



Public Review of the Johnstone-Bute Coastal Plan

Members of the public are invited to attend an open house meeting on the Johnstone Strait -Bute Inlet Coastal Plan. The plan is being prepared by the Mininstry of Sustainable Resource Management to provide direction for use of Crown - owned foreshore and near shore areas.

Open houses are from 6pm to 9pm as follows:

September 18, 2003: Sayward
September 24, 2003: Quadra Island
September 25, 2003: Campbell River

Kelsey Centre Community Centre Community Centre

Draft maps and other materials will be presented for review and comments with project team members available to answer questions. To be completed by April 2004, the Plan will serve as a screen for applications for aquaculture, docks, wharves, marinas, and other uses in the shoreline areas from Port Neville to Okisollo Channel and Bute Inlet.

Questions regarding these open houses can be directed to Graham Winterbottom at (250)387-9408 or: <u>Graham.Winterbottom@gems6.gov.bc.ca</u>

Terms of Reference for the plan are available at: http://srmwww.gov.bc.ca/rmd/coastal/

Ministry of Sustainable Resource Management Coast & Marine Planning Branch







#300 September 12th, 2003

Published bi-weekly and distributed free throughout the Discovery Islands by:

Discovery Islander Publications PO Box 280 Quathiaski Cove, B.C. V0P 1N0 Tel.: 250 285-2234 Fax: 250 285-2236

701 Cape Mudge Rd.

Office hours Monday -Thursday 10 am- 4 pm

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Cartoonist: Bruce Johnstone **Printing:** Castle Printing 285-COPY

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Agreement # 1408585 Printed on recycled paper

Subscriptions available

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Submission Guidelines

Items for publication are welcomed on subjects of interest to the Discovery Islands community. *Please help us by following these guidelines:*

Please print handwritten material clearly.
Electronic items sent by email or on disk must be saved as *Word* or *rtf* formats.
Please spell check in Canadian English.

No MS Publisher files or graphics in Word files please. Send graphics separately.
Please use the title of the item as email subject

& send multiple items in separate emails.Please don't send original irreplaceable

material, make a trip to a copier first!!Please remember to caption & credit

photos and artwork. Don't write on the back of photos use labels or Postits[™].

While every effort is made to include all items submitted, errors and accidental omissions do occur and the Discovery Islander should be only one part of your publicity efforts.

Next Deadline 7 pm. Monday, Sept. 22nd Island Calendar

• 1st and 3rd Wednesday -Food Bank 1-2:30 Community Centre

• Every Wednesday -Community Kitchen noon - 1:30

• Every Thursday -Parent and Tots 10 am Community Centre -Motorcycle Club meet 5pm Heriot Bay Inn Pub

• Every Friday -Duffy and Friends 8pm Heriot Bay Inn Pub

• First Friday -Open Stage 7:30 pm Yak Shack Heriot Bay

• Every Saturday -Farmers' Market 10-2 behind Q. Credit Union -Meat Draw 5-6:30 pm Quadra Legion (members & guests welcome)

• Every Sunday - Centre for Positive Living Prayer Service, 7 PM Community Centre Rm 3, 285-3224

- Buddhist Meditation, 10 a.m. Inner Garden

• Every 4th Sunday - dinner & jazz Annie Siegel Trio 6-9 PM @HBI

September 13, Saturday -Dance to Courtenay's "Wide Open Throttle" -Maximime 7:00pm	Quadra Legion Community Centre
September 17,Wednesday	
-Ferry Advisory Committee 11:00 a.m 2:30 p.m.	Community Centre
September 21, Sunday -Quadra Philippine's Connections Giant Garage Sale	Community Centre
September 27, Saturday -Hoja 8:00pm	Community Centre
September 28, Sunday -Peace March. US out of Iraq noon	HeriotBay ParkingLot
September 30, Tuesday -Film & Discussion:"Mind Walk" 7:00pm	Inner Garden
October 3, Friday -Film:"Friendship VillageVietnam" 7:45	Community Centre
October 17, Friday -Mitlenatch Field Naturalist Society 8.00 pm	Community Centre

Island Calendar is a list of <u>on island events</u>. Please submit seperately for the **Island Calendar** and **News & Events** or indicate in your submission if you would like your event placed in both. **Following the text order exactly as above for email submissions is appreciated** (month, date, day, title, place and time), use the title as your email subject. Thank you.





email news@discoveryislands.ca

Total Fire Ban

BC Forest Service Coastal Fire Centre issued a complete campfire ban effective midnight July 31st, 2003. The use of open fires for cooking, warmth and ceremonial purposes is not allowed in areas covered by the Coastal fire Centre which includes the Discovery islands and all of Vancouver Island.

If you see a wildfire please report it immediately at 1-800-663-5555 or *5555 on most cellular phones.

Quadra Island Farmers Market

Our Farmers Market is held rain or shine froom the beginning of May to the end of September, **every Saturday** from 10:00am to 2:00pm behind the Credit Union.

