

Common energy-efficiency queries answered

Guide probes top five home heating factors

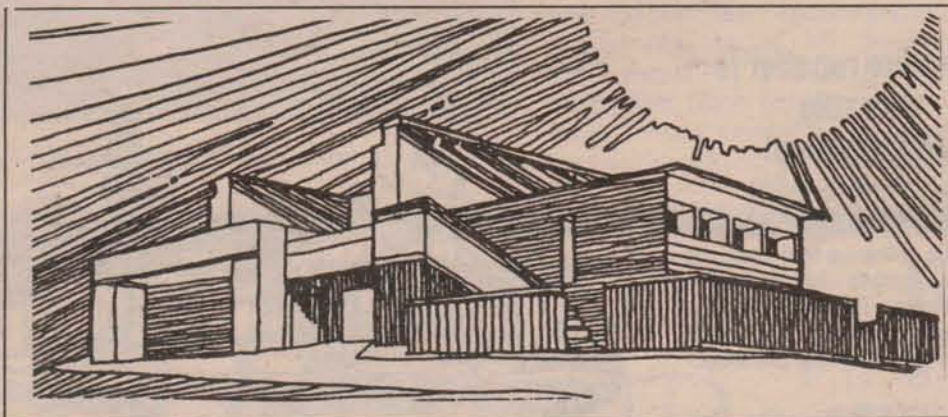
During the balmy days of spring and summer, the last thing anyone wants to be reminded of is the inevitable return of winter, the other fact of life in the northern hemisphere.

Many Canadians develop a mental block to snow, sleet and howling northern winds as soon as the last down-filled jacket is stored in spring. However, if you are shopping for a new house this spring, keep the memory alive, at least until you are satisfied that the dwelling is energy efficient.

Choosing an Energy Efficient House: A buyer's guide, published by Canada Mortgage and Housing Corporation, answers common energy questions. The booklet aims to make energy-conscious house hunters aware of the elements of energy efficiency and where they can be found in the dwelling.

There are five components that work together to create the energy efficient home: insulation, airtight construction, controlled ventilation, passive solar heating and an efficient heating system.

When these factors interact properly, fuel consumption can be up to 80 per cent less than that of the conventional house. The well-designed, well-built energy efficient house is also draft-free with even temperature distribution. It will be cooler



in the summer, warmer in the winter, quieter, less dusty, and maintain a comfortable level of humidity.

CMHC's guide will steer you clear of the pitfalls of poor construction or design. These include higher-than-necessary construction costs, overheating in spring and fall, poor air quality, condensation build-up on interior walls and windows, and a house that may be more expensive to heat than expected.

Although there are no guarantees of energy performance, Canada's building industry is responding to the energy needs of homeowners. You can ensure a well-built, energy efficient home by asking the builder or seller about the five factors of energy efficiency.

Insulation

First determine the insulation levels recommended for different areas of the house by local building codes (these will vary according to regional climate). The value of the various types of insulation are assigned RSI units which measure the resistance to heat loss. Compare recommended levels with those actually used.

Take a good look at the insulation to see if it is properly installed. Check that it is evenly distributed throughout the house, but kept clear of chimneys, ventilation features, electrical wiring and plumbing penetrations.



If buying a home with a cathedral ceiling or flat roof make sure there is enough room for insulation and ventilation between the insulation and the roof deck (normally 300-500 mm).

The energy efficient building will have higher levels of insulation in exterior walls than its conventional counterpart.

Good construction means the avoidance of thermal bridges, that is, areas where heat can bypass insulation and escape through building materials. Studs, floor joists and masonry walls can act as energy-conducting thermal bridges.

In the basement, walls should be insulated right to the floor and foundation soil well-drained to reduce heat loss and prevent frost heave.

Ideally, insulation is applied to the outside as it keeps the wall warm and frost free. Check that the above-ground wall area has been covered by a protective material.

Floors over unheated garages or crawl spaces should also be insulated. Many builders insulate the basement slab to increase the amount of comfortable living space available in the house.

Airtightness

The energy efficient house does not rely on insulation alone. Airtight construction — keeping warm air in and cold air out — is also a major factor to consider.

In extremely cold or damp climates, airtight construction is vital because frost and condensation can build up, often causing structural damage to the house.

Normally, a depressurization test is performed on a house to determine how "tight" it is and where leaks are located. Before you buy, ask the builder if this test was carried out and what the results were.

Airtightness is achieved when a sound air-vapour barrier is constructed throughout the house. Sometimes described as a large sealed bag, this barrier stops interior and exterior air from passing through the walls and stops water vapour from entering the wall from inside the house.

A word of caution: once construction is completed, it is impossible to tell if the air-vapour barrier has been installed correctly without tearing apart finished walls. Because of this, it is vital the buyer check depressurization test results.

Controlled ventilation

In an airtight house, a controlled ventilation system is necessary to provide a

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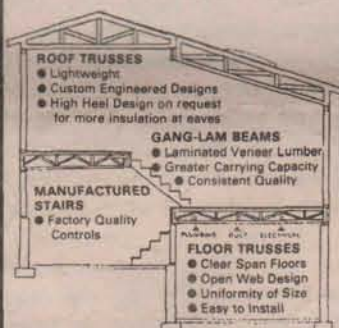
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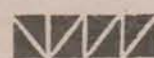
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**Attractive rancher is
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Plan No. H-5-3-558

By JENNIFER ROLAND

A gracious entrance that opens to a large foyer welcomes visitors into this attractive rancher. This non-basement home is characterized by a generous use of space and light in a practical floor plan.

It's a very versatile plan with extras that set it aside from other homes in this style. The large room at the front serves as a den, third bedroom, guest room or private office; the kitchen features a skylit breakfast area and the master suite has its own private patio.

A beautiful box window dominates the sunken living room and a cozy fireplace pulls it together, creating a natural gathering place for the family.

Sliding glass doors bring lots of light into the dining room and will be appreciated during the barbecue season. An attractive patio garden would enhance the view from both this area and the breakfast room.

There's plenty of counter and cupboard space in this bright gourmet kitchen, and a pantry provides valuable extra storage space.

Quick snacks or meals can be enjoyed at the eating bar, while the skylit breakfast area is conducive to casual dining. There is access to the formal dining room from this area.

The master suite is a spacious retreat, featuring a large walk-in closet, an ensuite with a luxurious oversize tub and sliding glass doors leading to a completely private patio.

Plans for design No. H-5-3-558 are available for \$233 (set of 3) and \$22 for each additional copy. Saver sets are available for \$266 (set of 5) and \$321 (set of 8). B.C. residents add six per cent provincial sales tax. Also add \$6.50 postage and handling within B.C. or \$8.50 outside of B.C.

