

The GREEN WATCH

The GREEN LAKE AREA (CARIBOO) RATEPAYERS' ASSOCIATION NEWSLETTER

Directors: *representing property owners and tenants within two kilometers of Watch Lake or Green Lake*

Pres. Dennis Tupman	456 2302	Robin Rusaw (N)	456 7707	Dave Claxton (S)	456 2426
Treas. & Membrshp. Marie Kuyek		Rose Bourdin (N)	456 7478	Uli Junker (S)	456 2463
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Gordon Labinsky	456 2310	Helen Denning (N)	456 7318	Jack Wainwright (Nsitr Ed)	456 2256

FALL 1998

This Newsletter is eight pages long and chuck full of information that will sooner or later impact on all of us. If you only got this first page, it is because you are no longer a paid up member. A limited over run has been done and the full Newsletter will be sent to those renewing, until our over printing supply runs out. \$30 for three years is a bargain and will give you a voice and keep you current of our actions on behalf of your investment here in the Watch Lake and Green Lake areas.

BREAK-INS

Barry Roman publicly thanked the ten man surveillance team that regularly patrols in hopes of stopping the thieves. Most break-ins targeted locked sheds. Stolen items include "toys and tools". ATVs etc.

Police received upwards of 54 break and enter reports from S. Green. Barry asks that residents remain alert, look out for their neighbours and note licence numbers and other descriptions of suspicious activities. Call your observations and concerns in to Barry Roman (456 2334) who is acting as coordinator. Our thanks to everyone who is working to solve this problem.

CHECK THE MAILING LABEL on your envelope. The date in the corner is your membership expiry date. If this date is flagged with a coloured Highlighter pen then your membership has just expired and you will have to renew to receive the full newsletter.

Memberships may be renewed by mail to GLARA Comp. 5, Site Q, RR 1, 70 Mile House BC V0K 2K0. [or call Marie, our treasurer, to confirm that she will send a Newsletter when she gets your dues]

Green Lake Area Ratepayers' MEMBERSHIP APPLICATION / RENEWAL FORM

_____ signature
name of member applying (one per lot)

_____ fire number & street
legal description of lot if known

_____ full mailing address (one newsletter per membership)

_____ home phone _____ lake phone? _____ work phone?

_____ is cheque enclosed?
fax available? _____
Make cheques payable to Green Lake Area Ratepayers Association. Fees are \$10 per year (most members are opting to pay \$30 for three years) Receipts will not be mailed, but will be available for pick-up at any general meeting, or from the treasurer. Membership expiry date is noted on your newsletter mailing label. Mail to GLARA, site Q, Comp. 5, RRI, 70 Mile House BC, V0K 2K0

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BIRDS OF OUR AREA

Roger Packham, biologist and birder, has been conducting Breeding Bird Surveys for the Canadian Wildlife Service in our area. (the Canadian BBS Web Site is <http://www.ec.gc.ca/cws-scf/nwrc/bbs.htm>) These surveys are conducted under a stringent standardized procedure. Briefly, they require the observer to make 50 stops of three minutes each along a set path. This same path is used consistently each year thus an accurate bird count can be made and compared properly to similar previous counts. The count starts one half hour before sunrise. Weather conditions and disturbing traffic noises are recorded for each site. Sightings are made visually and by bird song. Observers must know the birds by call and not be hearing impaired.

Roger's route is Meadowlake which is an ecologically diverse area just west of Green lake. Previous surveys noted about 44 breeding species. This year of el Nino he recorded 73 species. The summary below lists all birds ever noted in this area on these counts. The number by the name is the number of birds of that species actually observed on June 6 1998, 04:18 to 08:24. Temperature was 02°C; light wind; clear sky.