Vendors must be from Quadra or the outer islands. Setup charge is \$4 for adults and \$1 for kids. Bring your own table. Dancers, jugglers, musicians etc. are very welcome - this is our village green! Please have dogs on leashes.Note that the Credit Union parking lot is for their customers only! Farmers Market parking space is on Green Rd. Come join us to make the Market the best it can be. Information: Dalyce 285-3180, Pauline 285-2076, Linda 285-3952



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Art & Bi Polar

The art show held at Grasshopper Gallery on Quadra Island was a great success. Not only were all the pictures sold, there was a heart felt response. Peoples' choice ended up being "Zyprexa" with a close second being "Peace".

I would like to thank Richard Calver for encouraging me to have the show and for allowing me to use the beautiful gallery space. I would also like to thank my family for standing by me and also thanks to the people from mental health.

Laurie Bartlett

Bear Sighting

Quadra Island R.C.M.P. have received a report of a bear sighting on the island. This is a reminder to people to please keep your garbage contained! This is one of the main reasons bears are attracted to inhabited areas and once a bear becomes a "garbage" bear there is no option but to put it down. Conservation has been advised and unless the animal is posing a safety risk to the public they will not attend.

Community Kitchen

The Community Kitchen Lunch will start again Wednesday Sept 17 noon, to 1:30 at the Quadra Community Centre. Everyone is welcome to come and enjoy a delicious lunch. Donations, after expenses, go to the Food Bank. Volunteers are always welcome. Call QCC 285 3243 for more information.

Effective Immediately

Due to the high fire risk, the Regional District has closed some community parks to the public.

With support from local Fire Chiefs, the Regional District has today closed certain community parks and walking trails until further notice.

Parks now closed to the public includes Blenkin Park at the Quadra Community Centre.For further information, please contact the Regional District offices at 334-6000 or toll-free at 1-800-331-6007.

QI Christmas Craft Fair

The 17th annual Quadra Island Community Centre Christmas Craft Fair will be taking place on Friday evening, November 28 from 4 PM - 9 PM, and Saturday, November 29 from 10 AM - 3 PM at the Community Centre.

Table Booking Day is Monday, September 22 from 9 AM - 3 PM. The cost to rent a table is \$25.00. You may book for only 1 day, so that we can accommodate everyone! All tables MUST be booked and paid for in advance.

To book your table, please call 285-2204 on September 22.

Volunteers are still needed to help make this event the great success we all know it can be. If you're interested in helping out, give Linda a call at 285-3952.

Act Now!!

Want to express dramatic self in a warm and caring environment? Then Quadra Players Christmas play is a good place to start. Call 3695 for more information.

Island-wide Walk For Peace

The world-wide peace movement has just awoken from a deep sleep over the summer months. International demonstrations are set for September 25-28 in Europe, the Arab World, the United States and Canada. The American demonstrations will be calling for "*Bring the Troops Home Now!*" Of course, "*End the Occupation of Iraq*" is the other major theme. The White House in Washington, D.C. will be surrounded by peace demonstrations on September 27 and 28.

Here on Quadra, the Quadra Action for Peace is organizing a Peace Walk from the Heriot Bay parking lot to Quathiaski Cove. Bring hiking shoes, water and a homemade sign. Bringing the message peace to our neighbourhoods is the general theme of this "Peace Now....U.S. Out of Iraq" walk across Quadra.

Join people throughout the world on this important restart of the anti-war movement. Meet at the Heriot Bay Parking Lot at Noon on Sunday, September 28. Call Steve at 285-3323 for more info.

Hey Babe!!

Cliff Mooney & Pipa Kaye are delighted to welcome Ruby Elizabeth Mooney to our Quadra Island Community, born August 22, 8:11 am, 9lb 5oz Yahoo!





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- email *islands@island.net*
- fax 250 285-<u>2531</u>
- or drop by our office

Real Estate specialists on Quadra and the neighbouring Discovery Islands. Full real estate services including property management. Our office is conveniently located across from the school on Quadra Island.

It's That Time Again - 9th Annual Philippines Garage Sale!

Come every houseowner and renter to our sale at the Quadra C Centre! As soon as you walk in the door you'll find bargains and treasures galore!

21st of September's the date So be there and don't dare be late! Whether you're in need of furniture, appliances, tools., toys, clothing, books, tapes or cds to get you through those rainy winter months, all can be found at the giant garage sale! This 9th annual event will be held at the Quadra Community Centre on Sunday, September 21st from 10 am until 2 pm. Drop-off locations for your donations have been listed in the last Discovery Islander and on posters around the island. Direct drop-off is available at the community centre on Saturday, September 20th between10 am and 3 pm. We will be sorting through goods at that time, so feel free to join us. Bring bags, boxes and a happy spirit! In order to make our job easier, we ask your assistance in pre-pricing larger items.

Over the past decade Quadra islanders have financially supported 4 daycare/ preschool programs in remote areas of northern Luzon in the Philippines.

This has been achieved mainly through proceeds from the annual giant garage sale. Each daycare program receives sponsorship for 5 years and is then responsible for finding an alternative means of support. To date our beneficiaries have been the villages of Paligatto and Mabato and most recently those of Ipil and Lacnog. The 2 teachers from Lacnog preschool offer us the following information about their villages and daycare programs.

The community of Lacnog has a population of 1,452 with 162 families. The village is surrounded by fields and some trees along the road. Most of the houses have cogon (grass) thatched roofs. The daycare centre is found in the elementary school compound. Beside it is the barangay (community) health clinic.