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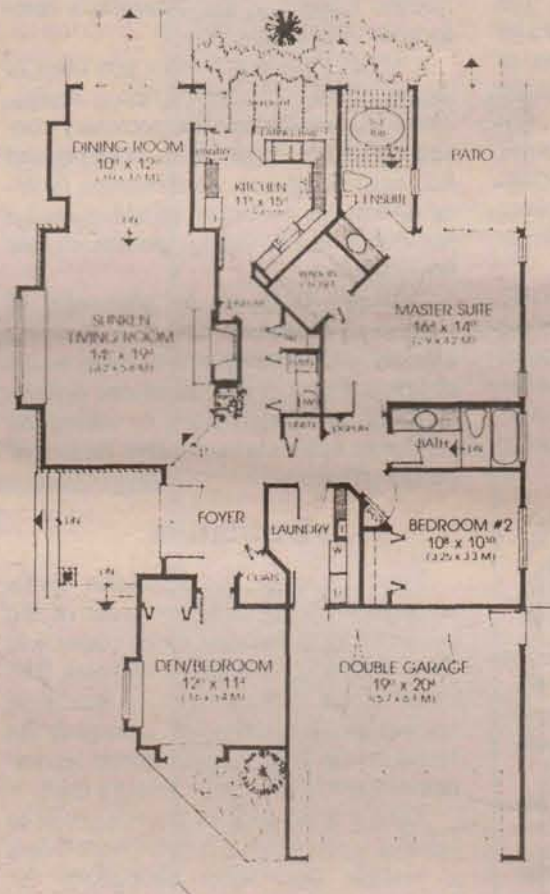
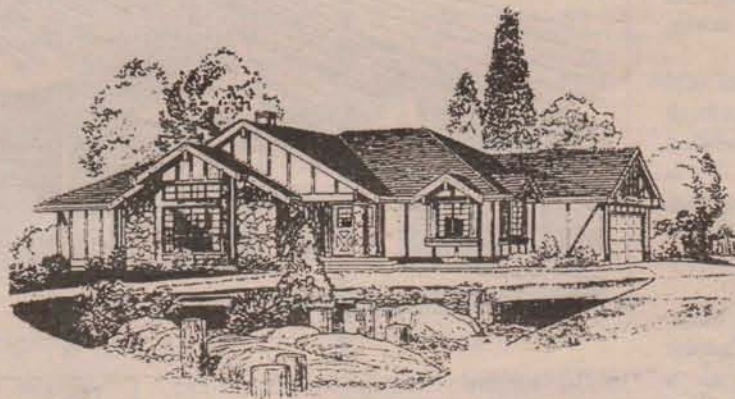
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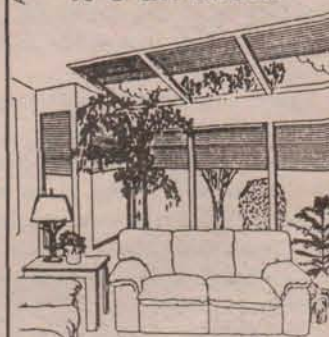
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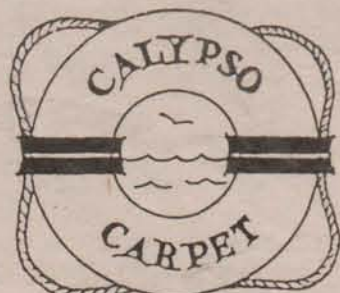
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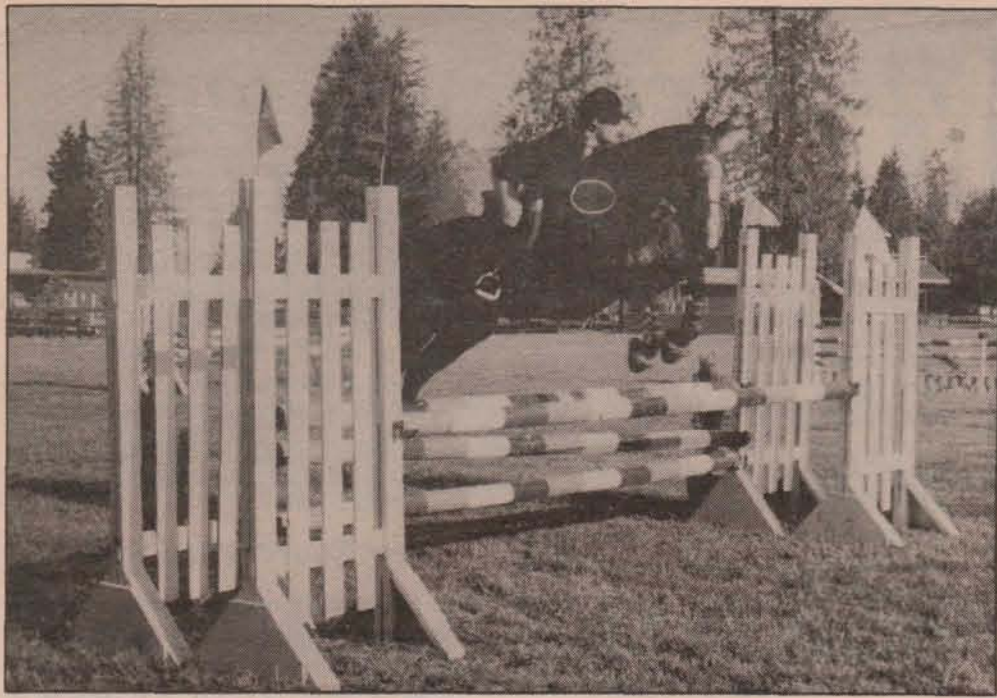


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Meg Coombes aboard Denton Farms' Mr. Passport

Salt Spring Island riders fare well at spring show

Riders and horses from Salt Spring Island earned two championships, two first-place finishes and two second-spot placings at the Thunderbird spring horse show held recently in Langley.

Meg Coombes took home most of the honours for the island contingent, finishing at or near the top in four events.

Riding her horse Karmen, Coombes won the junior hunter championship and took first place in the equitation for 15- to 17-year-olds. Aboard Mr. Passport, a horse owned by Denton Farms, she earned first place honours in the CET ASPCA medal event. Finally, riding the Denton Farms horse Tory Hill, Coombes

won second place in the junior hunter category.

Kylie Sharp, meanwhile, rode her horse Ceona to the championship in the hunter event for riders 12 years of age and under. Jennifer Lloyd, riding the Denton Farms horse Jay, captured second place honours in the children's hunter event for riders from 15 to 17 years of age.

Erin Larsen, aboard her horse Nechaco, won ribbons in all of the pony hunter events (riders 12 years of age and under) she entered.

All horses entered in the spring show were trained by Lynne Denton of Salt Spring.



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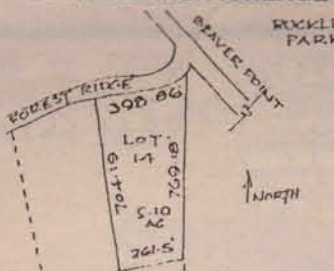
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country gourmet

by john edwards



It was with, as Dickens says, *Great Expectations* that I heard the Bay Window Restaurant on Salt Spring Island had reopened under the guidance of Steven Lynch, who had spent the past eight years as the respected head chef at Hastings House down on Ganges Harbour. Wearing my Country Gourmet hat I went there recently with three others for Sunday Brunch.

Brunch is a portmanteau meal. As a student of the Queen's English, the word makes me suspicious of its intentions, like hermaphrodite or existentialism. Since I spent several years at a foreign university eating brunch with people of ambiguous gender who were addicted to reading novels written by Albert Camus, I have acquired a healthy scepticism towards brunch.

In the best places it avoids both the efficiency of breakfast and the formality of dinner while retaining what should be the best features of both: fine food complemented by tasteful, relaxing surroundings. At its worst brunch is only an expensive refrito of the previous night's entres with a few egg dishes thrown in for appearances in a dining room that is identical to hundreds of others in hotels from Vancouver to San Diego and, accordingly, lacks all sense of identity.

As we drove down the winding country lane to Booth Bay, the omens certainly looked promising. Housmanesque apple and cherry trees hung with brilliant white and pink blossoms were alive with bees and the grass was deep and verdant in the April sunshine. My friends and I were in good humour at the prospect of a leisurely meal together and we hoped the ambience of the Bay Window could not disappoint us. It didn't.

The restaurant itself is only part of a traditional Gulf Islands house that was built in the style of an earlier, less imperative age. Long verandas overlook Booth Bay, a narrow inlet that dries at low tide, and lancet windows have been set into the meandering, gabled roof to give the buildings a slightly oriental look.

Deep, almost fearful, nostalgia

At the end of the 20th century Canadian architecture exhibits an idolatry of new technologies combined with a deep, almost fearful, nostalgia. Accordingly, people often try to give a modern structure the charm of age with obvious antique touches.

But there is something special about the real thing: the rich burnt sienna of the cedar siding, the glimpse of pots and pans hanging from the high plaster ceiling of a farm kitchen, the tangle of vines reaching around the walls into the sun.

Inside, the oiled wooden floors creak agreeably from decades of boots and shoes and the walls have the original fir wainscoting. The dining room is dominated by tall windows which face the mountains of Vancouver Island and the long view to the west, particularly in the early evening, is vast and tranquil.