Common Loon	3	Horned Lark	-	new additions this year:	
Pied-billed Grebe	1	Tree Swallow	42	Dark-eyed Junco	18
Horned Grebe	-	Green Swallow	-	Red-Tailed Hawk	1
Eared Grebe	3	Cliff Swallow	35	Western Tanager	6
Canada Goose	69	Black-cap Chickadee	13	Great Grey Owl	1
Gadwall	5	Mountain Chickadee	14	Downy Woodpecker	3
American Widgeon	5	Red-breast Nuthatch	5	Hairy Woodpecker	1
Mallard	54	Marsh Wren	3	Yellow Headed Blackbird	5
Northern Shoveler	2	Ruby-crowned Kinglet	5	Blue Winged Teal	3
Northern Pintail	4	Mountain Bluebird	13	Cinnamon Teal	2
Lesser Scaup	18	Townsend's Solitaire	8	Ruddy Duck	1
American Kestrel	-	Swainson's Thrush	52	Common Bufflehead	1
Merlin	-	Hermit Thrush	1	Common Goldeneye	1
Ruffed Grouse	41	American Robin	130	Sora	3
American Coot	7	European Starling	1	Alder Flycatcher	7
Sandhill Crane	17	Orange-Crown Warbler	5	Solitary Vireo	1
Killdeer	12	Yellow Warbler	-	Raven	1
Greater Yellowlegs	3	Myrtle Warbler	13	Sharp-tailed Grouse	2
Spotted Sandpiper	3	Audubon's Warbler	-	Mourning Dove	1
Common Snipe	11	Chipping Sparrow	52	Wilson's Warbler	1
Common Nighthawk	1	Clay-coloured Sparrow	1		
Rufous Hummingbird	4	Vesper Sparrow	82	The 6/11/97 count also had:	
Red-naped Sapsucker	3	Savannah Sparrow	32	Trumpeter Swan	1
Red-breast Sapsucker	-	Lincoln's Sparrow	5	White Winged Scoter	3
Red-shafted Flicker	31	White Crown Sparrow	8	Barrows Goldeneye	6
Olive-sided Flycatcher	2	Red-winged Blackbird	8	Red-eyed Vireo	4
Western Wood-Pewee	14	Western Meadowlark	46	Barn Swallow	6
Least Flycatcher	8	Brewer's Blackbird	6	Cedar Waxwing	4
Dusky Flycatcher	9	Brown-Headed Cowbird	18	Oregon Junco	16
Blue-headed Vireo	-	Pine Siskin	10	Common Grackle	2
Warbling Vireo	17	Evening Grosbeak	12	Total species in '97=62	
American Crow	25				

The foregoing is certainly not an exhaustive bird list for our area, but it is an accurate minimum list of the breeding birds in June. Different terrain suits different birds. Around our place on south Green we would also have the Piliated Woodpecker, Bald Eagle, Osprey, Caliope Hummingbird, Red-necked Grebe, Belted Kingfisher, Merlin (dark colour phase), Great Blue Heron. . . to name a few others we know are here in the breeding season.

HIGHLIGHTS FROM OUR AGM

GLARA's annual general meeting was held on Aug. 15 '97 at the snowmobile clubhouse. SRO!

LAND USE UP-DATE:

Brenda Hartley, Sr. Resource Planner with the Ministry of Tourism (MOEnvironment) spoke. She wants to "nip rumours in the bud". Call MOE directly toll free at 1-800-663-7867 if you have questions or concerns that are not being met.

MOE has all public input to date catalogued. Their analysis has been completed in draft form. Delays are due to the inertia of big government. 100 Mile House area (us) is breaking new ground as we are farther ahead of other areas. Terminology has yet to be described precisely, which is also slowing the process.

There is still time for further input. The draft proposal will face technical analysis to determine if the CCLUP and integration targets have been met then it will be presented to GLARA at a fall meeting as a "pre-plan". This date has now (Sept) been set:

There will be a public meeting at 10 am on Saturday October 24 1998 at the 70 Mile Community Center to unveil the proposed Land Use plan for our area (sub-regional plan) and our proposed classification.

OLSEN'S BUTTE

The park reserve status placed on Olsen's Butte was apparently for five years. Its protection will have to be renegotiated. Ethyl Fouchier has called a closed meeting of various government departments for Sept 4 to determine the next moves. We have several options including staking it as a mining claim ourselves; having it declared a "no staking reserve" by the Minerals and Titles Branch; get it designated as a Regional District Park or have it set aside as a Forest Service Recreation Project.

LOGGING IN OUR GREENBELT

We have never wished or expected that our self described Greenbelt two kilometers deep around our Lakes would be free from logging. Our only wishes are that the integrity and ecology of the forest be preserved; that the present recreational trails be retained; and views not be degraded by clear-cut cut blocks. Ian Hamilton, divisional planner for Ainsworth lumber, spoke and assured us that wherever possible our views would be listened to and acceded to.