Since the total number of children in need of daycare was 45, two teachers were chosen to share the program. Elena Dangani is the morning teacher and Emma Indog teaches in the afternoon. Both women are 29 years of age and say they love to work with children. They have been volunteering their services for the past several years and are now most appreciative of our support to them . Elena says in a letter to us, "I am one of the luckiest persons born in this world since I was chosen to teach at one of the IAT assisted daycares! Even though many villages applied, my community was chosen because of our situation and because of our need." Quadra's annual contribution of \$2500 provides a stipend to both these teachers and to

Magdalena, teacher of the Ipil daycare. Our funds also help with supplies and the upkeep of the daycare buildings.

Be sure to write SEPTEMBER 20th and 21st on your calendar and prepare to contribute to a rewarding event by volunteering your time and donating goods or purchasing great bargains! For more information call Carol at 285-3035.

Girl Guides/ Brownies

Girl Guides & Brownies will be meeting in Quadra Elementary School on Monday nights. Brownies meet from 6pm to 7:30pm and Guides meet from 6:30pm-8:30pm. Girls 7 to 9 years old can go to Brownies and 9 to 12 year olds can go to Guides. Please come out to the Community Hall on September 8 at 3pm to register your daughter, or call Lily at 285-3270 (Brownies) or Sandy at 285-2058 (Guides) if you can't make it for registration.

Quadra School Of Philosophy

The Fall Lecture/Discussion Series starts with a free film called, "Mind Walk." The film is a full length feature film dealing with the "new paradigm" facing humanity in our future social evolution. The film addresses issues of ecology, philosophy, and life's meaning. There will be a discussion following the film led by Liam Grimm, local teacher, philosopher and trumpet player. Come early at 7p.m. to the Inner Garden on Tuesday, September 30th so there will time to digest and discuss the film after the showing. Call Steve at 285-3323.

New Film Series

The Change the World Film Series will show it's first film "Friendship Village ... Vietnam" at the Community Centre on Friday, October 3rd at 7:45 p.m. This completely new film series will show radical documentry films and feature films that are designed to "Change the World." "Friendship Village...Vietnam" is an inspiring documentary film about a former Vietnamese commander and his American counterpart collaborating to create a healing centre for children affected by Agent Orange in the Vietnam War. One of the most dramatic, uplifting films of the Courtney Film Festival comes to Quadra. Don't miss it. \$4 at the door. Call Steve at 285-3323 for further information.

FRIDAY FLICKS!



September 26th, QCC

Doors 7:30 – Showtime 7:45 Admission \$4.50, \$3.50 students/seniors.

Mark your calendar now for September 26th and every second Friday thereafter till December 5th. Friday Flicks is back with another great line up of films from off the commercial track. The fall tour begins with Chaos and Desire, a festival prize winner from Quebec.

Alice Bradley is a seismologist working for a high-tech company in Tokyo. When her company detects strange goings on in the St. Lawrence River, Bradley is dispatched to Baie Comeau, her childhood home, to investigate. Bizarrely, the tides have simply stopped, creating a dead zone. Is this a precursor of a monstrous earthquake or singular planetary cataclysm?

After a week with no tides, mysterious behaviour is emerging not only among animals but people. A little girl rises and walks in her sleep every night at the moment that should have been high tide. A woman takes a chainsaw to her beloved orchard at the moment of low tide.

Eventually, the unnaturally still tidal river recedes into the background and becomes little more than a metaphor. Personal relationships flow onto the screen and "Chaos and Desire" becomes a hot and humid tale of nature intersecting with human passion. We are shown the simmering desperation of people motivated by forces of nature, and nature attuned to and moved by the forces of sentient beings. "Briand is using the superstructure of catastrophe films and police thrillers as a scaffold to display this lovely bit of philosophical silk."

Bradley's sleuthing yields a fun detective story in its own right, but the film offers other pleasures like a slow-burning romance and a mystery that piles on the coincidences until you are forced to surrender your skepticism. Its all done in a visually energetic fashion. That combined with plenty of smart writing and "one never stops enjoying the sheer pleasure of looking at it."

This film is rated AA (adult audiences) and is in French with English subtitles. *review credits: eye Weekly,Toronto Sun, Globe and Mail, BoxOffice Magazine.*

Maximime



It's time for another great treat of a performance at the Quadra Island Community Center, sponsored by the Quadra Recration/Cultural Committee.

Don't miss this awesome show on Saturday Sept. 13th when Russian trained mime artist Max Formitchev will amaze us with his creative talent and imagination.

Max is a superb mime artist with an uncanny ability to take ordinary objects and make something truly special happen with them. Having begun his training in Moscow at the age of 13, Max excelled in his art, being the only deaf student in his advanced classes and obtaining his MFA at the top of his class.

He has toured the world, and is now (luckily for us) touring North America with his Max-i-mime show. This show is a must for anyone interested in theater, communication, or plain old wonderful entertainment. And it's perfect timing as a back to school wind down activity for families to enjoy together.