If you can ignore the pouring chimneys of the Crofton pulp mill and the clutter of workers' roofs to the south it is possible to imagine sitting in the Bay Window 80 years ago, when Salt Spring was remote and pastoral, and a visit to "town" required a lot more thought and planning than a 30-minute ride on a B.C. ferry.

The menu at the Bay Window is described by Steven Lynch as "country French" and reflects his apprenticeship in the 1970s under Lucien de Sart at California's L'Auberge Parisienne. Of note is the rack of lamb bearnaise and the poulet au fromage which is served in a red wine sauce (not white on this occasion), mushrooms, and grilled monterey jack cheese. The seasoning for this specialite de la maison is highlighted by thyme and tarragon, an herb which, as Elizabeth David observes, "has a quite remarkable affinity with chicken."

For brunch you can order full dinner entres like roast duckling or fillets of sole meuniere or, more simply, eggs benedict and coffee. Everything is preceded by a fresh serving of zucchini currant bread (unfortunately, I have had a vendetta against the zucchini ever since my landlady years ago cooked it more ways than the 10,000 names of Allah) and fresh fruit accompanied with a cream fraiche which makes your palate sit up and pay attention to what's coming next.

Glances directed across table

The sense of occasion combined with the exhilaration of spring gave the four of us hearty appetites and we ordered more with lunch in mind than breakfast. I tried the shrimp omelette made with monterey jack cheese (obviously a favourite fromage of the chef) and it was hot, fluffy and filling. My companions, unable to ignore any longer the envious glances directed across the table, allowed me to sample their plates.

The sauteed veal sweetbreads a la lyonnaise, an ambitious dish, arrived with just the right amount of tarragon while the special that day, a ragout of sole, salmon, shrimps and prawns in a brandy dill sauce, was, according to Gillian, "a treat."

After all that, dessert was, as it usually is, superfluous; but the waitress' descriptions had made further tasting unavoidable. I can recommend the chocolate decadence, a rich confection that arrives on what appears to be a plate with a pleasing floral decoration. On closer inspection the "flowers" proved to be pureed strawberry and kiwi fruit. Eating this dish gives you a delicious sense of guilt mixed with hedonism.

As you might expect for cuisine of this calibre, prices at the Bay Window are substantial, but they are by no means exorbitant, and the pace of dining is unhurried and gracious. After all, if you wanted hamburgers or fish and chips for brunch you would have gone somewhere else.

The menu selection shows confidence and balance. The dinner entres range from \$12.95 to \$15.95, while the omelettes and the eggs benedict cost \$8.95. The beguiling chocolate decadence was a steal at \$2.95. We didn't order wine but their list contains a Lohr Cabernet Sauvignon for \$18.80 and a Beaujolais Superior for \$23.50, which would have enlarged the bill considerably.

Home energy factors explained in booklet

FROM PAGE C1

constant supply of fresh air and remove excess humidity, odours and indoor contaminants.

Water vapour produced by day-to-day activities such as showering, cooking — and even breathing — cannot escape an airtight house. If humidity levels are high, condensation forms on the coldest surface available, resulting in the growth of mildew and wood rot.

Ventilation will guard against a "stuffy" home and clear out household smells. More important, a properly installed system prevents the build up of chemical contaminants that could be hazardous to the occupants of the house.

During spring and summer, ventilation is provided simply by opening the window. Each room should have a window that can be opened to ensure cross-ventilation and fire safety. During the winter, open windows are an energy waste. Exhaust fans used in combination with a fresh-air supply system in the airtight house provide a good flow of air. Often devices are installed to recover heat from warm air exhausted to the exterior.

Passive Solar Heat

Windows need not be the energy drain they often are in most houses. If properly placed, they can be a free source of solar energy. If not, they can turn your home into a sauna during the heat of the summer.

An energy efficient house has most of the windows facing south, to take advantage of solar heat in the winter. However, more than 7 per cent southern glass exposure could result in overheating if no shade is provided by an overhang from the roof.

Check for glazing of vertical windows for the best use of the sun. Vertical win-

dows block the summer sun, hanging high in the sky. In winter, vertical windows let the sun, which is lower, into the house.

Most windows in Canada have double or triple glazing, which means there is more than one layer of glass with an adequate (at least 12 mm) layer of air between each pane.

Heat Sources and Systems

If the first four components are working properly, the heating system in an energy-efficient house will be smaller than the norm. In theory, it is possible to build a house so energy efficient it requires heat only from the sun, occupants and appliances.

However, most Canadians are not prepared for the expense the construction of such a house involves. Instead, most rely on a conventional heating system like a furnace, distribution system and thermostat.

Many furnaces on the market today feature energy saving designs, although these may cost more than conventional systems. If a conventional system has already been installed, check that it has an external supply of combustion air.

The forced-air heating system is preferred in the energy-efficient house. It ensures that air is moved throughout the house and can be designed so that passive solar heat is distributed evenly.

The energy-efficient home is comfortable to live in year round. The tips provided in CMHC's buyer's guide will help you compare energy-saving features as you house hunt this spring.

The guide, *Choosing an Energy Efficient House*, costs \$3. To order, quote name and the number NHA 5662. Send cheque or money order to CMHC Publications, 682 Montreal Road, Ottawa I1A 0P7.

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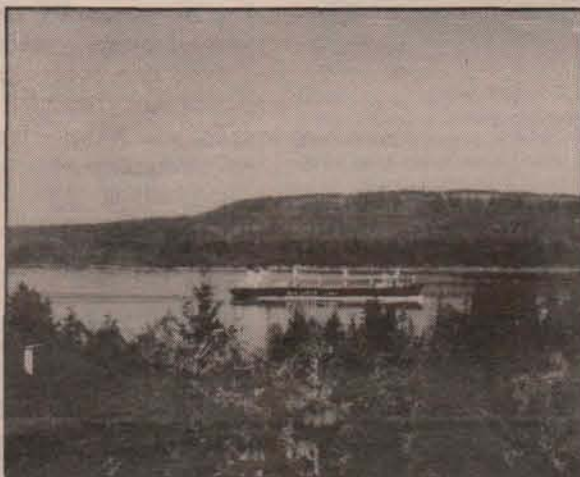
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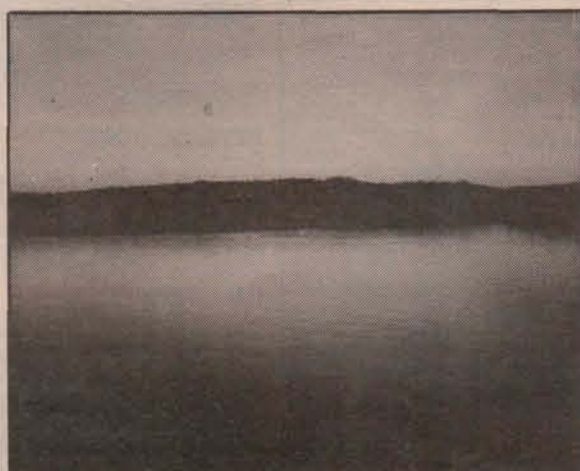
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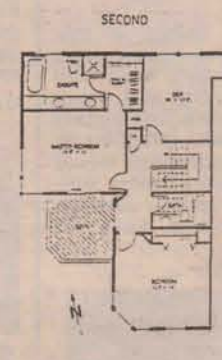
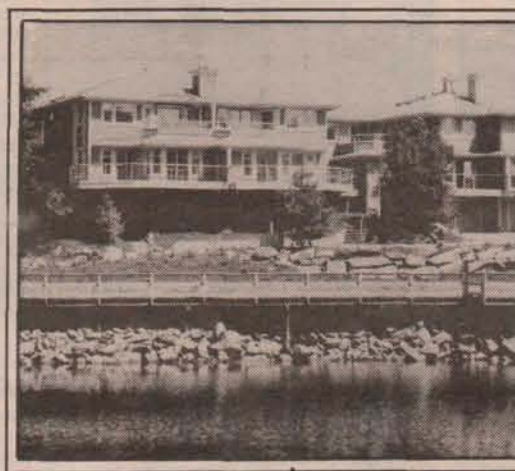
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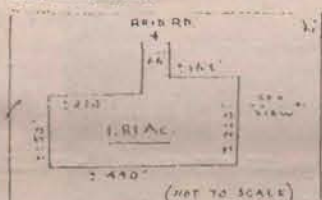
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FULFORD VALLEY

For the hobby farm enthusiast, this 10 acre property offers everything in one nice neat package. The 2500 sq. ft., 4 BR home, new barn, and numerous outbuildings represent good value. \$259,500 MLS.