We generally have five years between when a cut-block is identified and when logging actually starts. Ian did a "walk-about" with GLARA on the two cutblocks near the sani station. As a result Ainsworth will be leaving larger visual buffers so that folks travelling the roads will not readily notice the logged areas. GLARA will continue to monitor the logging and will respond in accordance with our stated objectives. Individuals wishing to voice their personal

opinions may either call GLARA's Greenbelt committee or call Ian Hamilton directly at 250 395 6211.

Ian said one of the ways they are changing cutting plans is by leaving "wildlife patches" scattered in an area otherwise clear cut. These simulate the scattered patches left naturally after a forest fire. (Next time you go past Lytton note how the last fire burned very hot and consumed everything in some places and then skipped whole groves that remained green.)

Ian also noted that larger cut-blocks minimize road building, which minimizes access and therefore reduces undue human impact.

An exception to the five year planning is the cutting of insect infested areas. The Ministry of Forests conducts aerial surveys to note the locations of insect killed trees (red attack). They then conduct ground surveys in those areas to determine the rate of infestation (green attack). When the MOF identifies areas of great infestation, they order the local logging company (Ainsworth) to cut it all before the next insect cycle in June. Areas to be cut as a result of insect damage are first baited with pheromones to draw in as many insects from surrounding areas as possible. Logs thus harvested bypass the public input system and are counted as part of the logging company's annual allowable cut. Planned cut blocks may be delayed as a result. Ian says they do not like this deviation from plans as the mills lose control of the species of trees they expected to mill and sell.

In response to a question, Ian Hamilton said that Ainsworth will respect the integrity of existing trails if they are aware of them.

PRESIDENT'S REPORT

Dennis Tupman thanked all Board members for their contributions and especially outgoing Board members Helen Denning, Bob Christie and Jackie Stroud.

Letters have been sent to the Health Ministry supporting/requesting 100 Mile House medical facilities be maintained.

S Green fence is still in limbo as a result of liability concerns.

We will continue to monitor road conditions and lobby for improvements.

Noisy boats and PWC's (Personal Watercraft eg Jet skis) will soon be regulated by the Federal Government. Regulations pending for the 1999 boating season are expected to pass final reading in November. We will have more on this in the Spring Newsletter.

Harassing wildlife is illegal. Infractions should be reported to Colin Nevison, our Conservation Officer in 100Mile 395 5511. Get boat registration number; vehicle licence number or any other method of positively identifying the culprits. This arose as a result of reports that a boater was chasing Loons.

Of our 75 HELP signs printed, 74 were snatched up at the meeting for posting around the area.

PRESIDENTS REPORT continued

Thanks were extended to both VFD's for enforcing the recent camp-fire ban. GLARA is writing the Government requesting that the Ministry in charge of Provincial Parks not be allowed to exempt camp-sites when the Ministry of Forests determines that conditions are dry enough to warrant a ban on open fires.

Bob Craig was publicly thanked for organizing a Roadside Clean-up. It was a community success with 14 truck loads of garbage taken to the dump.

GLARA has created a "Greenbelt Committee" under the chairmanship of Gordon Labinsky. Their task is to maintain our Greenbelt by liaising with other stakeholders such as Forestry and Ainsworth.

GARBAGE DUMPS.....70 Mile Dump

Barry Roman reported on the 70 Mile Dump. It was apparently almost closed by the TNRD because users were not obeying the rules. The reality of closing that dump would have meant an increase in illegal roadside dumping. Local initiatives convinced TNRD to keep the dump open, improve signage as to what to dump where and improve fencing.

PLEASE READ THE SIGNS AND COMPLY!

To summarize: PUT IN the containers only the following: Normal household wastes, smaller items of furniture (ie. furniture that will fit in and let the lid close), garden wastes (clippings, shrubs).

DO NOT PUT IN the containers used oil, batteries, tires; large volumes of waste from construction, demolition or land clearing; large pieces of vehicles or vessels; septic effluent, animal carcasses, or hazardous wastes; large furniture or large appliances; no hot ashes.

Waste not otherwise provided for at the 70 Mile Dump should be taken to the Clinton Transfer Station. There you can also recycle cardboard, paper, cans plastics, magazines and glass.