The show begins at 7:00pm with an amusing opening act by juggler Alex Elixir, and will end in time for those from Campbell River to catch the 9pm ferry home. Advanced tickets are availlable at Page Eleven Books in Campbell River, and on Quadra Island at Hummingbird's and Quadra Crafts for \$10 per person or \$25 for family (of parents and children). Tickets at the door are adults/\$12, children/\$10, and family/\$30. Hope to see you there.



Next Concert...

The uniquely entertaining a capella group HOJA will be wowing the audience at the Quadra Island Community Centre on Saturday, September 27. HOJA (hoe-jah) was formed in the summer of 1998. These four young Canadian singers originally hail from Saskatchewan and were brought together by a love of singing and performing. This passion can be easily seen the first second they step on stage.



HOJA performs a capella - all of the sounds in their live show and on their recordings are created using only their voices. Each of the members sings a variety of different voice parts, including bass lines, lead vocals, tenor and baritone parts, vocal percussion, instrument sounds such as guitars and trumpets, and assorted sound effects. Great harmonies, energetic choreography, and a diverse selection of repertoire are presented in a uniquely entertaining performance style that audiences of any age group will enjoy.

Their songs span every style of music, from doo-wop to rock, country to disco, nothing escapes the transition to a capella music. This transition is often quite humorous, and audiences find themselves enjoying styles of music they might otherwise not listen to. Their songs range from the - Bee Geesâ Stayinâ Alive, The Lion Sleeps Tonight - a capella standard, Garth Brooksâ Friends in Low Places-, Cecilia by Simon and Garfunkel, 500 Miles by The Proclaimers

HOJA has wasted no time in establishing itself as one of Canadaâs hardest working bands. Currently in its fourth year of nationwide touring, HOJA has already recorded two full length CDâs, audiences from BC to Ontario have experienced HOJA and the group plans to continue expanding into other regions of Canada while also developing new markets that will take them into the United States. More information on HOJA can be found at their website <http://www.hojaworld.com/ >www.hojaworld.com.

The show will begin at 8:00 pm with doors opening at 7:30. Advance tickets can be purchased until 4 pm on Sat. Sept. 17 on Quadra Island at Quadra Crafts in Heriot Bay or Hummingbird Office and Art Supplies in Quathiaski Cove, and in Campbell River at Page 11 Books. Prices for advance tickets are \$10. for single and \$25. for families (parents and their dependant children), prices at the door are children: \$10., adults: \$12., and family: \$30.



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Have an item to submit?



Editorial or advertising submissions may be submitted to the Discovery Islander in the following ways:

- email: news@discoveryislands.ca
- fax: 250 285-2236
- mail: Box 280, Quathiaski Cove VOP 1NO
- drop off: Heriot Bay Store,

Hummingbird Art & Office Supply or at our office 701 Cape Mudge Rd. ₩



Office Hours: Mon-Thurs 10am to 4pm After opening hours please use the mail box at the office door.

Classified Ads just \$7.50 an issue see page 19 for details

Next deadline Monday, September 8th 7pm

Empowerment

I decided to call this column "Empowerment" since it reflected my experience with the Science of Mind teaching. In 1997 I was attending a support group where frequent references were made to "The Centre". Although I made it clear to the group I wasn't interested in "That God stuff," what they were saying interested me. Something within drew me to find out more.

I attended my first Religious Science Sunday Service in June 1997 at the Kelowna Centre for Positive Living. I will never forget the soccer field house and the small group of people gathered for Sunday service. I apprehensively made my way to the back of the room. Arms and legs crossed I listened. For one of the first times in my life I heard ideas that made perfect sense to me. So deep was this recognition that the hard shell inside me cracked open and I cried.

That September I signed up for my first class, Science of Mind (SOM) 100. I was attracted to this teaching in the midst of some challenging circumstances. My life was about struggle and yet some magnetic pull seemed to drag me to class week after week. It was no easy task to teach me. Reluctantly I learned about spiritual concepts and learned to let go of my attachments. Studying consciousness consciously was scary for me but I was far too curious to quit. I began to realize the awesome power of my thoughts to create my reality. As my mind opened to the possibilities, opportunity came knocking at my door. I began living an empowered life.

This September I am qualified to teach my first SOM 100 course and open the doors to the Quadra Island Centre for Positive Living. Like all major changes in my life I feel apprehensive, nervous and doubtful but I now trust that push from within. Something inside me says walk forward, be big, be successful and be proud. So there is nothing for me to do except be what I already am and show up.

Find out more by coming Sunday or Monday evenings or call Jill Brocklehurst R.Sc.P. at 285-3224.



Quadra Firefighters Help in Kelowna

Responding to a request by the Office of the Fire Commissioner, the Quadra Island Volunteer Fire Department sent one of their fire trucks with a crew of four firefighters to Kelowna last week to help with the efforts to protect homes from further destruction by wildfire. They joined teams from over 40 other BC fire departments when the Okanagan Mountain Park wildfire began burning down the Kettle Valley Railway trestles, catastrophic fire behaviour due to wind was predicted, and thousands of people were evacuated from their homes.

The Quadra team was deployed in a subdivision near the edge of the fire, to help protect homes if the fire reached them. Mother Nature cooperated better than expected, and when the fire situation cooled down at the beginning of this week, most of the out-of-town fire trucks were sent home, including the Quadra engine. Captain Bill Bradshaw, with Firefighters Troy Bouchard, Geoff McNamara, and Mark Weiler arrived home early this week.