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VIEW ACREAGE PRICED TO SELL

1.81 acre with sea views over Ganges Harbour. Very private but close to village. Wooded with cleared areas, choice of building sites. Driveway roughed in, municipal water, hydro at lot line. \$39,500 MLS.

CALL SYLVIA & ARTHUR



TUCKED AWAY AT WALKERS HOOK

Across from the ocean is this pleasant ranch style house on a lovely 0.67 acre property enhanced with sunshine, privacy and many fruit trees. This house has almost been fully renovated, attention to the kitchen and bathroom would complete the picture. Energy efficient: 2x6 construction, thermo panes and wood stove. \$89,500. MLS.

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Sunny 3 bdrm home on 1/2 acre on level lot. Great area for children, newly fenced front and back yard. Recently renovated kitchen, bathroom and dining room. Listed at \$89,000 MLS.

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From this small 2 BR home. On 1/2 acre. Great weekend getaway. \$47,000.

CALL BEV



OCEAN & ISLAND VIEWS

Spectacular panoramic view of Gulf Islands, Mainland, Mt. Baker & ferry traffic. This impressive lot is serviced with water, power and is on a paved road, an ideal location for that special house. (Picture taken from house next door). \$79,900 MLS.

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SCOTT POINT WATERFRONT

This 3 level home has 3 kitchens, 3 bathrooms, 3 bedrooms and 3,000 sq. ft. of deck. Situated on 0.75 acre of land with walk on beach, deep moorage and a 3 minute walk from Long Harbour. \$285,000.



COME A-RUNNING ON THIS ONE Mt. Baker, Outer Islands, Active Pass. The view from this lot will take your breath away. Maxwell Lake water available. Quiet, dead-end road location. \$49,000 MLS.

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ARTIST'S HAVEN - FULFORD

Designed with an artist in mind, this cosy 2 or 3 BR home is situated on 5 acres with a year round creek and sunny exposure. Asking \$129,500 MLS.

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SUNNY HOME WITH GOOD LOCATION - NEW LISTING

4 BR Tudor rancher on .93 acre of level fenced property situated in quiet area close to Ganges. Separate 200 sq. ft. work shop, \$94,000 MLS.

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SUPER NATURAL OCEANFRONT

2.33 acre waterfront spectacular — featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny south west exposure and privacy. Situated on a shore that offers hours of walking, beachcombing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000 MLS.

CALL ANNE



NEW LISTING

DEEP WATER MOORAGE

1.08 ACRES

Year round, safe, protected moorage. A gently sloping terrain with fruit trees and piped Maxwell water. Excellent docks, door at Sailing Club. List price \$119,000. Please

CALL GARY



GOOD NEIGHBOURS FOR SALE

Vesuvius area one level home with SPECTACULAR VIEWS into Sansum Narrows. Located at the end of a quiet cul-de-sac, this home basks in SW exposure. The level lot is perfect for family fun and gardening. View this home today. Just reduced to \$127,500 MLS.

CALL PAT



ONE LEVEL RANCHER

Brand new 3 bedroom, 2 bathroom, 1399 sq. ft. home under construction. Located in the sunny Vesuvius area on .55 acres with piped water, paved road and within walking distance to beach. ASKING \$137,000 MLS.

CALL BECKY

SUNNY PRIVATE & VIEWS

30.22 acres zoned for 5 acre lot development. SW exposure. Several good building sites. Excellent terms. \$125,000 MLS.

CALL BEV



100 HILLS

An immaculate modern home in the popular 100 Hills area. 4 bedrooms plus lots of space make this ideal for a family or visiting guests. Community water, cable TV and some harbour view. Extras include drapes, appliances and mirrors. Asking \$159,000 MLS.

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Spacious home with quality features. Private ramp with serviced DOCKING FACILITIES. Extensive decks with hot tub. Guest cottage. 1.14 acres lowbank waterfront. List price \$695,000 MLS.

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SECLUDED WATERFRONT ACREAGE

4 properties ranging from 11 to 133 acres in Sansum Narrows. A fishing and boating paradise for those seeking solitude on the waterfront at affordable prices and vendor financing. Priced from \$79,000 MLS.

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PARK SETTING

Peaceful parklike setting with seasonal creek. This 2 bedroom home is located close to town in quiet and peaceful setting. Very quaint and unique. Asking \$83,000 MLS.

CALL BECKY



OWN & EARN

Well established oceanfront restaurant with owner's residence in one of Salt Spring's most popular areas. A unique opportunity to enjoy life in the islands. \$375,000 MLS.

CALL PAT



SMALL RECREATIONAL COTTAGE

Nicely tree .62 acre lot with 8 gpm well, and just minutes walk to Harbour beach front access. Extremely neat and tidy. Asking \$55,000. Please

CALL GARY



SPECTACULAR SUBDIVIDABLE WATERFRONT

A magnificent nine acre low-bank waterfront property with approximately 900 feet of shoreline enjoying ever changing seascapes and sunsets. The house is 1945 vintage, a comfortable, spacious, architecturally designed classic. There is subdivision potential. Offers will be carefully considered. \$750,000 MLS.

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REVENUE HOME

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

CALL FINN



SENSATIONAL VIEWS

Try your offer on these exceptional view acreages. Located on Sunset Dr., these properties have an environment that is second to none, with private access, piped water, hydro to your property line and cleared building sites. Starting at \$64,700.

CALL EILEEN

YOU CAN'T SEE THE CREEK FOR THE TREES!

Come with us to view this attractive 2.83 acres near Vesuvius and we will show you the creek and private building site. Now listed at \$34,900 MLS.

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Stable newly renovated 2 bdr home on 3.49 acres in process of re-zoning to "commercial service" zone (development permit area). Rent, hold, develop - every way a winner! List price \$189,500 MLS.

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SUNSETS BEYOND YOUR IMAGINATION

4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 3000 sq. ft. renovated home, circular driveway and plenty of out-buildings to store your belongings. Asking \$425,000 MLS

CALL EILEEN



NEW HOME — OCEAN VIEW

This 3 bdr well designed rancher is in the finishing stages still time to choose carpets and colours. Situated on sunny lot on Don Ore Rd. overlooking Ganges Harbour, \$139,900 MLS.

CALL FINN



SUNNY MINI FARMSTEAD

Bright and sunny recently renovated three BR home with family room and garage enjoying an arable level 1.77 acres with a pasture, 4 stall barn, greenhouse and extensive orchard. \$130,000 MLS.

CALL ANNE

SALT SPRINT ISLAND ACREAGE
Very pretty acreage centrally located between Ganges and Fulford Harbour. This nicely treed partly cleared property has road in and would make a great hobby farm or country estate. Listed at \$41,500.

CALL DARLENE



WARM AND WELCOME

Delightful seaview home enjoying a secluded setting only 10 minutes from Ganges. 5 acres made up of easy care landscaping, woods, rocky knolls and open meadow. Three year old professionally built home is just a walk to fress and salt water beaches. \$169,900 MLS.

CALL PAT



11.75 ACRES — 180° VIEW

Beautiful 180° of views as far as the eye can see! Looking out over Active Pass, Galiano Island, the San Juan Islands to Mount Baker. Very unique! Asking \$79,000 MLS.

