Leece)

Dylan was born and raised in the Bulkley Valley of B.C. and now works at the Canada Post Centre on Glanford Avenue. His interest in film has taken him to film studies courses at the Vancouver Film School. Suzanne worked in the printing business in Vancouver for 12 years and is now a Care Aide at St. Mary's Hospital. Both Suzanne and Dylan are avid swimmers and hikers and have traveled extensively in Southeast Asia. They were attracted to Willis Point because we are a close knit community.



Mike Goldstein and Jill Swartz
6777 Mark Lane (formerly Margaret Cornell's)

Mike was born in Connecticut and has traveled and lived in many places. He spent 22 years working in Jerusalem at the Israel Museum where he was director of cultural and special events. Before coming to Victoria, Jill lived in Winnipeg and Banff where she wrote for arts magazines. She now works as an acupuncturist. Both Jill and Mike love to walk the trails around Willis Point.



Road Maintenance

Mainroad has completed road work for this year. The remainder of Mark Lane and Willis Point Road will be reassessed next year. Mainroad thanks all residents for their patience during recent operations and reminds us that during the winter months it is important to keep all vehicles off the pavement so that snow and ice clearing machinery is not impeded.

For this year the Ministry approved the work that was carried out, namely:

Willis Point Road

- overlay patching to catch potholes and prep for seal coating
- 10,000 m2 of chipseal to catch the worst areas
- shoulder grading and shoulder gravelling
- brushing and aerial brushing

Mark Lane

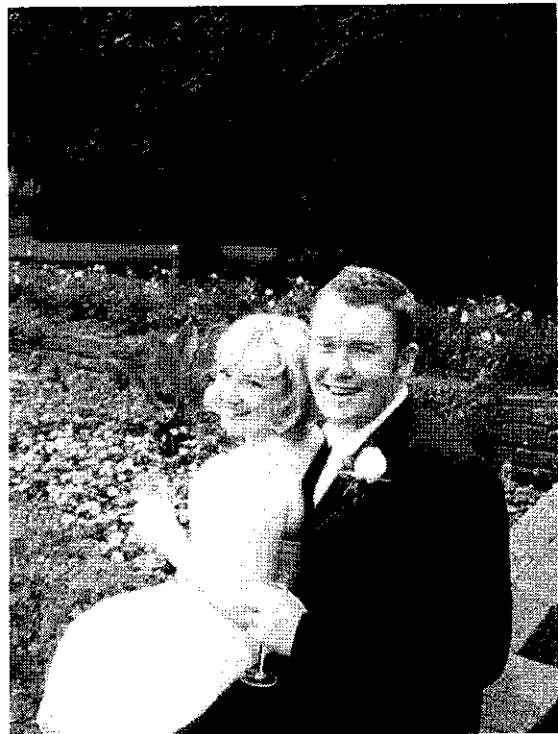
- overlay patching with hotmix to catch the worst areas
- 10,000 m2 of chipseal to catch the worst areas
- shoulder grading and gravelling
- brushing, aerial brushing and several danger tree removals

If you have any suggestions or comments, please phone Don Robin at 652-0209

Wedding Congratulations



Andrew Twamley
and Paula Graham
July 23, 2005



Antoinette Funnell and Alex Keane
August 27, 2005



Melanie Wright and Brett O'Dell
August 27, 2005

Firewood for Sale
COST \$175 /cord

**Proceeds help South Island Breakers-AAA Midget Female Hockey Team
raise funds to cover their
2005-06 season travel costs.
For more info, contact Shari Corrigan at 544-1204**



A Short Guide to the Development Provisions of the Willis Point Official Community Plan

Objectives of the Plan (CRD Bylaw 3027) include the following:

- Establish a pattern of land use which would retain the rural residential character of the area.
- Consider environmental factors in all land use planning decisions.
- Enhance the long-range viability of our natural sources of potable water.
- Protect persons and property from hazards associated with destabilization of steep slopes.