Under the provincially declared State of Emergency, fire departments are under the direction of the Fire Commissioner with respect to responding beyond their areas of jurisdiction, and are reimbursed for the use of their equipment and people. The Quadra truck sent was the least-used of the five fire trucks in the Department, and while 4 of the 30 members of the Department were away, those remaining stayed on heightened alert to ensure adequate coverage for our own community.

Fire Chief Murray Johnson says that he is thankful that people have been so careful here during this very dry summer, and we have had no serious wildfires on Quadra since June. Although the recent rainfall has lessened the fire hazard, there is more dry weather to come, the open burning and campfire bans remain in effect, and people are requested to continue using caution with any activity that could spark a fire.



Call for Artists

of all levels and ages to participate in Grasshopper Art Centre Summer Exhibition 2004 - The Art of Loss - "Journey of Healing". For more information on Submissions phone 285-3136

Quadra Legion

Sept. 13 - Quadra Legion - Dance, \$5 admission, Courtenay's "Wide Open Throttle" - 60's & 70's music - members and guests welcome!

22nd Annual Quadra Island Golf Tournament

Our Golf Tournament this year will be held at Storey Creek Golf Club. Tee times begin at 12 noon on Sept. 27. Our last group will tee off at approximately 1:30pm. The tournament is a best ball format for teams of four. Please register at Hummingbird to secure your position. The cost will be \$70.00 which includes dinner and a dinner to follow. We encourage everyone to register early to ensure confirmation if placement for the day. We have 56 openings, 14 groups of 4 - and hope that no one will be dissapointed in a late registration. For further information please contact Rod Clark at 285-3849.

Old Growth News

It's hockey season again, and the Quadra Old Growth are active again. Fans are welcome, games are Sunday, 8:30 pm at Strathcona Gardens, rink #2. The action's easy on the neck as play moves from zone to zone.

Game #1 saw the guys snatch a 1 all tie from the #1 team last year, sponsored by Steve Marshalls. Both goals were scored on the man advantage, just after a 2-man advantage had expired. Quadra's goal was a beauty - Billy M. to John who shot and Stuart's deflection was a beauty! The new goal tender was rock-solid and everyone, including the rookies, gave it their all.





YOU'VE HEARD THE RUMOURS.....NOW GET THE FACTS!

The Official Community Plan was completed in 1996... Now it's time to improve the existing Quadra Zoning Bylaw.

With a great deal of community participation the Official Community Plan (OCP) was completed in 1996. As part of the process of following the policies in the OCP it is time to renew Quadra'sZoning Bylaw. An Official Community Plan is the more general long range guidelines for future land uses and the Zoning Bylaw is the nuts and bolts of what you can do on your property.

The new Zoning Bylaw that is proposed for Quadra Island and Electoral Area J follows the policies stated in the OCP. There are not too many changes from the existing zoning bylaw but this ad highlights most of the changes proposed.

HOME OCCUPATION PROPOSED CHANGES:

- · A maximum floor area for a home occupation, based on property size
- · Bed and Breakfast's are permitted 3 bedrooms.
- More outdoor storage (depending on property size) in association with the home occupation; but outdoor storage must be screened from adjacent properties.
- Sawmills and shakemills are no longer permitted as a home occupation. These uses require an appropriate zone.

SAWMILLS:

A Wood Processing One (WP-1) zone has been introduced for sawmill use. Properties greater than 4 ha (9.88 acres) in the WP-1 zone permit sawmill use. Properties equal to or greater than 16 ha (39.5 acres) in the WP-1 zone permit a sawmill and planer mill.

If you currently have a legal sawmill use your sawmill use will be considered "legally non-conforming" if and when the proposed new zoning bylaw, Bylaw 2538, is adopted.

COMPREHENSIVE DEVELOPMENT ONE:

(CD-1) zone has been introduced for the non-profit organization Camp Homewood.

AQUACULTURE

Zone	Primary Use	Changes to the Zone
AQ-1	Shellfish aquaculture	No structures (wharf or ramp) or equipment permitted.
AQ-2	Shellfish aquaculture	Structure not to exceed 12 m ² (129.2 sqft.). No pumping of natural water.
AQ-3	Finfish aquaculture	Staff accommodation permitted with conditions. Upland finfish aquaculture uses acknowledged and conditions introduced.

REGIONAL DISTRICT

You Are Invited to an Open House and Public Meeting:

Open House: Thursday, September 18, 7:00 - 8:00pm **Public Meeting:** Thursday, September 18, 8:00 - 9:00pm

OR

Open House:Saturday, September 20, 1:00 - 3:00pm **Public Meeting:** Saturday, September 20, 3:00 - 5:00 pm

at Quadra Elementary School (gym) 678 Heriot Bay Road (The same presentation will occur at each public meeting)

To see the Electoral Area J Zoning Bylaw and maps:

Go to the Quadra Island Library, 712 Cramer Rd.; **or** view or buy one from Aroma Café (corner of Harper Rd. & Heriot Bay Rd.), **or** go to <u>www.rdcs.bc.ca</u> **or** the Regional District of Comox Strathcona office at 600 Comox Rd. in Courtenay, Mon-Fri., 8:30 am-4:30pm.