CALL BECKY



QUALITY QUALITY QUALITY

Solid oak doors, generous use of tile, sky lights, Jacuzzi tub, gold plated fixtures, library, 4 fireplaces, could be 2 homes on separate levels, superb ocean view on 5 acres. Sound interesting? Call for more details. Asking \$398,000 MLS

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SUMMERTIME AND THE LIVING IS EASY

You'll love lounging on the expansive deck surrounding this 4800 sq. ft. custom home. 180° panoramic views of ocean, mountains, islands as far as the eye can see. \$389,500 MLS.

CALL BEV

TERMS OR TRADES CONSIDERED

This level, nicely treed lot is located in the prestigious 100 Hills area, minutes from Ganges village. It enjoys superb views of Ganges Harbour and the islands, snow capped north shore mountains, passing ferries and marine traffic. Located in an area of fine homes, this property is a good buy. List price: \$55,000.

CALL DARLENE



A MUST TO SEE!!

Immaculate 2 BR, one level home with a country flair and featuring close beach access & ocean views also skylights, whirlpool bath, fireplace and much more. "A must to see." \$119,500 MLS.

CALL DARLENE



LOOK MA... NO STAIRS!

This cosy 3 BR, 2 bath rancher is close to town, shopping, schools etc. It boasts fruit trees, rose bushes, shrubs & lots of privacy on this 0.67 acre property. \$89,500 MLS.

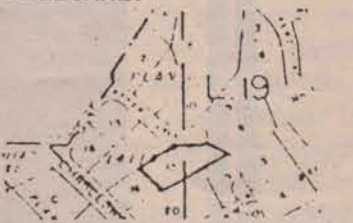
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PEACEFUL SETTING

Revenue property on Blackburn Rd. Zoned for MF 3 bdr main dwelling, cottage, 4 plex, studio/workshop. Lots of potential on this 5 ac property. Asking \$135,000 MLS.

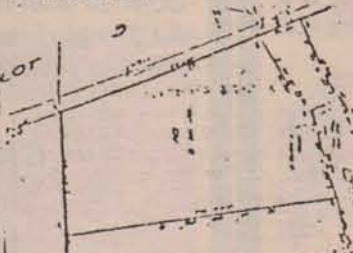
CALL JANET



NEW LISTING

Serviced seaview lot close to Ganges on quiet cul-de-sac. Great possibilities. Asking \$35,000 MLS.

CALL JANET



PRIVATE ACREAGE

Well treed 3.36 ac. property with driveway into building site, shared well w/pump house in place. Very private and sunny with seaviews. Asking \$49,500 MLS.

CALL JANET



VIEW ACREAGE

2.09 acres of gently sloping ocean view property. Driveway in to already excavated building site. Good drilled well. These parked-out acres have approx 3/4 acre of cleared area, with 8 fruit trees. Located in very sunny, quiet area. \$47,000.

CALL FINN



PRIME WATERFRONT

2.2 acres of prime waterfront with easy access to a sand & shell beach, private English Country Garden and complimented with an architecturally designed home. \$329,000 MLS.

CALL EILEEN OR TOM

FULFORD ACREAGE

Located at the end of a quiet cul-de-sac, this 6.72 acre property offers a unique environment or seclusion yet is 5 minutes from school and ferry. \$59,900 MLS.

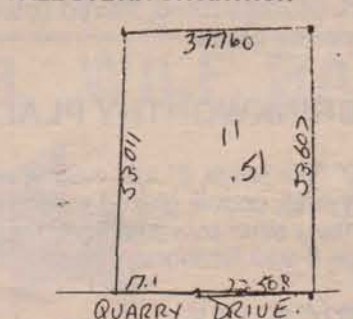
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9.2 ACRE WATERFRONT ESTATE

Fabulous INDOOR TENNIS COMPLEX, OUTDOOR COURTS. Gardens. Charming 4 bdr home with luxury master suite. Huge separate workshop and entertainment "Pub" room. Self-contained 1 bdr guest cottage. Fenced grazing for horses and sheep. List price \$795,000 MLS.

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SUNNY .51 ACRES

Located in very desirable area of Vesuvius on paved road with power and water to lot line. Partially cleared and leveled, easy to build on. Asking \$33,500. MLS.

CALL BECKY

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Moor your run-about at your own wharf in this protected cove. Enjoy the sun setting over Trincomali Channel while sitting on the deck of this beautifully maintained 2 bedroom home. Priced at \$235,000 MLS.

WATERFRONT

180° of spectacular views and unequalled sunsets. This 2 bedroom home needs a bit of finishing but has a lot of potential. There is 1.43 acres on this high bank waterfront property. Offered at \$149,000 MLS.

CLOSE TO GOLF COURSE

0.98 acre. With selective clearing this will be a bright and sunny home site. Nicely sloped to get full advantage of the property. \$27,900 MLS.



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2 Bdrn, 1 1/2 storey home with full bsmt, garage, sundecks, and patios & a GLIMPSE of OCEAN! All appliances included.

OCEANFRONT \$136,000

South facing OCEANFRONT home with 2 bdrms & enste, fireplace, sundeck & OCEAN VIEWS. Garage & workshop.



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NDP: give health protection to farmers

By HUBERT BEYER

The NDP last week demanded that the government take immediate steps to give farm workers in British Columbia the same health and safety protection enjoyed by other workers.

Labour critic Moe Sihota said by not doing anything about this "discrimination against farm workers," the government becomes a party to it.

"B.C. farm workers have been left without even basic health and safety protection for too long. Clearly, it's up to the minister (Lyal Hanson) to direct the new board of governors of the Workers Compensation Board to implement fair regulations immediately, Sihota told the legislature during the debate of the labour minister's budget estimates.

More from Sihota

Further to the subject of discrimination, labour critic Moe Sihota also called for amendments to the "severely-flawed" Human Rights Code.

Sihota says that under existing rules, individuals can be denied rental accommodation because of family status (they have children), age (they're too young or too old) or income (they're on welfare). Sihota also asked the government to increase the maximum award to victims of human rights violations.

"There is no incentive for an individual not to discriminate because the maximum they can be fined is \$2,000. In other jurisdictions, the board is free to arrive at an appropriate award, particularly in the case of repeat offenders," Sihota said.

Good deal

Got a few surplus dollars in your savings account? Why not buy B.C. Savings Bonds? Effective June 1, the in-

capital comment

terest rate on B.C. Savings Bonds is raised to 11.25 per cent from 10.5 per cent.

Finance Minister Mel Couvelier said the higher rate will ensure that B.C. Savings Bonds remain an attractive and competitive investment. The new rate will remain in effect for six months to December 1.

Ah, such honour

Apple of Canada won't be complaining, but the giant computer firm's executives will surely have a chuckle or two over the honour our provincial government bestowed on them last week.

Apple, I have you know, is now a "value-added partner" of the province of British Columbia. Finance and Corporate Relations Minister Mel Couvelier, who announced the momentous news, says this

Smarter farmers

The federal and provincial governments are going to spend \$1.3 million to improve the business management skills of British Columbia farmers over the next three years.

The program is to consist of two components. The first will be a series of workshops for farmers on financial management and planning. These workshops will consist of one-on-one sessions.

The second component is called Farmlab, designed to gather and analyze financial and economic information about farming for use in the training workshops.

says B.C.'s agriculture minister, John Savage.

distinction is reserved for companies which "have demonstrated a significant commitment to the province."

David Rae, president of Apple Canada, commented graciously that "we have established a very constructive relationship with the government of British Columbia, and we're pleased to see this partnership move to a higher level." Whatever that means, what I want to know is, can Ronald MacDonald be far behind?