PLEASE CLOSE THE LIDS. A bear has already been shot at the dump this year.

GARBAGE DUMPS.....WATCH LAKE

John Tutte reported that the Watch Lake Dump is slated to become a major dumping area even though concern has been expressed regarding dump leachate entering any of the seven creeks in the vicinity. GLARA will be monitoring the water quality tests

promised by the CRD who are the proponents of this dump.

MEMBERSHIP and TREASURER REPORTS

Membership in GLARA is now 240 properties. Bank balance stands at about \$12,000 which includes \$3000 from the \$5000 Water Stewardship grant and \$2000 in prepaid dues.

WATER TESTING

Fred Kuyek reported that water testing at both shallow and deep locations is ongoing. Green Lake water temperature in August was 24°C! at the top; 9°C mid way and 7°C at the bottom. (Fred recommends swimming on the surface and making only shallow dives!). Clarity in Green in August dropped to 4.4m from 9 m in the spring.

Barry Roman reported that Green L. has now dropped below its outlet level and so is no longer flushing.

Dennis Tupman noted that the lake bottom coring done three years ago by Queens University should have been analysed by now, so we will request the results. This coring was done on several North American lakes that have accumulated sediments since the last ice age 12,000 years ago and have had no flushing action to scour their bottoms. The results are expected to be evidence of past climate changes. They will be part of the answer to whether past warming trends have been the same as we are experiencing now and therefore are natural cycles as some claim; or proof that human activity is accelerating global warming.

ROAD SIGNS

It has been noted that signs at the sani station corner do not adequately denote the roads. GLARA is pursuing this.

BEAR SIGNS

Dry conditions have forced bears to forage wider. Several have been reported in the residential areas. One bear was shot by the Conservation Officer at access #1 on S. Green. Signs will be put up to alert visitors of the problem. Report all bear problems to our CO (395 5511)

ELECTION OF OFFICERS

Don Brown conducted the election of officers. Elected as members at large were Dave Claxton and Rose Bourdin. Next meeting of Directors is Oct. 5 at 9am. at D. Tupman's.

FENCING

Joe Osborn reported that ranchers in the Francois Lake/Frazier Lake/Nechako R area were paid to fence cattle out of the waterways. GLARA will investigate this. We speculate that it may have been ordered to protect salmon spawning grounds.

FOAM, SCUM AND BROWN JELLY

Enquiries have been made by concerned members regarding stuff in or on our lakes. The foam seen on Green after a wind storm is simply a natural occurrence on Marl lakes, which is what Green is. The salts in the lake are conducive to forming froth that persists after a storm.

The yellow stuff that at times seems as thick as paint is just pollen from the trees. The pollen can degrade into what looks like an oil slick. The rafts of brown "sawdust" often seen on calm water are the pupa cases of insects that have just hatched. The great swarms of insects that these hatches produce are primarily non-biting Midges. I have never seen mosquito larvae in Green Lake and doubt that they can survive the alkalinity. If you want to identify lakes with biting insect hatches, note whether the porches are screened in or not. Check out Green...very few screened porches.

The brown jelly that adheres to fishing lines is reportedly the pollen degrading on its way to the bottom.

OLSEN'S BUTTE

Ethyl Fouchier met Sept. 4 on the butte with representatives from the Ministries of Parks, of Forestry and of Mines. They toured the area and offered advice and options that we could pursue. The two most promising appear to be getting the area designated as a Forestry Recreation Project which might limit or otherwise control logging in the area, and also petition the Ministry of mines to declare the Butte a "no-claim zone", which will protect it from those wishing to quarry the rock. It was the application of a claim to quarry that started us on this road to protect the Butte. We have noted that the Butte has economic value as a view point, because trail rides use it as a terminus and picnic site. Ethyl says several people have had their ashes scattered up there, too, which might make it archeologically significant as well.

RAINBOW CHASERS

Ethyl Fouchier recommends the book *Rainbow Chasers* by Ervin Austin MacDonald (1993) to anyone wishing to read authentic accounts of early

ranch life and activities in our area.

LAKES CLASSIFICATION

A public meeting was held on July 21. Presenters were Mark Davis (chair); Lenz Kuiper, Lakes Technical Advisor; Cal Wilson, Forestry; Geordie Patterson, Forestry; Mike Cleaver; Ian Hamilton, Ainsworth; Val Duffin.

