

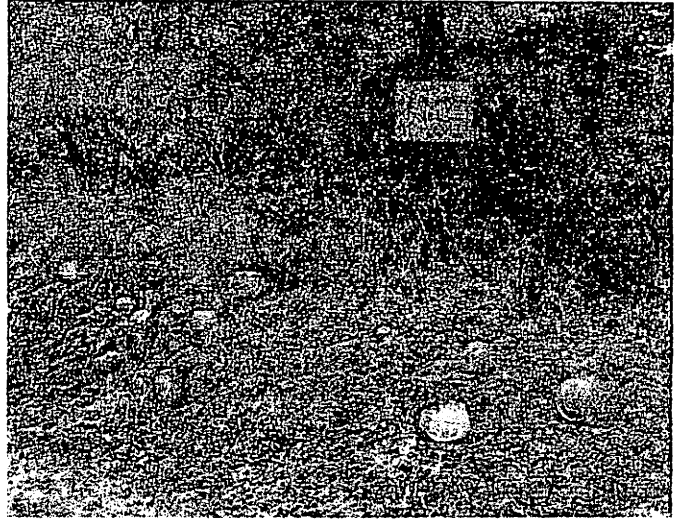
The Pointer

December 2000

Halloween Fun at Willis Point



Thanks to the Willis Point Volunteer Fire Dept for another successful Halloween bonfire. There were free hot dogs for the kids and a Happy hour for the adults. The Willis Point Community Association put up the money for the fireworks this year and a great time was had by all. Some Willis Pointer (on the left) is lucky enough to have her birthday on Halloween and received a special Halloween cake. Pumpkin Ville was enjoyed by the local racoons as they feasted on the many pumpkins which found their home at Pumpkin Ville this year.



Fama's Development Permit Meeting December 11th 7:30 pm

The Advisory Planning Commission will meet to hear the public on the subdivision that FAMA is proposing.

All Willis Pointers are welcome to give their opinion on the affects that subdivision may have on their property and/or the environment.

For your information the Willis Point Community Association and the Willis Point Environment Committee have provided some of their research on this matter which you will find in this edition of The Pointer.



Join your neighbours at
the
Annual Willis Point
Potluck
Christmas Party!
Fun for the whole family.
December 17th 5 pm

Bring your own plate and cutlery
Santa will arrive on the Fire Truck.

Come and enjoy the local Christmas play
Reindeer vs. Reindeer
For more info phone Joan Wright at 652-3254



To The Point

Another Christmas is almost upon us. Reflecting the ongoing discussion of rezoning/development you will notice some community politics in this issue. Many Pointers

cannot make meetings for one reason or another and the Pointer keeps those people informed. Willis Point is on the verge of a very big change since we are having to join another municipality and your input is important. It is also important that you make your views known regarding the issues at hand.

For those of you who did not make the dart nite it was loads of fun! I will certainly start practising a little sooner than one week ahead for next year.

Wishing you happy holidays and peace on earth!
Donna Dow, *editor*

What a treat!

Local celebrity Jennifer Modigliani's show on Sunday Dec. 3 was a magnificent array of unusual and intriguing photographs of Willis Point. This display of varied photographic techniques clearly expressed the beauty and diversity of our area.

The images ranged from a solarized photo taken from the bow of a kayak approaching an obstacle of pylons in the Tod Inlet to the capturing on infrared film the sensual arbutus tree trunk aptly named "The Torso."

It was an honour to have an artist of Jennifer's calibre focus her creative energy on the rare and unique area in which we are so fortunate to live.

Pat and Jen

The Willis Point Community Association, Executive

Director	Brian Henson	642-1633
Chair	Peter Brelsford	652-9826
Vice Chair	Michael Cridge	544-4048
Treasurer	Dave Carley	652-3207
Recording Secretary	Lois Lovo	652-9612
Corresponding Secretary	Sheila Carnegie	544-1792
Membership Secretary	Ken Leighton	652-2686
Member at Large	Margaret Cornell	652-3366
Member at Large	Brian McCandless	652-3656

Please phone any of the above people to find out when the monthly meetings are held.
Any member of the community is welcome.