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MODEL BP004	1100 sq. ft.	\$67,600.00
MODEL BP005	1100 sq. ft.	\$67,600.00
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MODEL BP007	1250 sq. ft.	\$72,400.00
MODEL BP008	1300 sq. ft.	\$76,300.00
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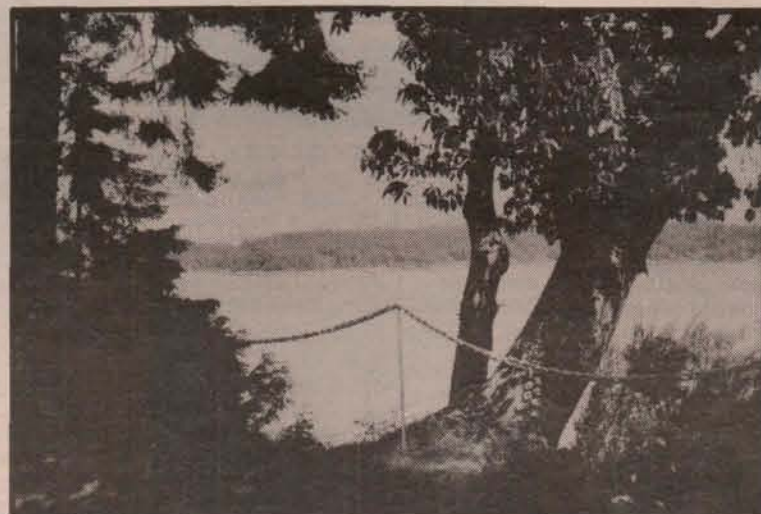
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down the years

with driftwood

Thirty Years Ago

The Beaver Point Pioneer float won the perpetual shield at the annual May Day celebrations held last week. This annual celebration, sponsored by the Fulford Hall Association and held in Ganges for the first time, entertained the huge crowd with a parade, sports events, a midway and the crowning of a May Queen.

Listed for sale in the *Driftwood* classifieds: Lovely waterfront retirement home. Inexpensive living on three acres with a modern, two-bedroom home. Good garden, fruit trees, chicken house, ample water, concrete basement. 10 minutes to Ganges. Taxes \$1 this year. Priced to sell at \$9,000.

Ken Dods, local logger, had a harrowing experience yesterday. While coming down a very steep incline, about a mile up Charlesworth Road, with a load of boom sticks, his trailer brakes failed. He leapt clear and the truck jack-knifed around, broke the reach and ended up in the small creek at the bottom of the incline. Ken was not injured.

Twenty Five Years Ago

A secondary school on Salt Spring Island will cost \$463,912. Half of this amount is shared by the provincial government, leaving \$231,950 to be met by the local district. A breakdown of costs is as follows: school site — \$12,500; building — \$365,000; equipment — \$46,500; plans and supervision — \$21,900; contingencies — \$17,962.

This total would be paid off over a 20 year period, in the amount of \$11,600 per year.

Word has been received by A.T. Ryan of Walker Hook that a lake in northern Saskatchewan has been named in memory of his brother, Flight Sergeant Lawrence D. Ryan, RCAF, who was killed during the Second World War.

The northern portion of the province abounds with unnamed rivers, lakes and streams and now that this part of the country is opening up it, was decided by the Saskatchewan government to name them in honour of fallen servicemen.

According to Eiling Kramer of the ministry of natural resources, Ryan Lake is about two and a half miles long and is situated about 270 miles north of Prince Albert.

Mr. and Mrs. J. Byron of North End Road have received word that their son, RSM Kenneth Byron of the Canadian Black Watch Regiment now stationed in Germany, will be interviewed on the TV program *Horizons*. The program will mark the 20th anniversary of the D-Day landing in Normandy.

Twenty Years Ago

Something is fishy. A story reported in *Driftwood* last week said that Peter Bingham had taken a 42-pound cod while out fishing, but nary a salmon, which is what he was after. But the fish reporter who had disclosed the Bingham catch had a red face when the story appeared.

Seems that the catch was not Peter Bingham's at all. His wife caught the fish.

The Island Princess, once *Galiano's* answer to ferry shortages, has been acquired by the provincial government to augment its ferry commitments.

Mr. O.H. New, who operated the island service for a number of years, has sold all his ferry operations to the government and is now solely concerned with coastal freighters.

April brought more showers to Salt Spring Island than is usually the case. Last month saw 4.12 inches of precipitation fall on the island. In April of last year, only 1.16 inches of rainfall amounted. The mercury rose to a maximum of 62 degrees on the 11th and was down to 33 degrees on the third.

Fifteen Years Ago

Islanders want no part of an international park. Last week, with the close of the voluntary poll on islanders' opinions, 796 islanders voted against the inclusion of the islands in an international park, while two supported the project. The results were passed on to the leaders of the political parties who are currently seeking re-election.

Two boats collided off Gossip Island on Sunday morning and set into motion a quick rescue bid by a number of small vessels in the area. A pleasure cruiser was followed closely by a second vessel when the lead boat slowed abruptly and the second vessel ran into its stern. The skipper of the leading vessel suffered a serious scalp wound.

Nigel Phillips of Phillips Marine heard the call and went to the rescue. The RCMP boat and Coast Guard hovercraft also responded to the call. Phillips picked up the victim and transferred him to Lady Minto Hospital.

Long time Salt Spring resident and mailman Frank Pyatt is moving off the island. A resident here for 64 of his 80 years, Frank is best remembered by islanders at being the mailman in Fulford for 52 years. He began his reign as the postman on February 1, 1919, and finally

retired on January 1, 1971, one month shy of 52 years of service without a break.

Ten Years Ago

Tuesday's federal election brought an end to the Trudeau Liberal government and established a Progressive Conservative regime under the leadership of Joe Clark.

In the Cowichan-Malahat-the Islands riding, the voters followed the national pattern. Don Taylor, a Cowichan teacher, was elected with a 1,560-vote lead over New Democrat Jim Manly.

It was Taylor's second try at the seat. In 1974 he lost to Tommy Douglas of the NDP by a 2,000 vote margin. The voter turn-out was recorded at 74 per cent in the riding.

The shale pit near Cusheon Lake on Salt Spring Island was being run properly, according to a report from the ministry of mines. The pit, operated by Harvey Reynolds, had been the subject of complaints from neighbours. The Islands Trust asked the mines ministry to check it out.

Sandra Klein of Pender Island received two awards for her work on the rescue vessel *Queen of Storm*. One award came

from the provincial government and the second was sent by Governor General Ed Schreyer.

The awards recognized her efforts in a rescue mission during December when she pulled a man from the water.

Five Years Ago

The Salt Spring Players production of *Royal Gambit* received one major award and three special recognitions at the Theatre B.C. Drama Festival held in conjunction with the B.C. Festival of the Arts in Penticton last week.

Anne Prosk was named best supporting actress for her portrayal of Henry VIII's fifth wife, Kathryn Howard, in the Salt Spring production, which was directed by Dawny Scarfe, produced by Sue Wyatt, staged by Bill Webster. It starred Alan Wyatt in the role of Henry VIII.

A society committed to the creation of employment on Salt Spring Island became official last week. The Island Futures Economic Development Society was registered in Victoria, and the first official meeting was held Monday at the Community Centre.

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It is quite obvious that, feature by stunning feature, this incredible home is in a class by itself! There are 3 BR's and two baths on its well laid-out 1,500 sq. ft., as well as a superb rec. room in the full, daylight basement. Almost every room affords close-up views of St. Mary Lake, and fishing and swimming are only steps away. Very sunny, very private, quite new. Let me tell you more about it! \$165,000 MLS

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Eye in the sky

Framed by tall trees and storm-laden clouds, full moon casts its glow over the Gulf Islands. Clear skies have been a rarity of late, with overcast conditions and rain showers the new norm.

FULFORD HARBOUR

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ACREAGE?

— 3 CHOICES —

10.2 ACRES — within walking distance to Stowell Lake. Many large maples and cedars. \$55,000.

4.74 Acres — south facing, stream, walk to school and village. Very private. \$46,500. **SOLD**

2.13 ACRES — high, sunny and private. Just off Bulman Road on quiet cul-de-sac. Well and roughed in driveway. \$34,000.



For a courtesy market evaluation
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537-5515

Boaters resisting idea of further regulations

One-third of all drownings involve small craft. Yet, in a 1988 survey, only 17 per cent of the boaters asked indicated a concern about safety equipment.