They put on a program outlining progress to date on the Lakes Classification program and also changes to the criteria. They used a computer and Power Point presentation which showed Green Lake viewscapes and what effect various logging plans would have on them.

The Lakes Classification committee must arrive at consensus before a lake is classified. Changes to the Forest Practices code now require a minimum 10 meter buffer from any riparian zone. The riparian zone is that reedy area between lake water and the trees. The Lakeshore Management zone being considered is +/-200 meters.

Lake Management Goals identify

1. QW= Quality Wilderness Lakes (no access etc.)
2. Q= Quality Lakes (limited access) like Jim lake,
3. G= General Lakes (public recreation) like Green & Watch, 4. R= Refugia Lake (not yet used)

Harvesting guide lines are A= preservation; B= retention, logging not visually evident, C= partial retention, D= modification

Visual sensitivity refers to areas outside the Lake Management zone. S1= landscape assessment required to S3= no concern re visual impact.

In the last 5 years 999 lakes have been classified; 133 have been deferred; 81 lakes are in parks; 165 still to be classified, generally those in the Green Lake Area and Interlakes Area

Classifications to date are QW= 22 lakes; Q= 58 lakes; G = 671; R= 0.....S1= 75; S2 = 166; S3 = 527; N/A = 7.....Harvesting guidelines are A =5 lakes, A/B = 3; B = 80; B/C = 3

C = 231; D = 410; N/A =13.

"Educated guesses" by the presenters suggested the following might be where our lakes fall: Watch - GBS1; Green GBS1; Nolan GBS2; Jim QBS2; Boyd GCS3

The **GREENBELT COMMITTEE** what is it?

by Gordon Labinsky, chairman

As one of the elected Directors of GLARA and someone who has a concern about the effect that logging is going to have on our viewscapes and enjoyment of our properties, I volunteered this spring to be the

chairman of and to form a committee which will attempt to lessen the impact that logging within our Greenbelt will have on us in the future.

Those of you who were able to attend the Lakes Classification meeting held by the Ministry of Forests on July 21 1998 at the 70 Mile Community Hall or the GLARA annual general meeting on August 15 1998 at the South Green Snowmobile Clubhouse will now have some idea of what this committee is trying to do.

For those of you who are surprised that ANY logging is taking place or will take place within our +/-2 km Greenbelt I would like to point out that all of the crown land surrounding Green and Watch lakes that is not parkland is part of the Provincial Forest Landbase and is therefore open to logging. This applies to the Crown Land which may border your property and the shoreline of all lakes within our Greenbelt. The 10 meter riparian zone on all lakes is protected. (ed. note: changes to the Forest Practices Code now require a minimum buffer of 10 meters [33 feet] of forest be left between riparian zones and cut areas.)

The members of our committee will attempt (on your behalf) through negotiations with Ainsworth Logging Company, the 100 Mile House Forest District Small Business Logging Program, and possible future Woodlot Operators, to find some middle ground that will allow some level of logging to take place (within our Greenbelt) that most of us can live with.

This does not mean that any of you who have strong feelings on this issue cannot communicate directly with those organizations who will be logging in your area. In fact I would strongly suggest you do so. Feel free to contact me if you need more information or if you want to voice your concerns.

I would like to point out that our committee has been very encouraged by the attitude and seeming willingness to co-operate that we are getting from the logging companies we are dealing with.

I have a copy of the Five Year Consolidated Development Plan Map issued by the Ministry of Forests each spring which shows all of the proposed cut-blocks which will be logged in the years 1998, 1999, 2000, 2001, 2002, and 2003 in our area. From this map you can see how close to your property the cut-blocks for the next five years will be, the size of the cut-block, whether clear cut or selective etc. and which company will be doing the logging.

Our committee is interested in hearing your opinion on logging within our Greenbelt. You can contact me by phone at (250) 456 2310 or by mail at site U, Comp #9, RR#1, 70 Mile House BC V0K 2K0 (Gordon Labinsky, Chairman Greenbelt Committee)

FUEL LOADING what is it?

by Gordon Labinsky, Volunteer Firefighter SGVFD

For most of you the memory of the recent forest fires, especially the very serious Salmon Arm fire, is still fresh.