Development Permits. Subject to a few exemptions (see Bylaw, section 4.10.2) these permits are required before undertaking any construction or alteration of the land in the areas designated for protection. A permit may be issued subject to conditions appropriate to the protection of the particular permit area.

- **Steep Slope Development Permit:** requires a Slope Stability Plan, certified by a qualified professional, showing how the proposed development is to be designed and constructed so as to (1) to satisfy the guidelines for preventing destabilization of the slope and (2) safeguard neighboring properties from hazards arising from the siting, the preparation of the site (including but not limited to blasting), and the construction of the proposed development.
- **Development Permit for Foreshore, Wetlands and Riparian Areas:** requires a site plan, showing (1) the location of the water features on the property and (2) that the proposed development meets the guidelines for protecting those water features. A permit may specify conditions for development on a foreshore, but ***no development or site disturbance is permitted on a wetland or riparian area.*** Wetlands are natural reservoirs, essential to our supply of potable water.
- **Development Permit for Sensitive Ecosystems:** applies only to the presently undeveloped lands (the Fama lands) comprised of twelve lots zoned for a minimum of 30 acres for a single family dwelling; requires a site plan showing (1) the locations of sensitive ecosystems and (2) that the siting and construction of such a dwelling and its related features (driveway, well, sewage disposal system, etc.) are consistent with the guidelines for the protection of sensitive ecosystems.

Development Approval Information: applies only to the 30+ acre lots.

- An application to subdivide the property into a number of smaller lots must contain, at the applicant's expense, a technical analysis of the impact of the proposed development on the quality and the quantity of the groundwater which our wells tap into. The CRD has the authority to accept or reject the results of the technical analysis. ***This is one of the most important features of the Plan. Reliable information about the impact a development would have on our water supply is critical to making land-use decisions.***

Zoning: [Background Information]

- **In the present residential areas of Willis Point** virtually all lots are zoned for a minimum of one acre. If your house sits on a smaller lot, not to worry – your lot is legal, non-conforming, presumably because the lot met existing zoning requirements when it was created. If your lot is larger than 2 acres it may be possible to subdivide it.
- **Development of the 30+ acre lots:** under our present system every application to change zoning to allow for increased development would be discussed thoroughly at two well-publicized meetings open to the community. The Willis Point Advisory Planning Commission (APC) takes account of community input and makes recommendations to the Juan de Fuca Land Use Committee which, in turn, is advisory to the CRD Board. A community consensus for or against an application for a zoning change would certainly carry a great deal of weight with both committees and with the CRD Board, which has the final say in the matter. There is also a Provincial requirement for a formal hearing for the express purpose “of allowing the public to make representations to the local government” before any zoning change can be made.

The lesson here is that a community can control its own developmental destiny only if its members are well-informed, attend meetings, vote in elections and thereby assume a share of the responsibility for the community's future.

Questions? Call Larry Resnick (652-8278) or go to website: [Juan de Fuca Electoral Area Home Page] Then select Willis Point Official Community Plan and see Development Policies (Part 4, pages 22-37)

Pointing The Way South

Hello from San Francisco, Willis Pointers! Mark and I are currently aboard our yacht, Salacia, in Sausalito. For the past couple of days Ken Smith has been onboard as our guest. We've joined in on Ken's excitement as he purchased a new sailboat, a Sceptre 41, which will be trucked up the coast.

Ken brought us the news from the Point, but I wish he would have brought warm weather. We've worn fleece most days since we left Victoria; however the cool weather hasn't lessened our enjoyment of San Francisco. We've explored the city for over a week now. Every few days we move to a different yacht club or anchorage, and we head out on epic walks to explore the local areas. Our feet are sore every evening, having walked up and down hills that rival the Point's steepest ones. We've seen the highlights: the Golden Gate Bridge, Lombard Street, the Coit Tower, Fisherman's Wharf, Union Square, Berkeley University, and, lucky for me, an Outlet Mall! More importantly, we've met fascinating helpful people, with drinks to share and interesting stories to tell. So far, the cruising lifestyle is fabulous!

