



The Pointer

Autumn 2008

To The Point

Thank you to the Christmas elves who have decorated the trees by the Hall this year. It looks very festive and welcoming and is a cheery landmark for those coming and going at night.

After 5 years as editor of The Pointer, I will be stepping down after the June 2009 issue. So the hunt is on for a new editor. If you are interested, please give me a no-obligation call for a chat about what is involved in the job.

Merry Christmas to all.

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, Tessa Clayton, Pat Orr and family, Helen Resnick, Dawn Campbell, Trevor Espin, and Ian Espin.

Advertising Rates

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Who's Who

WPCA Chair	Bill Douglas	544-1042
Pointer Editor	Pat Williams	652-0223
Fire Chief	Greg Elvedahl	886-6635
Hall Custodian	Mariann Malvet	544-1681
Hall Sign	Joan & Bill Wright	652-3254
Saanich Inlet Protection	Patricia Sloan	652-0226
Fire&Recreation Chair	Vern McConnell	652-2996
Rural Observer Newspaper	Patricia Sloan	652-0226
Aerobics Instructor	Deanna Roozendaal	544-4355
Land Use Committee	Patricia Sloan	652-0226
Advisory Planning Com.	Larry Resnick	652-8278
FireFighter's Assn. Chair	Aran Puritch	652-7018
Parks Commission Rep.		
CRD Advisory Committees: Environment & Solid Waste	Larry Resnick	652-8278

Willis Point Christmas Caroling

Every Christmas a group of hardy and vociferous Willis Pointers meet to travel throughout the neighborhood to sing good cheer and a WELCOME to new families who have arrived in the Point over the past year.

Come One, Come All

When: Thursday, December 18 6:00 PM

Where: Mailboxes at Willis Point Road and Mark Lane

Who: All people of good voice, OK, all people with any voice at all.
Children welcome (as they are usually the ones that can sing).

Bring: Flashlights, Santa hats, wet weather gear if required,
and a bucket to carry a tune in if necessary

Songsheets will be provided.

Windup and continued caroling will be at the Halsey's.

For further information phone:

Bob or Celia Scott: 652-8522

Gaybrielle Halsey: 652-4195

Bill or Joan Wright: 652-3254

HO HO HO

Neighbourhood Notices

Thank You

It all started on Oct 4th when our household took a double whammy, Bob was confined to bed with a herniated disc, and I decided to fall and break my shoulder rather badly.

Bob was at the Dr's at the time, so I crawled and called 911, and Mary O'Rourke next door, who stayed with me until the Fire Dept. arrived. I have elevated them to sainthood - they were so caring and professional, helping me get into the ambulance to spend five days in hospital.

We were literally out of action for, as it turned out, five weeks. Our daughter, Vanessa, moved out here, our son Jason and daughter-in-law Selina fetched and carried, and kids, we can't thank you enough.

Then, our extraordinary community fed and socialized with us for five weeks, taking our mind off our pain. Gourmet meals appeared and different groups came to visit. Furniture got moved, firewood brought in, boats were looked after, yards and driveways cleaned up.

Willis Pointers, you are totally one of a kind!

We are greatly indebted to our friends and neighbours, thank you all so very, very much.

Gaybrielle Halsey.

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Discreet, Reliable Pointer available for **vacation maintenance** and security, watering plants, feeding fish, cats, etc., on-site supervision of tradespeople while you are at work or on vacation, emergency rides or pick-up for kids to sports, appointments or school, and vet appointments. If you can't do it, maybe I can! **Pat Sloan 652-0226**

Wedding Congratulations

**Megan Ilott and
Sean Burkhart**

August 23, 2008



**Damien Ilott and Kim Manuel
October 4, 2008**

Congratulations



James Herriot
Graduate in Mechanical Engineering,
Camosun College

Playground Initiative

There is a plan afoot to upgrade the playground beside the Hall. A grant application will be made to cover the costs of materials etc. Anyone wishing input on this project is asked to call or email:

Sheryl Campbell
250-652-7189
soups5@telus.net

Your ideas, comments, and opinions are appreciated.