Other Willis Point Contacts

Fire Chief	Bill Wright	652-3254
Fire And Recreation Committee (Chair)	Vern McConnell	652-2996
Environmental Committee (Chair)	Margaret Cornell	652-3366
Pointer Editor and Publisher	Donna Dow	652-3818
Hall Custodian	Laverne Sohochoff	652-5210
Official Community Planning Committee (Chair)	Larry Resnick	652-8278
Trails Assessment	Ida von Schuckmann	652-0050
Saanich Inlet Protection Society	Patricia Sloan	652-0226
Aerobics Instructor	Katie Cotter	652-2039

Willis Point Pointer Staff

* Volunteers *

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Bill Wright

Planning Committee

Larry Resnick

W.P.C.A.

Peter Brelsford

Environment Committee

Sheila Carnegie

Colouring Contest

Jen Charles

Letters To The Editor

Comments, letters, and articles should be

submitted to the editor at

6712 Mark Lane or

Fax 652-3818 or email

donnadow@islandnet.com

NOTE: The "DEAR BLABBY" column is a regular feature of the Pointer. The writer, a professionally qualified know-it-all who chooses to remain anonymous, uses a tongue-in-cheek approach to problem-solving. Readers, therefore, should view advice with skepticism and must assume responsibility for all associated risks and outcomes. We hope, however, you will have a laugh or two along the way!!

If you have a problem that you would like Blabby to address, please forward it to the Pointer Editor. Blabby will select a letter or two for each issue. Submissions from readers of all ages are welcome.

Dear Blabby,

I've run out of ideas for Christmas gifts for our Willis Point friends. Do you have any suggestions?

Unimaginative

Dear Unimaginative,

You are in luck. Suggesting how other people might spend their money is one of my specialties. Believe me, you can't go wrong with any of the following choices:

THE TEN BEST CHRISTMAS GIFTS FOR WILLIS POINTERS

1. A polar fleece vest...or anything else in polar fleece
2. A luminous house number sign, complete with gatepost
3. Several pooper-scoopers
4. 10,000 feet of deer fencing
5. Waterproof hiking boots, slicker or rainsuit, rainhat, gloves
6. Desk organizer with calendar to keep track of all the committees and meetings
7. A power-assisted wheel barrow
8. A new tarp or two, colour-coordinated to match particular house
9. A giant-sized bottle of tylenol (especially for Dart night participants)
10. Binoculars to watch the whales, or a telescope to view the stars

Season's greetings to all, Blabby

Congratulations To

Gabrielle and Bob Halsey and Karen and Bob Scott for receiving the Willis Point Community Service Award this year. These folks have not only enhanced our community this year with their efforts but every year they have been here. **Thanks** for all your hard work from the rest of the community.

Buy, Sell, Give, or Receive

Free

10 Ft. Satellite Dish with decoder
Needs to be removed from roof
Call Mark for more info at **544-0426**

Wanted Math Tutor

For Middle School Math
Call Jean at **652-1908**

Wanted

Cast Iron Pot
Laundry Style Double Sink (deep)
Call Bob or Tamah at **652-9540**

Condo For Rent

In Cabo San Lucas Feb. 19-26th 2001
If interested Call Bob or Tamah **652-9540**

Carol Singing

Join your neighbours in another Willis Point tradition. If you are concerned about your singing voice don't worry the rest of us will drown you out if necessary. Meet at the mailboxes on Mark Lane at 6:30 December 19th For more info call Bob 652-2130