The word "fuel-loading" was used by fire-fighting personnel on some of the newscasts I watched. The word refers to the naturally occurring dead and dying forest debris (branches and tree trunks) which accumulate in a forest environment.

This tinder dry fuel burns very quickly, generates a lot of heat and generally makes fighting a forest fire a lot more difficult.

I am writing this because of the concern I have for the difficulty I foresee in trying to fight a fire on some of your properties where the accumulation of this fuel is a serious problem. I should also like to say that it is not a matter of IF we are called out to fight a major forest fire in our area but WHEN we are called out.

A few of your properties appear to never have been cleared of this danger, and I have seen some on which it would be almost impossible to drag hoses through to fight a fire. If you own one of these properties, or live beside one, think about what YOU can do about it, for the safety of our community.

Your volunteer firefighters have no authority which can compel you to clean up your lot. We are dependent on your sense of community responsibility to solve the problem.

You can help to be part of the solution by getting rid of this dead forest fuel from your property and to encourage your neighbours to do the same.

On behalf of all the volunteer firefighters on Green and Watch Lakes I would like to thank those of you who co-operated with the recent open burning and campfire ban to help keep us fire free.

FOREST DEBRIS CLEAN-UP by Jack Wainwright

In a Newsletter a few years ago, we noted how our successful suppression of forest fires has lead to an unnatural accumulation of fuel on the forest floor. We noted then that fires need Oxygen, Heat and Fuel to burn. With forest fires, the only thing we can remove is the fuel. Before human intervention, fires naturally burned most of the Cariboo every few decades. These natural fires prevented the over-accumulation of forest debris. When much fuel is present, fires burn very hot. Houses literally explode in these conditions. When fuel is removed, the fires move through quickly and actually skip over some areas leaving islands of green in an otherwise burnt forest.

At that time, many residents surveyed their own properties and cleaned up a lot of the debris. Some

debris is natural of course and is part of the forest environment and its ecology, but debris accumulated over more than a few years is not natural and should be removed. As well, remember that wood piled adjacent to a cabin will ensure that the cabin will burn well in any fire.

Many properties have not been cleaned up following the big wind on Labor Day 1997. Many property owners have not visited their place this year and so may have no idea of the damage and the extent of debris on their lots. I know that was the case on one lot that was up for sale. When the real estate salesman told them the lot was not selling due to the many downed trees, the owners drove out, took a look and got to work cleaning it up.

Perhaps that may be the case on properties near you. Maybe nobody has told them they have a problem. If you have a concern, maybe a phone call to alert them will be in order. GLARA's database can help you get the owner's home number.

BUILDING PERMITS

Paul Luft of 100 Mile House writes a regular newsletter. The following is an excerpt of an article he wrote for Cottage Magazine.

"It's not a pretty picture: someone buys recreational property in the hinterland and decides to build a cabin. He's a weekend handyman, his plans are scrawled on the back of a napkin, and he wants to spend as little money as possible. He doesn't trouble himself with a building permit, and now his neighbours are squawking about his home-built eyesore that is too close to the water and could bring down their property values.

Building inspectors around BC are no strangers to such scenarios.

If recreational property owners are sometimes confused about building regulations, they can be forgiven. There are approximately 150 municipalities and regional districts in BC, and almost as many interpretations of the building code. Between variance permits, special covenants, zoning differences, regulatory relaxations, and the Islands Trust procedures in the Gulf Islands, the spread between what is acceptable in one region compared to another is immense.

Dwayne Hansen has been a CRD building inspector for eleven years. His territory includes dozens of lakes and thousands of recreational properties tucked away in the woods or located right on the water.

"There are a couple of myths about the need for building permits around here," explains Hansen.

"One is that you don't need a permit for a building under a certain number of square feet. That's not true.

It only applies if it's an ancillary building and it is under 160 square feet. The second myth up here is that you don't need a building permit for a seasonal residence."

In the Cariboo, it's the climate that tends to determine how the Building Code is interpreted and enforced. Here just about anything built needs to comply as if it was a year-round single family residential home. That means a foundation 3.5 feet below the frost line, R22 insulation in the walls and R44 in the roof. If there is no access for heavy equipment, concrete pads below frost level can be poured. Hansen also sees a growing acceptance of treated wood foundations.