The survey went on to report that "most boaters resist the idea of increasing regulations governing the use of small craft and resist the idea of sober boating. Drinking seems to be viewed as an integral part of this form of recreation."

Safety does not interfere with the fun factor — in fact, safe boating is more enjoyable. Prepare To Cast Off is the message from the Red Cross Water Safety Service. This summer, the Red Cross is reminding boaters of their responsibility to practice safe boating habits:

Leave a flat plan — Just like a pilot's plan, a float plan is your intended route

and time of return. Always leave your float plan with a responsible person who can initiate rescue if you haven't returned within a reasonable time.

Get training in rescue procedures — Your rescue skills may be called upon at any time, whether you're a novice boater or seasoned sailor. World-class yachtsman Lawrence Lemieux demonstrated this when he saved a fellow competitor during the Olympic sailing races in South Korea last year.

Use proper safety equipment — All pleasure craft must carry life jackets or PFDs, lifebuoys, fire extinguishers and signalling devices. Having them could mean the difference between life and death.

Supervision can prevent backyard pool tragedies

Everyone loves backyard pools, especially kids. Whatever the size or type, swimming pools are great places to relax, socialize, have fun, cool off and get some exercise. But in a matter of seconds, that fun can turn to tragedy.

The death of a child by drowning in a backyard pool is particularly tragic because it's preventable. The alarming number of pool-related deaths last year prompted the Red Cross to make this one of the focal points of their Water Safety campaign: Supervision Saves Lives. The Red Cross Water Safety Services reminds us that it only takes a few seconds for a child to get into danger in the water.

Youngsters need supervision even if they are competent swimmers. Children

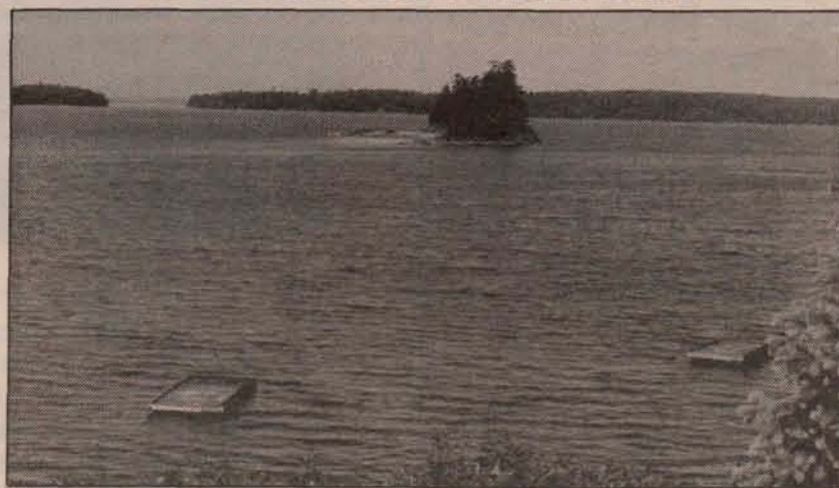
are capable of the motor skills needed to swim, but not always the decision-making skills to overcome panic in a life-threatening situation. Pool owners should establish pool rules for safe enjoyment of their pool:

Supervise all users of the pool. Close the pool when supervision is not available.

Mark water depths clearly. One out of three diving accidents happen in backyard pools. Encourage and supervise the use of safe pool games and equipment.

Alcohol and pool activities do not mix. Judgement becomes impaired, leading people to try things they normally would not.

ENJOY SERENE SUNSETS ON



SUNSET DRIVE

On this beautifully private waterfront property, where one can enjoy all the pleasures of island living. There is approximately 232' of waterfront with warm swimming, seasonal moorage, and a float for your boat. The gardener in the family will enjoy the vegetable and flower gardens. This home and property have been immaculately maintained. Come see for yourself!

Asking \$425,000 MLS

For a private viewing, please call Henri Procter at

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Barnstoneworth surprise of tourney field

By MALCOLM LEGG

FINAL:
Powell River 4, Barnstoneworth Utd. 0
CONSOLATION:
Track Utd. 6, Andy Capp 3
B FLIGHT:
Salt Spring FC 2, Vic West 0

The May Day weekend soccer tourney wrapped up in Ganges on Monday with three finals held after three days of exciting action.

Seven teams were competing to win the Eric Springford Challenge Cup.

This year's tourney featured teams from Powell River, Track United and Victoria West from Victoria and host Salt Spring FC, plus the Barnstoneworth Selects from Salt Spring Island.

Andy Capp and Powell River were the favourites as they were finalists last year, but strong challenges were expected from FC and Track United, but Salt Spring struggled in its early games to finish fourth in its division.

The real surprise came from the Cinderella team, Barnstoneworth — a team comprising the nucleus of the Salt Spring Selects, with the addition of some crafty veterans who played two excellent games to advance to the semi-finals.

The match of the tourney was the Andy Capp-Barnstoneworth semi-final, as the two teams battled through a scoreless draw in regulation time. Late in the first half of overtime Andy Capp took the lead on a penalty shot and the Selects looked doomed — but a spectacular header from Kerry Walker, off a corner, in the dying seconds forced penalty shots, which the Selects won when Chad Little made an outstanding save on the last shot.

Barnstoneworth then met Powell River in the final, but last year's champions were too strong for the local side and, although they applied a lot of pressure in the second half, Salt Spring had to settle for second place.

The consolation final saw Track United thump Andy Capp 6-3 and win second place, as both teams went on scoring sprees.

Salt Spring FC redeemed themselves, after early problems, by thumping both the Steelers and Victoria West to win the B Flight Final. The big improvement was

the offence, as both mid-field and forwards found their games and the team looked to be itself once again.

All in all, it was a great weekend of soccer as the teams were competitive, resulting in mostly close games, the weather was terrific and the crowds were good. But the success was due to the efforts of many people who contributed to make the weekend a success.

Special thanks must go to Norm and Deb Forsyth for running the concession, the Lions Club for doing the beer garden, the school board for permission to use the Ganges field, the school grounds crew for assistance in having a perfect pitch, Jack Cherry of the Chamber of Commerce and Spencer Marr for doing the presentations, the referees (Matt Flanagan, Bob Hope and Herb Harzon), and the work crew from FC for doing the setting up, including Ken D, Ken M, Jack B, Hank, Jack A, Arne, Johnny, Alan and myself.

Special presentations went to Number Seven on Powell River as MVP in the tourney, Bill Young of Powell River was top shooter in shoot-out competition, and Al Lacharty of Vic West was top goalie.

Although Monday afternoon saw the end of another soccer season for Salt Spring FC and the field emptied of players, balls and spectators, in the wee hours of the evening from the direction of Vesuvius a faint chant could be heard "Blue is the colour, FC is the name, we're all together, and winning is our game." The games were still being played over and over again.

See you next season.



Tournament provided plenty of on-field action

Return match set for June 6

Local ladies top Cedar Hill golfers

By MAXINE WHORLEY

On Tuesday, May 23, the ladies' 18-hole division played a silent partner event. The competition winner was the team of Libby Noble and Jo Stone, with a combined low net of 78.5. The second place team with a 79.5 was Phyllis Henderson and Ruby Webster. The putt pot was won by Madeleine Hardie with 30 putts.

On the same day Salt Spring hosted Cedar Hill with the local ladies coming out ahead with 80 points to the visitors' 64 points. The return match will be played June 6.

The men played for the Lucky Mashie Trophy on Thursday, May 25. The winning twosome was Archie Black and Jack

Fraser with a net 60, followed by Walt Turnbull and Jack Mitchell with a net 62.

Tied for third spot with a net 63 were Randal Walker and Herb Munro, and Norm Zacharias and Herb Munro. The low gross at 81 was Malcolm Robertson and low net at 67 was Eric Bracher. Closest to the hole on number two and 11 was Randal Walker.