Willis Point Business Directory

All Make Transmission

Neil Tregear 389-0624

Avalon Cottage Brew On Premise

Vern McConnell 386-4030
Email avalon@jdmicro.com

Basic Accounting and Bookkeeping

Monica Rowbottom 544-1822

Brand J Graphics

Jason Funnell 889-3779
Fax 388-5548
Email jfunnell-gmi@home.com

Brentwood Physiotherapy

Gillian Jackson 652-4489

Chandler Construction

Ken Illot 652-7747
Fax 652-4777

Editorial Services

Patricia Sloan 652-0226

Happy Hikes

Jen Charles, Donna Dow 652-3818
Website www.happyhikes.com

Housework Maid Easy

Gerri Gorling 652-6149

Knotty Pine Property Maintenance

Darren Pine 544-0202

Leighton Photography

Ken Leighton, Rob Leighton 652-2686

Photographs By Modigliani

Jennifer Modigliani 652-1938
Fax 544-4989
Email photosmodi@coastnet.com

Rangel Tours-Unique & Exotic Travels

Jay Rangel 652-1938
Fax 544-4989

Reflexology By Linda Parker

Linda Parker 652-6466

If you would like to list your business in this free business directory, please call Donna at 652-3818

ADVISORY PLANNING COMMISSION (APC) FOR JUAN DE FUCA ELECTORAL AREA

The **WILLIS POINT** area has openings to sit on their Commission in accordance with the APC bylaws. Copies of the relevant APC bylaw are available for viewing at the CRD Municipal Services office. If you are interested in serving your community and meet the requirements of being a resident elector of the Willis Point area of the Juan de Fuca Electoral Area, please submit a brief resume prior to **December 31, 2000** to:

Michael J. Bennett
CRD Municipal Services Department
Advisory Planning Commission
2205 Otter Point Road
Sooke, B.C. V0S 1N0 FAX: 642-5274 TEL: 642-1620

WILLIS POINT LOCAL GOVERNANCE REVIEW COMMIT- TEE (LGRC)

Director Brian Henson is seeking applications from local residents who reside in the Willis Point area and are interested in serving as a volunteer on the LGRC. If you are interested in participating in a fact finding objective investigation into the issues of local governance, please submit an application prior to **December 31, 2000** to:

Director Henson
Local Governance Review
2205 Otter Point Road
Sooke, B.C. V0S 1N0
FAX: 642-5274 TEL: 642-1620

Brian Henson, Juan de Fuca Electoral Area Director

MANAGEMENT PRACTICES FOR LAND USE

At the upcoming Willis Point Community Association and the Advisory Planning Commission meetings to be held December 11th, there may be discussion related to two of the primary management tools for land use. These are:

1. Conservation Covenants*

A conservation covenant is a voluntary, written agreement between a landowner and a conservation organization in which the owner of the land promises to protect the land in specified ways. It can also be requested by an Approving Officer as a condition of subdivision. Covenants offer protection for ecologically valuable features such as watersheds, sensitive ecosystems, buffer zones, wildlife, habitat, scenic values, historic preservation, and low-density residential use.

The conservation organization holds the covenant and can enforce it, if necessary, against the owner. The covenant is filed in the BC Land Title Office. It is intended to last forever, and binds future owners of the land, not just the current landowner.

The covenant can cover all or just a portion of the landowner's property. Conservation covenants can increase land values by providing stewardship benefits, security, and stability. On the other hand, if it can be shown that registration of a conservation covenant has reduced property value through restrictions on land use, the landowner is entitled to tax advantages, in income tax and/or property tax.

** The aforementioned information was summarized from documents published by the Ministry of Environment, Lands and Parks, Environment Canada et al., and the West Coast Environmental Law Research Foundation.*

2. Development Permits*

Development permits are planning tools for specific sites that warrant special protection, such as hazardous slopes, wetlands, watercourses, marine waters and foreshore. If used correctly, they are the only tools which can control site disturbance prior to approval of a development.

Development permits do not prevent site development or building; they just set conditions to ensure it is properly done. For example, they could ensure that if slopes are built upon they are done so in a manner which prevents erosion, that blasting occurs without damage to neighbouring wells and structures, and that wetlands are protected. Similarly, permits could be used to prevent alteration of watercourses, flooding of nearby septic fields and wells, landslide, landslip, and windthrow.