Please help me raise funds for my **Lakehill U16 Soccer Team** trip to an international tournament, the **Gothia Cup** in **Sweden, July 2009**

To fundraise I am offering the following services:

- **Pick up any returnable bottles or cans**
For on-going pick up, call me to set up a schedule or contribute to the **Bottle Drive Jan 3, 2009** (leave bottles at end of driveway)
- **Tree chipping** - call to arrange pickup and donation by **Jan 4, 2009**
- **Chocolate sales**
- **Snow removal**
- **Baby sitting: age 4 and up**
- **Any suggestions of additional fundraising ideas for my team please call**

Jason Connor Home: 250-652-0050

Cell: 250-882-1027

Message: 250-889-6057

Interested in finding out more? google for article:

Gothia Cup: soccer friendship and understanding

OLD WOODEN PADDLES WANTED

Please DONATE your unused oars and /or paddles in any condition to the Saturna Arts & Concert Society and they will be transformed into "art" by island artists. The paddles will be auctioned at the Saturna Island Lamb Barbecue, July 1, 2009 with the proceeds going to help support the **Saturna Island School** and the **Saturna Arts & Concert Society**.

Thank you.

Call Dave Connor 250-652-0050 or drop at 7071 Willis Pt. Rd.

Fire Department Report

The fire department responded to the following calls:

Sept 28 - medical call for chest pain

Oct 3 - medical call for an arm fracture

Oct 08 - fallen power lines on Willis Point Rd

Oct 18 - injured hiker on Mt. Work. The members hiked up the mountain with their basket stretcher and medical gear to treat a patient with an ankle fracture. We were also assisted by the Highlands Fire Department who have a special wheel kit that attaches to a basket stretcher, which enables an injured person to be wheeled down a trail and it reduces fatigue on the members when dealing with longer hikes and/or steep terrain. The patient was then handed off to an awaiting BC ambulance.

So far this year the department has received 22 requests for service.

Just a safety reminder about downed power lines – no one but the professionals from BC Hydro can safely ensure that the power lines have been disconnected. High voltage electricity can jump or arc, and when a tree branch touches a line it can travel down the tree and across the road. Power lines can suddenly become re-energized ‘killing’ everything in its path! It is our job to protect every Pointer from harm therefore the fire department has no choice but to close the road. I know this causes great inconvenience, we don't particularly like sitting on the road at peak times for hours or all night but please respect that safety must come first! There are no second chances when it comes to high voltage electricity.

As always the members have been very busy with various training opportunities over and above our Wednesday night practices. Weekend training courses included auto extrication, first responder and air brake training held at the fire hall and a ‘live fire’ training course in Nanaimo.

One of our members also attended a maintenance course that deals with our self contained breathing apparatus (scba) so now most repairs and maintenance will be completed within our department.

A great time was had by all at the Hallowe'en bonfire. I think the whole community was able to throw something onto the fire pile! The fireworks display was spectacular!! Hope we didn't scare everyone too much inside the haunted house! (but it sure was fun) Makes us wonder about next years theme.



The department had a great time at our annual Christmas party held in late November this year. Our recognition ceremony of service years put forth by our team was definitely the highlight of the evening. Congratulations again to James Herriot for 5 years of service, Gord Hawkes for 10 years, Graham Orr for 10 years, Uwe Pause for 25 years service and Rick Ross for 40 consecutive years in the BC fire service. We were honoured to have the Deputy Fire Commissioner of BC join us for the evening and help hand out the service awards.



It was also an honour to have extended family members and past members present to share in this great evening together. Of equal importance is the recognition to the family members for their contribution to the department . There's nothing more startling than getting blasted out of bed by the pager going off at 3 o'clock in the morning and good luck trying to get back to sleep. As well as going solo every Wednesday night and some weekends every now and again so that a member can train or take a course, thank-you for all that you give for the well being of the department.

I would also like to give a special thank-you to Vern McConnell for your generous contribution of delicious wine to our Christmas party!!

On behalf of the Willis Point Fire Department we wish all "Pointers" a very merry Christmas and a safe and happy new year!!

Sincerely,
Greg Elvedahl



Hallowe'en at Willis Point





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

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

- Maintain 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. [These are the legal tools for protecting the steep slopes, the water features and the various sensitive ecosystems within Willis Point.] *Subject to a few exemptions (see below)** these permits are required before undertaking any construction or alteration of the land.*

- Steep Slope Development Permits: require a Slope Stability Plan, certified by a qualified professional, showing how the proposed development is to be designed and constructed so as to (1) prevent 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 Permits for Foreshore, Wetlands and Riparian Areas (streams): require a site plan, showing (1) the location of the water features on the property and (2) how 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 wetlands, riparian areas or within their 30 meter buffer zone.*
- Development Permits for Sensitive Ecosystems: apply only to the twelve lots zoned for a minimum of 30 acres for a single family dwelling. They require a site plan showing (1) the locations of sensitive ecosystems and (2) *all features of the proposed development with the potential to affect the protected areas, including but not limited to the direction and quantity of any surface water discharge.* Sensitive ecosystems include old growth forest and woodlands.