WEST SIDE WATERFRONT PERFECTION



Over 5000 sq. ft. of comfortable family living in this 5-bedroom traditional Salt Spring house on 2.34 truly beautiful landscaped waterfront acres. Wide, sheltered sundecks, computerized underground watering system, 2-bay carport, 1000 sq. ft. serviced workshop. Wonderful walk-on sand and gravel beach with warm swimming and superlative SW exposure.

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Small rustic cabin on private 3.15 acres connected to power, phone and water. Land rises to the main building site which is level, faces south and has a lovely, distant mountain and ocean view. Now reduced from \$65,000 to \$58,500 MLS.

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EXCEPTIONAL DEEP WATER MOORAGE POTENTIAL ON IDYLIC SECRET ISLAND



This .22 of an acre lot offers one of the most exciting possibilities for deep water moorage on this very special holiday retreat island. The lot is some 150' long on the waterfront, has several good building sites and is nicely treed with firs and arbutus. Secret Island is immediately south of Prevost Island and is just minutes by boat from Salt Spring and Pender Island marinas. There is a central lane running the length of the island, a community dock, a water system, but no power. Asking \$35,000 MLS.

WALK TO VESUVIUS BEACH



Find out for yourself how easy it is to own this 3 bdrm bungalow in Vesuvius. Situated on one sunny acre, this home features new roof, all appliances, covered R.V. parking, paved driveway and very little weekend work. All for \$79,500 MLS.

MARACAIBO AREA



The picture above was taken from a lovely and secluded beach in the Maracaibo region. It is located across from the subject property, a gently sloping parcel over one and a half acres in size and served by Hydro and a good well. While this property is attractive, situated in a preferred neighbourhood, and has easy access to waterfront, it is also affordable. (No Maracaibo membership fees required.) \$31,500 MLS.

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PRIME WATERFRONT LOTS - S/W EXPOSURE



3 waterfront lots all about 3 ac.+ with frontage of 217' - 255', priced at \$105,000 to \$117,000. Call Santy.

RETREAT, RECREATE TO



Marvelous Menhenick. Those with romantic natures will enjoy this beautifully handcrafted home. Sited to enjoy the outdoors, this home has been built with plenty of doors! French doors from the bedrooms, French doors to the deck from the living room, Dutch doors from the kitchen to the dining deck. All this and just 150 paces (count 'em) to the beach. Asking \$99,500 MLS

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SILVER MLS AWARD WINNER
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SUPER FAMILY HOME VENDOR INVITES OFFERS!



Total 2475 sq. ft. on two levels, 4 bdrms, 3 bathrms, rec.rm. South facing deck, near public beach and moorage. \$120,000 MLS.

LAKEFRONT



* 1.02 ac., Cusheon Lake
* Dock in place
* 1088 sq.ft. two levels
* Totally rebuilt 1987
\$99,900 MLS

HOUSE & COTTAGE ON 2 PRIVATE ACRES



Vesuvius area close to store and beach, 1300 sq.ft. plus, energy efficient home, 576 sq.ft. cottage, all on 2.10 acres in very much its natural state. \$149,500 MLS

SUPERB VIEW ACREAGE - \$105,000



24 plus acreage, very private, several building sites, well. Very much in its natural state, good road to view site.

COMPARE THIS WITH OTHER WATERFRONT LISTINGS AND YOU'LL SEE WHAT EXCELLENT VALUE IT REPRESENTS



* 1000 Ft. Oceanfront
* 22+ Acres, Pasture & Woodlot
* Large Gracious Residence
* 12 x 20 Barn
* Fenced Sunny Garden (Cantaloupes actually grow!)
* Orchard (Fruit, Nuts, Figs)
* Abundant Water
* Modest Cabin
* Brook, Pond, Wildflowers
By Appt. Only, \$395,000 mls.

DON'T MISS THIS ONE!

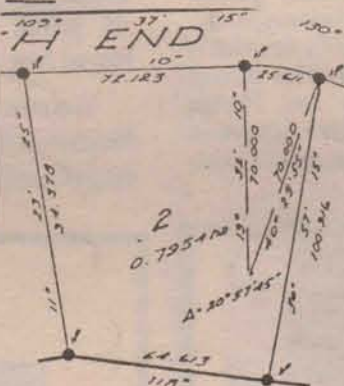
A beautiful 10 acre parcel with views of the Gulf Islands and the mainland. Uplands forest zoning allows principal residence and guest cottage. Vendor encourages offers to asking price of \$77,000 MLS.

SUNSET DRIVE BUILDING LOT \$37,500 MLS

Just over 1/2 acre with frontage on both Sunset and Mountain View. Easy to build on with septic system approved and piped water to lot. Sunny, private and located in an area of quality homes. An unbeatable combination!

DONNA REGEN, CGA
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SMALL ACREAGE NORTH END



Lot 2 - 1.97 ac. south facing, has a good seasonal stream & easy access to building site. \$27,900.

ST. MARY'S LAKE AND OCEAN VIEW HOME \$155,000



Spacious 2,000 sq. ft. plus home with great views, private, nicely treed with arbutus and firs, sunny with garden area and rockeries, many features too numerous to mention. \$155,000 MLS.

MARACAIBO WATERFRONT

Not many lots available in this prestigious development. 1.06 ac. lot south facing off Kingfisher Lane. Share in the common property of this 400 ac. development by owning this property. \$129,900 MLS.

PUT YOURSELF IN THIS BOAT BECAUSE



* It's attached to a substantial dock complete with diving board and....
* It's attached to some 130' frontage on Cusheon Lake on a part natural, part landscaped in rock terraces .84 ac. lot and ...
* It's attached to a large 3 BR (2375 sq.ft.) family home which has a West Coast flair on the outside and an old world charm on the inside and there's a fully self-contained suite as well and...
* For \$149,000 you and your family can become attached to it too! (MLS)

THETIS - TIDAL WATERFRONT



This sunny 11 3/4 acre parcel is located at the north end of picturesque Thetis Island, has 510' of tidal waterfront on Cufra Channel. The property is basically level for approx. 500' from the road, then drops down to the water in a series of benches. The land is well treed throughout, has some rocky moss-covered outcroppings and enjoys excellent southerly views to the Vancouver Island mountains from the upper level home site. \$39,000 MLS.

SATURNA ISLAND WATERFRONT HOME



Tucked away at the head of Boot Cove on over 1/2 an acre with over 140' of low bank waterfront is this 3 BR home. There's a partly finished full basement, a large sundeck overlooking the water and a substantial dock which is in need of repairs. This very sunny location with superbly protected year round moorage in front offers many exciting possibilities - as an investment holding or as a weekend getaway for boat or aircraft access now. Attractively priced at \$109,000 MLS. Vendor is anxious to sell and will consider carrying a mortgage.

GANGES VILLAGE - \$115,000



Peaceful and secluded, yet walk to all downtown shops and offices. 1300 sq. ft. of completely renovated living. Ideal for the professional requiring an office in the village with separate entrance. For more information, call Santy.

WEEKEND HIDEAWAY? STARTER HOME?



Close to town yet enjoying wonderful privacy in a sunny glade amongst tall cedars, this is this newly listed weekend hideaway. A seasonal stream winds through the 1.41 acre property and offers exciting landscaping possibilities. \$74,500 MLS.

THIS IS THE PRIVATE BEACH



... that you can enjoy and is just a short easement path from this one of a kind acre view building lot, which has all the benefits of being in Reginald Hill. Just \$39,500 MLS.

ONE OF SOUTH SALT SPRING'S OUTSTANDING ACREAGES



This spectacular 16 acre parcel at the end of Isabella Point Road has an ecological reserve as a neighbour, has sweeping sea and mountain views, rocky moss covered sun dappled openings amongst huge firs and arbutus trees, an old orchard planted by the first settlers to our island, heavy wooded areas and a section which could make a lush pasture. All this means that here is a chance to develop a superb hobby farm estate with a magnificent southern exposure. \$200,000 MLS.

CALL DAVID DUKE
653-4538

ONE LEVEL VIEW HOME \$145,000 MLS



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

CONTACT
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