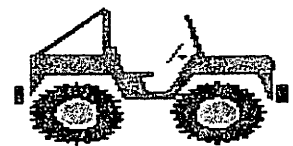
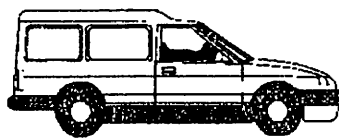
** The aforementioned information was summarized from the Municipal Act, Ministry of Environment and Environment Canada Stewardship Series, and various municipal government documents.*

This article was prepared by the Willis Point Community Environment Committee

Brentwood Bay



Pro Detailing



Professional Detailing For Your Vehicle

PLANNING COMMITTEE

Interim Report

By the time this is published, the Committee will have met 5 times this Fall. There has been considerable input at each meeting from Community members in attendance. Their numbers ranged from 45 at the first meeting to about 15 at the Nov. 20th. meeting.

There were two reports to the Committee: one by a groundwater expert from the Ministry of Environment and another by Gary Shumka who clarified for us some legal advice from the CRD lawyer. A copy of Gary's report (one page) is available and so is a set of quite detailed notes from the water expert's talk (three pages – taken by our resident expert note-taker, Lois Lovo - thanks, Lois)

Among Committee Members and the audience there were lively discussions on several crucial issues.

- Should the Official Community Plan contain specific reference to a proposed development of thirty 2-acre lots in exchange for parkland? Or should we follow the advice of the CRD lawyer and delete the details?
- How critical is the water problem? Is it prudent to trade increased development for parkland or should we shift our priorities from acquiring parkland to protecting our water?
- What is the best long-run strategy to restrict development? Reaffirm the present 30-acre zoning and maintain a united front against additional development? Or, try to make a deal with Fama now, while there is still one owner to deal with?

The resolution of these complex issues requires broad Community input. Therefore, the Committee is considering conducting a new survey, concentrating on land use issues. Meanwhile your comments, written or oral, are welcome.

Larry Resnick, Chair (652-8278)

Christmas Time



— 1 December - 6 January —

Wonderful holiday lighting, festive dining,
carollers, a brass quartet and a fine Gift Store
overflowing with superb presents.

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Gardens**

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www.butchartgardens.com

Fire Fighter News

As the last Pointer just came out in October we have not been too busy other than with normal Wednesday night practices, and the odd meeting here and there. We did have an interesting evening in October with the Department answering three calls all within two and a half hours. I'm sure the traffic control members were wondering what was going on with the trucks running up and own Mark Lane to Melody and back with lights and sirens.

The Halloween bonfire was a great success thanks to all those members that took part.

Fire and fireworks crew - Graham O., Melanie W., Darren P., and the Chief.

Bar crew - Gord H., Aran P., Uwe P., and René C.

Kitchen Staff - Marie B., Kathy C., Linda P., Tama and head chef Dean H.

Clean up and garbage detail - Bob C., Tama, Marie, and Ida.

To everyone that came out to support your fire department and the fine young people of Willis Point thank you. Pumpkin Ville had over 50 homes this year. We hope to see you again at the Christmas party and not before (unless it's a social occasion).

The yearly departmental election has been held and we have a new Captain. Welcome Captain Crawley from the yellow hats to the red hats.

A very special thank you to Bob Cattoir for your time spent as a Captain, your time and effort on behalf of your fellow fire fighters is greatly appreciated.

As winter is closing in fast have we hope you have had your chimney cleaned and inspected as well as your smoke detectors tested. If not now is a good time before the weather gets really bad.

There are still a few spots available for membership on the department. If you wish the department to remain strong and able to answer calls please think about joining. Your community and your department require your assistance. **Join Now.** Practice Wednesday evenings from 7:45 to 9:30

For information call Bill Wright at 652-3254 or work 952-4425.