"They're a similar cost to cement, but they offer a lot more flexibility. And they lend themselves to the guy who wants to come up and build over a period of time."

When the South Cariboo building inspector is tipped off to a dwelling that doesn't meet the code, often it is the neighbours who blew the whistle. ... People are initially upset but once we explain the reasons for the code and the long term advantages they comply. We are here to protect the buyer 5 or 10 years down the road.

According to Hansen there are various reasons why some builders find themselves in a non-compliance situation. Sometimes they are given incorrect information at a building supply outlet. Nearby residents who are out of date on current guidelines might lead them astray. Or it could be as simple as observing nearby cabins, warts and all, not realizing they were built in pre-inspector days.

Another infraction is water front builders ignoring the 25 foot setback from the HIGH water mark. They see some older place down by the lake and think it is alright to build right on the water. Hansen says he is more than happy to go over someone's plans before they start building. "That way we can eliminate a lot of problems right off the bat."

Building inspector Roger Allen adds that one of the biggest things here is people building an accessory building before their main house, which you can't do. The main house is supposed to come first.

Another inspector in the Gulf Islands says that he is often impressed with the ingenuity of owner-builders in coming up with code equivalencies under challenging circumstances, whether it's with locally milled lumber or hand mixed concrete. "there is always a different way of doing something and arriving at the same place. We use the BC Building Code as a guide, but it doesn't have to be interpreted literally."

VACATION HOME ESTATE PLANNING

Dennis Tupman passed along a copy of the Royal Bank publication for seniors (Summer 98) with a note that many of our members might find it appropriate. The following excerpts are from it.

Over the years the family cottage has been a great place to unwind and a source of pride and contentment. Will your adult children heirs enjoy it as much as you?

Although many parents choose to leave the cottage equally to their children it is recommended that you take a good look at the realities of your heirs lifestyles . Start by asking these questions:

•Geography - will all children have equal access to the cottage or is distance a factor?

•Lifestyle - are all siblings equally interested in holidays at the cottage, or would some prefer to do something else?

•Future use - will it be a haven for one but party time for another?

•Family - singles may have different needs than those with families.

•Finances - can all share equally in the upkeep or will some face an unfair burden?

If you face these predicaments, talk them over with your children before designing your estate plan.

What are some of the estate planning options for dealing with the Vacation home?

- Leave it equally to all your children.
- Leave it to one and compensate the others financially.
- Have it sold outright.
- Have it sold after offering each child the right of first refusal.
- Set up a trust to maintain the property while allowing your children to use it during their lifetime.

You may also consider gifting or selling the cottage to one or all of your children during your lifetime, which will remove it from your estate for probate and tax purposes.

SUSTAINABLE ROAD WORK by J. Wainwright

Sustainability is a catchword that has not fallen on deaf ears at the Dept of Highways. S. Green road was patched this year. Patching crews were obviously practicing sustainability. While many holes and cracks were patched, a great many more were left untouched, perhaps deemed too insignificant yet and so were left to grow for next year. The one that I stumbled and fell over was two inches deep with well defined edges. Yeah, I know, I should have been looking where I was going, but some activity had captured my attention. I sure wish there had been witnesses to see me fall on all fours and roll on my back into the center of the road. That would have made for a dandy lawsuit. Glad there was no traffic, too.

BUSINESS DIRECTORY

The following is a listing of members who provide services in our area. There is no charge other than a membership (\$10) to be listed. Register with the treasurer. GLARA provides this listing as a service to members and has not screened for quality or reliability of services.

BUSINESS SERVICES

- Accounting & Tax Preparation L. Caterer 456 7526
- Furniture Refinishing by Anna Louise Fortin 456 2472

CRAFTS & ART

- Applique Sweatshirts by Pat Kent 456 7436

PERSONAL SERVICES

- Hair Cutting Karin Forbes 456 7740
- Foot Reflexology June Bourke 456 7752

SUPPLIES

- Food, Meals, Gas Little Horse Store & Restaurant 456 7524

ACCOMMODATION/FOOD

- B&B, Bakery, Grp Restaurant Colleen Leyland 456 7457

GARDEN NURSERY

- Shelby Gardens Rafield Road, Little Pressy 456 7682

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