****Exemptions.** No Development Permits are required for structures like gazebos, sheds, decks and boathouses not greater in area than 400 sq.ft., provided that they are non-habitable accessories to an existing residence and do not impinge on protected wetlands, riparian areas or sensitive ecosystems. [This exemption does not apply to building permits; such permits are not within the jurisdiction of the OCP.]

Development Approval Information. Applies only to the 30+acre lots. An application to change the zoning to allow for greater density must include a professional assessment of the impact of the proposed development on the quality and quantity of the groundwater which existing wells tap into. The Land Use Committee, with input from the Willis Point Advisory Planning Commission, has the authority to accept or reject the test results. [This is one of the most important provisions in the Official Community Plan.]

Zoning: In the present residential areas of Willis Point most lots are zoned for a minimum of one acre per single family dwelling. 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.

Clearly, there can be no significant increase in the number of residential lots at Willis Point without subdividing some of the 30+ acre lots. Whether to do this or not is up to the Community. The advantages of the status quo include: the widest possible spread of one-family houses over several hundred acres, posing the minimum threat to existing wells; the least reduction of the forested slopes; the least increase in traffic; and perhaps best of all, the least change in the Willis Point we love. However, at some point the Community might wish to reconsider – for example, if we had city water. The good news is that under the present system we enjoy a higher than usual level of self-determination. If we keep well-informed, attend meetings, vote in elections and assume a share of the responsibility for our community, we can control our developmental destiny.

Questions? Call Larry Resnick 652-8278 or the Juan de Fuca Planning Office 1 250 642 1500, ext 206.

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.

- all applications to change zoning in one or more of the 30+ 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.

Mail Theft Alert

I have received information that mail has been stolen from the Durrance Lake mailboxes and thefts may also have occurred at Willis Point and elsewhere on the Peninsula.

It is advised that you pick up your mail daily, as early as possible in the day, which at Willis Point probably means after 1400.

Canada Post suspects the master keys to the mailboxes have been copied and have been changing the locks. They have also been following the mail carriers and watching the boxes to try to catch the thief. This is the reason we are not posting this alert at the mailboxes.

If you have evidence that mail sent to you has not arrived and you believe it may have been stolen, please notify the RCMP in Sidney and Canada Post.

If a potential loss/theft involves bank or credit account information please be especially diligent. Monitor your account statements for any irregularities and consider a credit check to ascertain if a pre-authorized credit card has been activated and used.

**Bill Douglas, Chair
WPCA**

Business Directory

Chi-Kung Massage Studio Fiona Percy 544-4057	Housework Maid Easy Gerri Gorling 652-6149
Avalon Cottage Brew on Premises Vern McConnell 386-4030 avaloncottage@hotmail.com	Knotty Pine Cedar Products Darren Pine 544-0202
Piano and Flute Instruction Monica Maxwell 544-1822	Leighton Photography Rob Leighton 652-1865
Canine Rehabilitation Gillian Jackson 652-0472	Island Soy Scents Juanita Bradley A Natural Candle Alternative soyjoy@telus.net 652-6900 fax 652-6909
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	Mark Roozendaal, RE/MAX Camosun Mark@PreferredHomes.ca 588-6860 www.PreferredHomes.ca
Escape in Thyme Aroma Therapy & Reflexology Paulette Blunt 818-0149	Shelley's Touch Catering, Baking, Decorating 652-4895 klass@telus.net
Cedarwood Video Editing and Production Karen Davies, 544-1313 www.cedarwoodvideo.com	Reflexology By Linda Parker 652-6466
Photos by Suzanne 544-0166 www.cameraworkbysuzanne.com 544-0166 Suzanne Fitzpatrick	Dave Phillips Willis Point Specialist, Holmes Realty 656-0911
The Cleaning Queens HouseCleaning Sheryl Campbell 652-7189	

Merry Christmas





Willis Point Community Association

WPCA Executive

Chair	Bill Douglas	544-1042
Vice-Chair	Art Wynans	652-5898
Corresponding Secretary	J.C. Patchell	483-7056
Recording Secretary	Elizabeth Wynans	652-5898
Treasurer	Monica Maxwell	544-1822
Member-at-Large	David Lawrie	652-1286
Membership Secretary	Ken Leighton	652-2686
Member-at-Large	Bob Scott	652-8522
Fire & Recreation Rep.	Jeff Irwin	652-6869

Full minutes of the WPCA meetings are posted on the notice boards or can be obtained by contacting the recording secretary.