Bill Wright

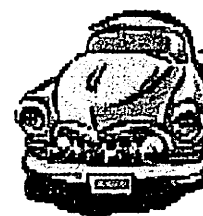
Fire Chief



Keating Road Auto Sales Ltd.



Auto Brokerage



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For

12 Years

- Great Prices
- Safety Inspected
- Clean Fully Detailed Condition
- A Great Selection of Cars Trucks Mini Vans & S.U.Vs

6739 West Saanich Rd

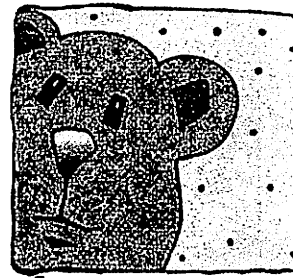
Brentwood Bay

652-8840 or 812-5567

Come visit the friendly, no pressure, sales staff on hand to serve your needs

Babysitting Registry

Jessica Ernshaw
Age 16
Experienced Babysitter
Call 652-1938



Go Out... **ENJOY YOURSELF!**

Leave the Babysitting to ME

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SO RELAX...

Call Me...
Elaine McCandless 652-3656



ERYN AGE 14
652-4097

WILL BABYSIT ANY
AGE. HAS BOTH RED
CROSS BABYSITTING
AND ST. JOHNS
AMBULANCE
FIRST AID.

Danielle Conner age 14

Experienced babysitter. Has taken
Babysitting course and St. John's First
Aid. Able to babysit children all ages.
Call 652-0050

Need a Babysitter?

Do you need responsible and trustworthy babysitters that do safe but fun activities with your child/children? If so call Jacquelyn Parker, 18, or Jennifer Parker, 17. Both have taken First Aid, Kwater Safety, and Babysitting courses. Experienced with children of all ages. Call 652-6466



Chris Connoly Age 12
Will sit kids over 3 yrs. old. Has
Red Cross and St. John's First
Aid.
Call 652-6770

Honourary Citizen Award

On November 24

Victoria Mayor Alan Lowe bestowed 11 people with the award of Honourary Citizen in recognition of contributions of the city or its reputation. One of those people was a Willis Pointer!

Congratulations to **Jay Rangel** who has worked to foster twin-city relationships with Morioka, Suzhou, an Khabarovsk

Way to go Jay!



Dart Nite

Another successful happening! People turned up in large numbers, and we ended up with 38 couples. Joanne Elry and John Sohochoff fought off heavy opposition to win and Karen Scott and Vern McConnel were fine runners up.

Congrats to those two teams!

Dean's Bull's Eye Natchos went over wildly -- thanks Dean and all your helpers, our set up and take down crew, the scorers and registrars and the stalwart group of Ken Illott, Jack Parker, Brian McCandless, and others who raised the bar profits considerably! Well done, everybody. The profits from that came to \$590! We'll see you all again next year.

Gabrielle Halsey



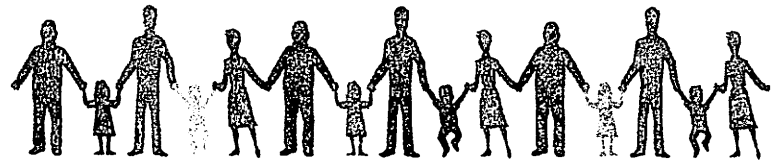
Guided Hiking Tours Of Vancouver Island

- ◆ Enjoy the beauty of British Columbia's natural forests and open spaces
- ◆ Hikes are guided by local environmentalists who have a thorough knowledge of flora and fauna found on Vancouver Island
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- ◆ Hikers are provided with a gourmet picnic lunch and beverages
- ◆ We will send you a memory of your hike complete with pictures of yourself taken on the hike

You can check us out on the web at
<http://www.happyhikes.com>
 or phone
 (250) 652-3818 or 744-6710
 or email donnadow@islandnet.com

Willis Point Residents, Did You Know?