If you want to purchase one the cost of the total package (text and maps) is \$20.00 For more information, please call Community Planning Services: Lisa Brinkman or Judy Walker at 334-6000 or 1-800-331-6007

Tell us your thoughts and ideas so that we can all work to ensure this proposed zoning bylaw meets the needs of Quadra Island and the surrounding areas. Send your comments to <u>planning@rdcs.bc.ca</u> or fax to (250)334-8156

5		
i	The zo	ning bylaw for Quadra already regulates:
1	•	Use of land, buildings and structures
i	•	Density of the use of land, buildings and structures
	•	Siting and size of dimensions of buildings and structures and uses that are permitted on the land and within the buildings and structures
	•	The shape, dimensions and area (max and min) of a parcel size.
-	What a	zoning bylaw can't do…
I	•	Ban SUV's & jet skiis
1	•	Enforce a spay/neuter program for pets
÷	•	Make people love wetlands
ī	•	Stop people from moving to Quadra Island



REGIONAL DISTRICT OF COMOX STRATHCONA, COMMUNITY PLANNING SERVICES

ℜ Summary of the Proposed NEW Electoral Area J Zoning Bylaw (Bylaw 2538) ℜ

Old Zone Name Bylaw 1213	New Zone Name Bylaw 2538	Shortlist of Changes to Permitted Uses
Residential One (R-1)	Residential One (R-1)	To achieve the minimum lot area of 4000 sq m (0.99 acres), when subdividing the property, the lots must be connected to a community sewer system. With an approved septic system the minimum lot area is 1 ha. (2.5 acres).
Rural Two (RU-2)	Rural Residential One (RR-1)	Nursery and commercial greenhouse, as a permitted use, has been removed. Existing nurseries and commercial greenhouses in this zone shall be considered legally non-conforming.
Rural One (RU-1)	Rural One (RU-1) OR Silviculture One (SI-1) (depending on Official Community Plan designation, Bylaw 1840)	Nursery and commercial greenhouse, as a permitted use, has been removed. Commercial livestock or poultry building 75 m (246 ft.) setback from a lake or stream requirement removed. One dwelling is permitted in Silviculture One (SI-1) zone.
Commercial One (C-1)	Service Commercial One (SC-1)	Permitted uses are the same. One condition added is that fuel service pumps must be located 7.5 m (24.6ft.) from all property lines.
Commercial Three (C-3)	Service Commercial Two (SC-2)	Parking lot is removed as a primary use in this zone. Condition added that outdoor storage areas shall be screened from abutting properties.
Commercial Two B (C- 2B)	Tourist Commercial One (TC-1)	Side lot line setback reduced to 4.5 m (14.8ft.).
Commercial Two A (C-2A)	Tourist Commercial Two (TC-2)	No changes.
Commercial Two (C-2)	Tourist Commercial Three (TC-3) (C-2 properties 1ha or less) OR Tourist Commercial Four (TC-4) (C-2 properties greater than 1 ha)	TC-3 zone: Permitted accommodation units or sites reduced from 25 units to 20 units. Front and rear yard building setbacks increased to 15 m (49.2ft.). Minimum lot area for subdivision increased to 2 ha (4.94 acres). Permitted lot coverage reduced to 10%.
		TC-4 zone: Permitted accommodation units or sites increased from 25 sites to 40 sites. Front, rear, and side yard building setbacks increased to 15m (49.2ft.). Minimum lot area for subdivision increased to 4ha (9.88 acres). Permitted lot coverage reduced to 10%.
Industrial One (I-1)	Industrial One (I-1)	Conditions regarding screening from adjacent property lines enhanced to include a requirement that screening must be 5 m (16.4ft.) in width.
Marine Commercial Two (MC-2)	Marine Tourist Commercial One (MTC-1)	Height restriction of 3.66m (12 ft), and floor area limit of 65.6 sq m (706.2 sqft.) for buildings and structures has been added.
Marine Commercial Two A (MC-2A)	Marine Tourist Commercial Two (MTC-2)	No changes.
Rural Three (RU-3)	Silviculture Two (SI-2)	Side yard setback increased to 7.5 metres (24.6ft.).





Island Forum

Sir,

The Federal Government should yield to the provinces the power to regulate small boats and pleasure crafts. A Senate Committee chaired by Senator Tommy Banks is reviewing the present law (bankst@sen.parl.gc.ca) on Jet Skis, a relevant issue. I propose that Jet Skis be regulated by local by-law. Please support this proposal by sending your views to the above Senator.

Personal Water Craft

I subscribe to the widely held objections to "Personal Watercrafts" (PWC or Jet Skis), and hold that PWCs are polluting, noisy, and dangerous. They are intrusive and exasperate other users of lakes and shores. In 1996, I surveyed the opinions of the residents of Quadra Island. 87.5% did not want Jet Skis on the fresh water lakes, and 76.25% did not want jet skis in the surrounding seas.

The Comox Strathcona Regional Council embraced the proposed ban on Jet Skis including it in the Community Plan as a recommendation. The Provincial Government of the time supported the proposed ban. The plea nonetheless failed in Ottawa.

I became convinced that the regulating function for pleasure boats is unreasonably distant and centralised, and is in the wrong hands.