I need to start at the beginning to share news about the offshore passage down the Pacific Coast. After some emotional goodbyes, Mark, Steve Davis (another Pointer) and I set out from Royal Victoria Yacht Club to Port Angeles Washington on August 24th. We stocked up on last minute provisions, started our seasickness remedies and headed west to the open ocean. With an uneventful start we passed the feared Tatoosh Island on a glassy calm sea. When we reached 80 miles offshore, we turned south and proceeded to sail or

motor, depending on the winds. As we avoided all seasickness, offshore sailing seemed pretty simple, even though we were out of sight of land, and traveling 24 hours a day for several days.



Steve 'Tunaman'
Davis filets a tuna

We quickly fell into a rhythm of snoozing, eating, keeping watch and spotting sea life. Albatrosses soared over our boat and pilot whales, dolphins and even a shark or two were sighted. Mark and Steve fished for tuna off the back deck, and Steve's catch allowed me to try a new recipe.

On our fifth day offshore, however, life onboard Salacia changed dramatically when a 42 knot gale hit and breaking waves reached 15 feet! Salacia fared well in the huge waves which often came over the top of the boat, bringing water into the cabin. After many sleepless hours for the crew, we decided to head into a safe harbour at Fort Bragg, California to wait out the storm. While trying to dry out our salty wet boat, we started to experience the generosity of strangers. People helped us by making phone calls and lending us vehicles, which saved us from wheeling the steam cleaner down the highway!

With the boat back in order and the weather calm, we sailed on and reached the pinnacle of this leg of our journey, sailing under the Golden Gate Bridge. When the champagne bottle popped, I felt relieved and exhilarated that we had completed one of the toughest parts of our trip. Having experienced some of the scariest and some of the most relaxing moments of my life aboard Salacia, I am excited about what lies ahead.



Mark and Deanna approaching the Golden Gate Bridge

With our crew member Steve and our first guest Ken having departed, it is now just the two of us heading down the California Coast. Having spent a lot of time in the galley and snoozing in the cockpit, it's time for me to become a more active sailor. Here's hoping that those weights we did in aerobics class did something for my arms! We'll share more news in the next Pointer. Best Wishes to all in Willis Point.

Deanna and Mark Roozendaal.

Business Directory

Gears Transmission Neil Tregear 389-0624	Housework Maid Easy Gerri Gorling 652-6149
Avalon Cottage Brew on Premises Vern McConnell 386-4030 Avalon@jdmicro.com	Knotty Pine Cedar Products Darren Pine 544-0202
Piano and Flute Instruction Monica Maxwell 544-1822	Leighton Photography Ken Leighton, Rob Leighton 652-2686
Brentwood Physiotherapy & Canine Rehabilitation Gillian Jackson 652-4489	Peninsula Wholesale Plus Dean Hyland 652-3182, fax 652-5139
Chandler Construction Ken Ilott 477-7431, fax 477-7528 chandlerconstruction@shaw.ca	Hyland's Fish & Chips 10153 Resthaven Drive Sidney, B.C. 656-4435
Editorial Services Patricia Sloan 652-0226	Photographs by Modigliani Jennifer Modigliani, 652-1938, fax 544-4989 photosmodi@coastnet.com
Escape in Thyme Aroma Therapy & Reflexology Paulette Blunt 818-0149	Rangel Tours, Unique & Exotic Travel Jay Rangel 652-1938, fax 544-4989
Cedarwood Video Editing and Production Karen Davies, 544-1313 www.cedarwoodvideo.com	Reflexology By Linda Parker 652-6466
Fitz Photos 544-0166 Specializing in Family, Teens & Child Portraiture www.fitzphotosvictoria.com	Dave Phillips Willis Point Specialist, Holmes Realty 656-0911

Please Slow Down When The School Bus Is Loading And Unloading. Use Extra Caution At These Times.

THANKS!