JUAN DE FUCA LAND USE COMMITTEE

WILLIS POINT REPRESENTATIVE

POINTER REPORT– December 2008

This is my final report as the Willis Point representative to the Juan de Fuca Land Use Committee. I am honoured to have represented the Point for the last four years, and greatly appreciate the support I have received from the community. I wish all the best to Pat Sloan, who was acclaimed as the Point's new representative in November, and will officially start her duties in January 2009.

Summaries of recent meetings of the Land Use Committee are in the reports to the Community Association, and posted on the bulletin boards. The minutes of the meetings are available on the Capital Regional District (CRD) web site (www.crd.bc.ca).

Pat O'Rourke (652-5598)

Kids only

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TUESDAY DEC. 23rd & 30th 10:30-12:00 AGES 5-8 \$15

WEDNESDAY DEC 24th & 31st 10:00 -12:00 AGES 5-12 \$15

ALL MATERIALS INCLUDED

(RESERVE YOUR SPOT EARLY AS SPACE IS LIMITED)

The Willis Point Real Estate Report

I don't think I would be out of step to say that we are surrounded by financial uncertainty. Stock markets are down, the word "recession" is being used by our political leaders, and people have seen their retirement savings shrink dramatically. It's quite amazing how different the world looks today compared to a few short months ago! Even though we are lucky enough to live in one of the best places on earth, our real estate investments aren't quite immune to the changing market. But, things may be much better than you think!

First, the bad news. The number of homes sold this quarter is down by 39%. That's a big drop which puts us at the normal sales level back in 1999 before the current real estate boom started gaining steam. On the other side of the equation, the number of homes for sale is up nearly 40%. These two facts work against each other and mean that even a well priced and well presented home can be on the market for three to six months before the right buyer comes along. The days of near-instant sales, as we experienced last year, are gone for now at least.

With such a dramatic decrease in sales volume you may expect that prices have taken a beating. So far at least they haven't. The median price for single family homes is down only 2% over the same quarter last year. Condos and Townhouses are down slightly more at 7% and 5% respectively. Those are "good news" numbers when we take into account the large equity gain that we've all experienced over the last several years. Compare this to the 35-40% drop in the stock market and homeowners should rejoice! Some believe that the price drops are still coming to Victoria. That may be true. However, many other Canadian markets experienced large price drops at the same time that we fell only slightly. Vancouver Island is a very desirable place to live and this has always affected our home values positively. Everyday I work with buyers very excited to be moving to Vancouver Island. Even if we do see further price decreases, which is quite possible, I believe that we will be somewhat insulated due to the appeal of our area.

Our very local Willis Point real estate market is largely unchanged since the fall. There have been no MLS sales but there is a price change and a new listing. 6736 Mark Lane has been recently listed at \$1.597M. Ken & Kathy I'll be sad to see you move! 7441 Mark Lane has a new price of \$675k, down from \$715k. Other listings remain unchanged with four houses, and four pieces of land for sale. Overall, properties at Willis Point take a bit longer to sell than in other parts of Victoria and generally sell at a slightly lower price. I guess that's a small price to pay for having such a wonderful community to live in!

Much as I said in the last issue, if you are a buyer you can find some pretty amazing deals out there. Even if prices overall haven't declined very much, there are a few sellers who really need to sell right now. I've found a few of those wonderful opportunities for my clients lately! If you are thinking of selling your home, take the time to make it look its best and then price it realistically against the competition. It may take longer to find a buyer, but you will be successful if you and your agent work hard together.

Can I help you with your real estate needs? Whether you are buying or selling, you'll find me to be professional and knowledgeable with a track record of great results for my clients. You can find out more about me and about how I work at www.PreferredHomes.ca. I look forward to the opportunity to earn your business! You can reach me at mark@PreferredHomes.ca or by phone at 250-588-6860.



Build your dream home on this peaceful, almost 1/2 acre, ocean view lot across the road from the water. Sit back, enjoy the quiet rural neighbourhood, and take in the views across Saanich Inlet. The sunsets are simply incredible! The driveway is roughed in and a producing well is in place. Building lots like this are rare, don't miss out on this one! \$350,000. MLS 248148



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