You can rent the Willis Point Community Hall for as little as \$72.00/day or \$7.50/hour? Outside renters pay from \$150-\$175 per day, still a bagain!
 Call Laverne 652-5210



New Members of the Willis Point Community Association

Jim Potvin from Victoria. Jim is a member of the Potvin family insurance company. He can be seen walking his black and tan coon hounds around Willis Point.
 6759 Mark Lane

Mark and Deanna Roozandaal from Victoria. Mark is the owner of Compu Smart computers. Deanna is the Chair of the English department at Camosun College. She is an avid tennis player.
 7419 Mark Lane (off Steamer Drive)

Jack Pannekoek and Jacquie Hughes, and daughter **Tamara Fisher**. Jack is a computer designer. He is vice president, C.I.O. of Lim Corporation. He is also a master swimmer. Jacquie works as an accountant at Lim Corp. and she also competes in race walking.
 7017 Willis Point Road

Greg and Brenda Rusak, and son **Adam**. Greg is vice president of Electric Edge computer software systems. He is an avid tennis player. Brenda is an animal rescue specialist.
 6848 Mark Lane

Arin Puritch and Jean Katis
 Arin is a computer systems developer and administrator for Saanich School Board. He is a member of the Willis Point Volunteer Fire Dept. and also plays bass in a rock band. Jean stays busy taking care of their 1 1/2 year old child. 823 Sea-Aira Heights

Paul Galewitz and Juliette LaFleur
 They are from Nelson via Saltspring Island. Paul is an on-line investor. Juliette is an intuitive counsellor. They are both tennis players and hikers.
 841 Melody Place

If anyone hasn't yet joined our Community Association (\$5.00) please call Ken Leighton at 652-2686



Dear Pointer,

The following petition statement arises from a community meeting in October of this year. At that time the Approving Officer, Rob Howat, Ministry of Highways and Transportation indicated requests will be taken into consideration when making final decisions regarding Fama Holdings Ltd. subdivision application.

This petition statement will be discussed as a motion at the next Executive Meeting of the WPCA on Dec. 11, 6:30pm. Provision will be made to permit community input at that time. The meeting will be of 1 hour duration as the Advisory Planning Commission's Fama Application Hearing follows at 7:30.

Sincerely, Peter Brelsford, Chair, WPCA

In accordance with current zoning, FAMA Holdings Ltd. have applied for subdivision of their land into twelve lots, with approximately thirty acres in each.

The Approving Officer, Ministry of Highways and Transportation (MOTH), has invited a number of external ministries and agencies (referral agencies) to independently comment on the subdivision proposal. The Approving Officer has also indicated that community requests will be taken into consideration in making final decisions.

These referral agencies have made recommendations which protect existing properties, the surrounding environment, and our potable water supply. Other recommendations arise from *BOTH* the recent water study *AND* standard management practices for land development, as outlined by the Ministry of Environment, Lands and Parks (MELP).

The Willis Point Community Association (WPCA), therefore, encourages residents to indicate their support of the following recommendations, all of which are in the public interest.

WE, THE UNDERSIGNED, RESIDENTS OF THE WILLIS POINT COMMUNITY,

SUPPORT the Ministry of Environment, Lands and Parks (MELP) in their request for Conservation Covenants AND 30 meter buffers to protect wetlands, watercourses, and sensitive ecosystems (SEI polygons C0600A, C0483B, C0483C and woodland C0601, as outlined in MELP letters to MOTH 15 Dec, 99; 24 Jan 00);

SUPPORT Fisheries and Oceans Canada in their request for buffers on watercourses and Restrictive Covenants on foreshore lots;

SUPPORT Fisheries and Oceans recommendations to maintain slope stability and to follow Land Development Guidelines for the Protection of Aquatic Habitat (Fisheries letter to MOTH, 10 Dec, 99), and thereby

REQUEST a geotechnical assessment to be conducted prior to site development, complete with specification of erosion control practices required;