The Canadian Coast Guard received requests from provinces and municipalities to impose restrictions on PWCs. The CCG erred not to regulate PWCs as a separate class of vessels.

The CCG invited a Working Group, described as "Stakeholders" which was



The methodology was bad. With a wider section of groups, brief telephone "interviews" were held instead of asking them for more studied written submissions. The opinions in the telephone interviews were mostly critical of PWC usage but were ignored in the final recommendations. A very notable fault is the short shrift given to harm done to aquatic ecology, to bird and insect life due to noise, intrusion, and unburnt oil in the exhaust.

The eventual recommendations were in the form of "A majority of the Working Group endorsed" moreover, the Summary omitted the differing views of the representatives of cottagers or provinces in the Working Group. I believe that the Canadian Coast Guard went along with the policy of the PWC industry, which is aimed at blocking the distinct regulation of Jet Skis as unique vessels. Jet Skis are more akin to racing machines than to utility craft and their activity is better segregated from swimmers, canoers, and fishermen. It is inappropriate to group Jet Skis with other small boats. To single out boat length as the basis of regulation, and disregard high performance¹, huge weight and power (see below), design, accident statistics etc., is wrong. Motorcycles and pedal bicycles are not treated equally although their length is the same.

As potentially high risk and noisy machines, Jet Skis should be regulated as other noisy and high risk equipment (racing





cars, guns). Areas where Jet Skis operate at full speed should be treated like gun club's shooting ranges or racing car circuits are. Operating PWCs at full speed should be prohibited everywhere, except in designated areas where a speed zoning by-law permits it or far away from shore when a PWC is used as a transport from "A" to "B". Sound travels over water particularly well. We all experienced that even quiet conversations from a distant canoe can be clearly heard.

As with racing meets, local jurisdiction should prevail. To assign an area for PWCs use, a zoning by-law should be obtained. Anyone wishing to set aside an area for PWCs to use at speed would need to submit a proposal to the provincial or local authority. The proposal would need to identify who is responsible for the enforcement of the conditions of the permit and detail the activities for which permission is sought. Buoys placed and maintained by a club or a person should mark out the location of speed zones.

Many problems inherent in overall national legislation would be solved, for example, what is an acceptable noise level at a particular location, whether Jet Skis should be allowed on Sundays, or how many hours and what time of the day PWCs should be allowed. The established principles for getting and maintaining a local by-law will ensure the adherence to locally accepted standards.

By-Laws are flexible and adaptable to a change in circumstances. For example if PWC numbers increase to an extent that chaotic driving causes concern, a requirement for a new layout of buoys and the rule that all vessels must travel in the same direction¹ could be imposed. Most Jet Ski drivers are not insured. Insurance for third party risks could be a condition of permits to operate in the designated area, as well as the requirement that a responsible club member checks it.

Introducing self-policing would reduce the problem of policing the use of PWC. In our area, as I write this, the RCMP has no vessel in the water to respond to complaints about PWC.

By establishing that it is permissible to operate PWCs at speed in designated areas only, the responsibility is clearly placed on itinerant users to make sure where and how they may use their PWC, and indeed get in touch with local enthusiasts.

A further benefit would be the regulation of the problem laden business of renting2 PWCs. Now PWC have unrestricted access over any open water, and the business of renting of PWCs is uncontrolled, as renting PWCs does not require a license. Within the borders of a Municipality, the simplest business license is all that is required3. Often the fly-by-night operators are outside the boundaries of municipalities, for example, they may rent from the other end of the lake or from floats on the lake.

The by-law approach would still allow the unrestricted movement of PWCs within Canada, as the control of safety standards would remain in Federal jurisdiction, and only the operator behaviour would be regulated locally.

I believe the mechanism for the transferring the regulatory powers exists as the Minister can delegate powers to designated authorities.

- Dr G M Barabás

Quadra In Taiwan

Islanders may be interested to know that my book ON ISLAND TIME has been translated into Chinese by a publisher in Taiwan. The cover has a watercolour/ pen & ink illustration of forested mountains, a lake with two people canoeing, a deer drinking at the lake's edge, a racoon walking down a fallen log toward the water, eagles and a turkey vulture flying overhead...not a great work of art but perhaps appealing to a different market.

Some weeks after I received a copy of the book, I got a phone call from a woman who introduced herself, Youlan Yu, saying that she was the translator of ON ISLAND TIME. Somewhat taken aback I asked her where she was phoning from. Imagine my utter surprise when she gleefully replied "I'm here on Quadra Island - with my husband!" She went on to say that the island sounded so appealing and beautiful that she had to see it for herself and to meet the author!

They were delightful people (he taught English at a University in Taiwan) and I gave them the island tour. They loved the forests, the wide open deserted beaches and the distant views of mountains, some snow capped, all of which he captured with his digital camera -along with everything else.

The Chinese edition of ON ISLAND TIME (the title translates as THE TIME OF ISLAND LIVING), starts at what we would consider the last page, and reads from right to left. Furthermor, the lines of words run from top to bottom, verttically, except for the captions which read horizontally.

-Hilary Stewart

Articles, letters and artwork are all welcome for publication under Island Forum Opinions & endorsements expressed herein are those of the contributors and do not represent the views of the publishers. If you would like to see an alternative point of view represented...submit something yourself.

