

John Rees
Area A Director

MADEIRA PARK PLAYING FIELD

Finally, and I hope not too late, there is progress on the Madeira Park field.

Cooperation between the two unions and the playing field were the two main topics discussed at a meeting held between the SCR D and School District #46 on July 4.

Union jurisdiction was the holdup in progress.

Since being elected, this has been my most frustrating issue to deal with, but my fingers are crossed as work is actually taking place.

SCHOOL BOARD PROPERTY PURCHASE OFFER

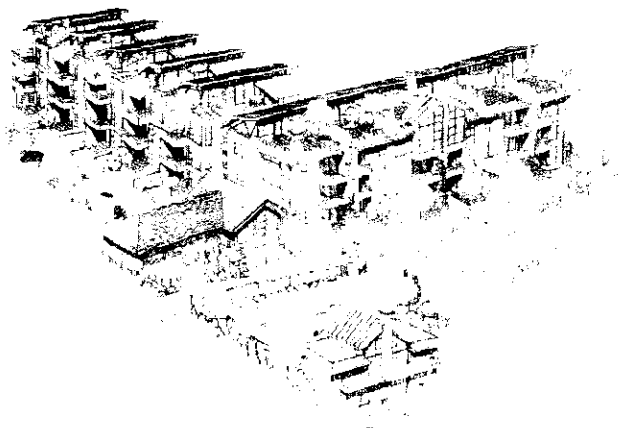
The SCR D offered to purchase three School District properties in Area A (Eggmont, Irvine's Landing and Madeira Park) as a group purchase.

School District #46 said they will consider it at their September meeting, but I'm not going to hold my breath on this one.

I don't get the impression that they are very interested in community improvement.

On the other hand, the SCR D backed our area with a great show of support, working out all the financial details, other legal issues and Board approvals.

Time will tell.



Proposed development at Irvine's Landing

IRVINE'S LANDING DEVELOPMENT

On July 10, the 32-unit condo/tel planned at Irvine's landing received approval on its variance application from the SCR D Planning Committee: it was previously approved at our APC meeting and also discussed at two public information meetings held by the developer.

Attached to the approval are conditions and restrictive covenants which have to be addressed by the developer before a building permit is issued.

Whilst I sympathize with one neighbour in particular who will lose part of their harbour view (while maintaining an ocean view), I do support this development for a number of reasons:

1. The property is zoned Commercial and applicable taxes have been paid by the owners for a number of years.

2. The height variance applied for was not designed to increase density, i.e. a full 4th floor (the third storey is lofted).

The roof has been used to create a garden and pleasing appearance as opposed to a flat, box-type structure.

3. The building is of high quality and is priced accordingly.

The ownership system should ensure less impact on our infrastructure than conventional apartments, i.e. absentee owners do not overload the systems, but still pay full, substantial taxes.

There are several other reasons why I support this application, but those are at the top of the list.

I did receive some negative (to say the least) comments on my position after the July 10 meeting in Sechelt.

I can take that; however, I would remind the people opposing this application that I was elected to make decisions for the community at large which, incidentally, includes the applicants.

Marina

Roxanne Gregory

Area A director John Rees was in the hot seat at the July 24 SCR D board meeting after over 50 Pender Harbour residents packed regional district offices.

Most are concerned about the SCR D's application for a new water licence on Hotel Lake to increase allowed usage from 14 to 25 million gallons per year.

Other licences exist on the small lake, and Joe Harrison says that if the SCR D grants the licence, and all users use their maximum allotment, up to 43 million gallons could be taken yearly.

The DFO originally opposed the application, but agreed to it after SCR D staff and developers Rob Jupe and owner Dan Schindle agreed to build a small dam with a sluice and pipe on the lake. It could be opened during low flows to allow critical spawning, but the pipe might pierce a natural clay plug in the lake, and a hydrological study recommends the plug not be disturbed.

"If the plug gives way we could lose the lake," said Harrison. "Who's going to get left high and dry? The fish, the developments or the people on the lake?"

Schindle surprised directors by saying he was aware of community concerns and water problems on the lake, and that a \$165,000 desalination plant would be built to provide water for the four-star resort.

Despite this offer and community opposition, regional directors (except John Marian and Adrian Belshaw) approved the height variance and the Hotel Lake dam.

The new water licence could also provide water for a 90-unit expansion at Daniel Point.

Rob Jupe said he preferred the desalination plant approach because building a dam with the SCR D has no price tag attached.

"We know how much this will cost," he said, adding that the technology is in common use in the US Pacific states.

Schindle said the holding tank would provide enough water for residents and

an Organic Fish Farm

helps maintain a stress-free environment for the fish is a relatively low number of fish per pen.

The Angus salmon fish have ample room to swim freely (the density is 2.5 kg. per cubic metre, far less than the industry standard of 15-20 kg used at most other fish farms.

This much lower density also contributes to a healthier product.

Pens on the Angus farm are anchored 120-140 metres deep, with the bottom of the pens at least 20 metres off bottom.

They are regularly moved from one part of the bay to another. We took turns peering into an underwater camera and saw a "live sea bed" with good-sized starfish. Dogfish, rattfish, and ling cod are also seen.

It was obvious that the home environment for the salmon is a favourable one.

The farm salmon are not the only denizens of the sea to benefit from organic practices at the Angus farm.

In one pen, we saw large, black fish swimming lazily around. These were sable fish or Black Alaska cod. Because this fish is very rich in oils, it is a valuable fish for the "smoked" market.

This species has been badly overfished

and the wild stock have been severely depleted. Today, only 30% of the commercial catch weighs over five pounds, yet these fish could grow to 25 pounds.

Occupants of another pen caused a few raised eyebrows, for here were wolf eels, young ones, to be sure, but wolf eels nonetheless!

These half-metre long youngsters, which were raised from one egg mass which was found near Egmont, can easily grow to a length of four metres!

Although they look quite ferocious, they have some commendable behaviour patterns. They mate for life, and stay in one location for life.

They are territorial, and will stake out a den in a reef, 30-60 feet below surface. They can become pets for divers, who can feed them by hand. The eels' favoured foods? Sea urchins, crabs and clams.

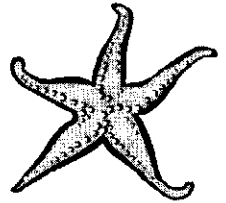
We eagerly accepted a kind invitation to, "Come up to the house; the boys have some smoked salmon and smoked cod for you to try."

Inside this incredibly beautiful home (designed by Dana) we augmented our sandwiches with the most delicious tidbits of smoked salmon and smoked cod that

any of us had ever tasted! Not even the offerings of a five-star restaurant could have surpassed that afternoon's repast!

The proof of Gus Angus' efforts were there, not just in the delicious treats, but in the understanding that we saw a way of life, a way of earning a living, that did not take, but instead gave, and did not present any threat to any aquatic life.

Considering the volumes of literature available about the problems facing our fisheries resources, whether the stocks be farmed or wild, we wonder if perhaps Gus and his family have the solution.



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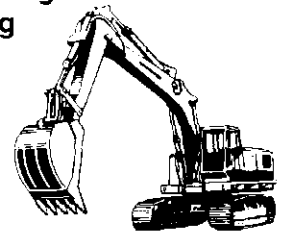
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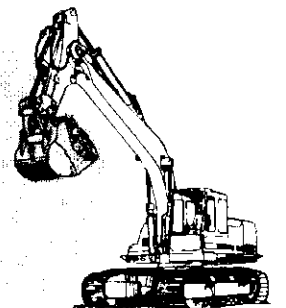
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