SUPPORT Ministry of Health request for proof of potable water on each proposed lot and site investigation tests on each proposed lot to identify suitable on-site sewage disposal areas (letter to MOTH 22 Sept 99 and 7 Jan 2000);

SUPPORT Thurber Engineering, Ltd. in their recommendations to follow the "precautionary principle", place Covenants on the wetlands, and require "proof of water quantity and quality on all new development wells" (*Willis Point-Partridge Hills Groundwater Assessment Study 2000; Report to the Capital Regional District, May, 2000*);

SUPPORT Ministry of Environment, Lands and Parks (MELP) in their recommendations for certification of long-term reliability of groundwater AND for hydrogeologic impact assessments of each proposed well on adjacent wells, wetlands and streams (*BC Environment - Vancouver Island Region: Environmental Objectives, Best Management Practices and Requirements For Land Developments, Version 2.0, February, 2000, p.14*), and thereby

REQUEST that hydrogeological tests and impact assessments (well interference tests) be conducted when water levels are at their lowest (Sept. to Oct.), taking into account drought cycles;

SUPPORT Ministry of Environment, Lands and Parks (MELP) in their recommendations to identify and provide management and protection mechanisms for sensitive habitats and ecosystems in a plan prior to the design layout stage (*BC Environment - Vancouver Island Region: Environmental Objectives, Best Management Practices and Requirements for Land Developments, Version 2.0, February 2000, pp. 4, 8*), and thereby

REQUEST an environmental impact assessment to measure potential environmental effects of proposed development

REQUEST trail easements, in consideration of the historic use of trails in this area, necessity for secondary route access to the community, and need for complete walking loops between parks. It should also be noted that considerable provincial resources have been previously expended, in particular on the grading and culverting of Squally Reach trail.

continued on next page

WE, THE UNDERSIGNED, RESIDENTS OF THE WILLIS POINT COMMUNITY,

SUPPORT THE aforementioned ministries and agencies in their recommendations and thereby REQUEST::

- covenants and buffers on wetlands, watercourses and sensitive ecosystems,
- identification of suitable on-site sewage disposal areas
- geotechnical assessment
- proof of potable water (quantity and quality) in Sept/Oct.
- certified long-term reliability of groundwater source
- hydrogeological impact assessment (well interference testing) in Sept/Oct.
- environmental impact assessment
- trail easements

Name	Signature	Address

**Willis Point Community Association
Report from the Chair
Seasons Greetings**

Many thanks to members of the Fire Department and the WPCA for providing another great Halloween Night for the community. A further thank you for the great work of the Halseys and the Scotts in organizing an entertaining "Darts Extravaganza". The proceeds from which help in supporting community activities. In addition, I would like to thank past members of the executive Ursula Waite, Ida von Schuckman, and Ken Ilott for the many hours of service each has contributed to the community over the past years.

Our thoughts are with Ursula Waite and family, wishing Bill a speedy recovery.

The passing of Charles Bonner provided a moment for reflection. I never knew him as Charles, it was always Charlie. Charlie's active community involvement has been an excellent example for many young families over the past 30 years. He has been a mentor in community service for many. Thank you Sydnie and Family for sharing Charlie with the rest of the community. He will be missed.

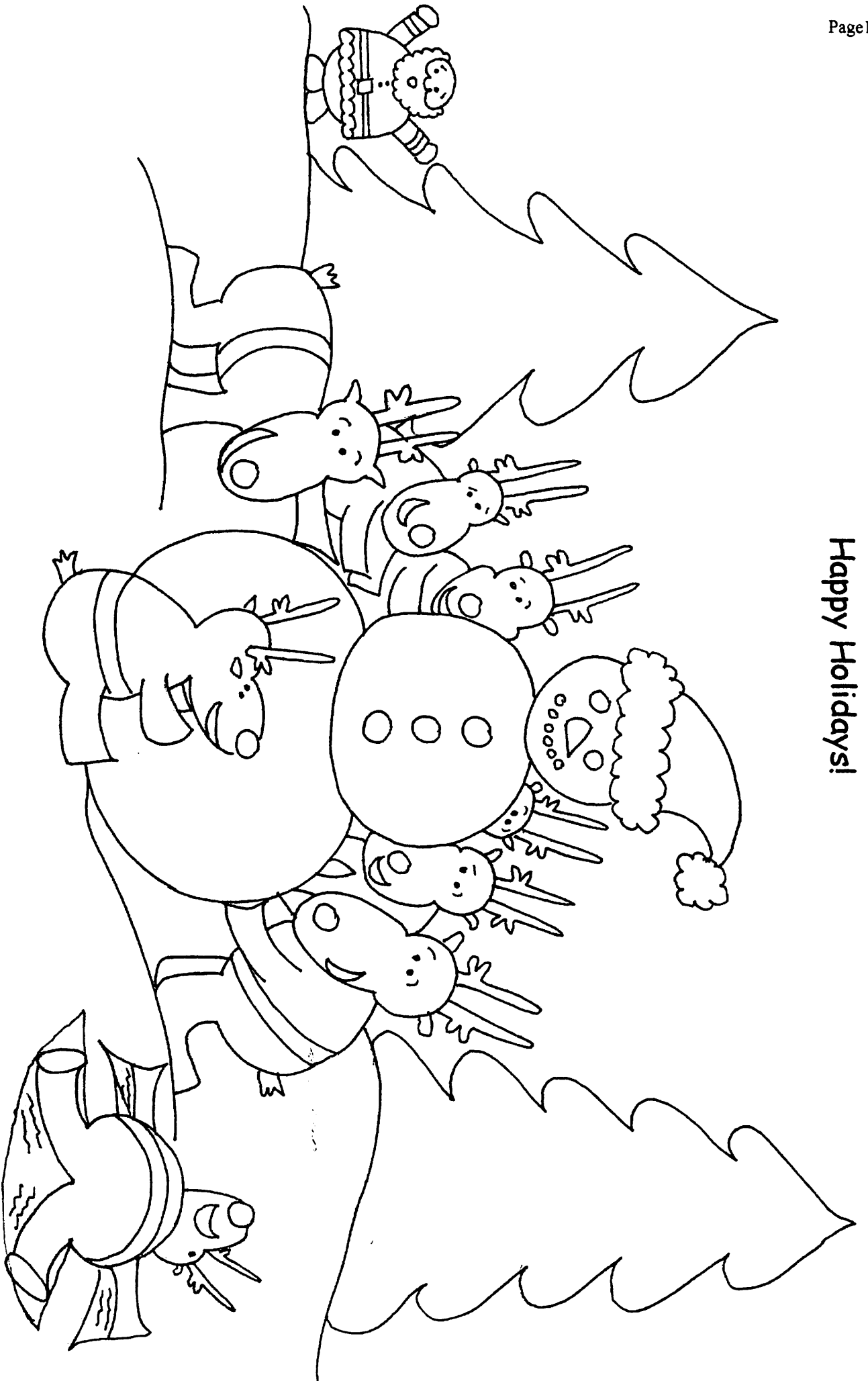
As Chair I am looking forward to the next two years. I see my role as one of helping to facilitate the wishes of the residents in taking appropriate democratic action to preserve or improve the amenities of the Willis Point area. The challenge facing us as a community is one of working together to reach a common goal. Your participation in sharing your thoughts and opinions at the monthly executive committee meetings (2nd Monday of every month) is needed in order to reach that common goal. Check the Community Bulletin Boards for executive meeting minutes and agenda items for upcoming meetings.

Looking forward to see one and all at the Annual Christmas Play and Pot Luck Dinner, 5pm Dec. 17th.

Best of the Season, and "Lang May Your Lum Reek".
Peter Brelsford
Chair, Willis Point Community Association



Happy Holidays!



Colour this picture and bring it to the Christmas Party December 17th. Prizes will be awarded after dinner.