Next deadline 7pm Monday, September 22nd 2003





by Steven Halliday

uring the week of August 31-September 7 my wife and I underwent a sort of a mini-UN experience aboard a cruise ship travelling to Alaska. Late in the week, members of the crew representing their nations of origin paraded the ship trooping their respective national colours, and there were over 50 countries represented. Similarly, the passenger complement heralded from every corner of the planet, so between guests and crew we were treated to a feast of different perspectives. After sharing a 916-foot long floating hotel for a week with this disparate group, I realised that, beyond colouring and language differences, we are all alike in hopes, dreams, ambitions and interests.

As is often said, when observing a large group of different people you will see the best and the worst of human nature, and this cruise provided ample evidence of the truth of that statement. Fortunately, the best far outweighed the worst. The close quarters also reinforced some of the stereotypes that I had heard about but never experienced. but all the negative aspects were restricted to such minor areas such as rudeness, impatience and intolerance. You will be pleased to note that, for the most part, our fellow Canadians stood out from the crowd for their lack of such boorish traits, a view that was clearly and often expressed by the crew of the ship (privately, of course). These people, largely young and very anxious to please, advised that Canucks are their favourite guests, being almost universally polite, patient and tolerant.

International Waters

By way of illustration of the ethnic diversity, this was the origin of the people who looked after us. Our Captain was from India, as was the Executive Chef. The Cruise Director was American. Our cabin steward was Filipino, and our table servers were respectively; Headwaiter (Thai), Waiter (Lithuanian), Assistant Waiter (St. Vincent) and our Lounge Attendant was from Trinidad/Tobago. The husband and wife dance team who performed a fabulous show for us were from Argentina (him) and Detroit (her), and my favourite server in one of the numerous bars was from Indonesia. The piano player in the lounge was from Austria, the bartender from South Africa. and the beer I enjoyed was from Holland or Australia. The ship was built in France, registered in the Bahamas, and corporate headquartered in Miami. The 2,400 passengers were equally diverse, though dominated by North Americans, and the sights we experienced on our voyage held us all in similar thrall. The food was a riot of international flavours, and the ship's décor represented a global spectrum of styles. And it all meshed together flawlessly.

I admit that I approached the trip with a great deal of trepidation, concerned that my abhorrence of large crowds and small spaces would overcome any enjoyment I might experience. I was pleasantly surprised to find that the ship, by no means one of the largest, offered so much to do and see in such a wide variety of settings that all of my fears proved moot. From a raucous casino to a lovely panelled and hushed library, the ship provided any escape one could hope for. Our table companions at dinner proved to be universally pleasant, and the conversations wide-ranging and thoroughly enjoyable. The food was plentiful, the selection diverse and the quality was superb. The shipboard entertainment also reflected the smorgasbord of people aboard in its international styles.

Even the weather ran the gamut from beautiful blue skies and calm seas to 15-

foot rollers that had us sliding around in our beds.

Sailing from Vancouver to Hubbard Glacier in Alaska and points in between provided a marvellous tapestry of coastal magnificence - it truly made me both proud and grateful to live in such a fabulous area of the planet. Our Trinidadian lounge attendant Omar told us that he was in absolute awe of the beauty and sheer wildness of our coast, which I'm sure helped make up for the long days and poor pay of the job. Our table partners from Detroit took a float plane trip that left them literally breathless from the "wildness" of the country they overflew. An area that I had never heard of proved to be the most spectacular sight I have ever seen. Misty Fjord, south of Ketchikan, is a long and narrow fjord that is surrounded by towering granite cliffs, some reaching 3,000 feet straight up from the water's edge absolutely raw and powerful natural beauty. Juneau, the capital of Alaska, is surrounded by the most beautiful wilderness I have ever seen, and I have seen a lot of the sights of the Yukon, BC and Alaska.

But it was the people that fascinated me the most. Having a mini global community living together in a relatively small space provided plenty of opportunity for a variety of problems, but very few surfaced. We all share an appreciation for the natural beauty that surrounds us, and we all seem to make an effort to overcome our differences.

The diversity of the passengers and crew made for a unique experience, one much more interesting than would likely have been afforded on a more homogenous voyage. We truly are a global village, and it was wonderful to share the trip with so many people for whom our coast was an experience never imagined and never to be forgotten. In today's troubled times it was an affirmation of the innate goodness of humankind. And I also learned that when the going gets rough, seasickness is a universal malady.



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Economics

By Claire Voyent

very once in a while, my agent sends me out on a midnight tour where I travel from one town to another signing autographs and singeing auras. Almost without exception some dark soul wanders into the store at about 3:00 am OD'd on either grief or guilt and asks me if there really is a hell. As soon as they leave I phone the cops and tell them to pick the guy up. "I don't know what they've done but I know it's bad." The question I rarely get asked and I should be asked is, "Is there a heaven?" When we get right down to it how much would it get used? Over 34 of the world isn't Judeo-Christian so they don't get in. We live in a capitalist society where 1/100th of the population is rich and 98/100th want to be rich, and since it's easier for a camel to pass through the eye of a needle than for a rich man to get into heaven, St. Peter isn't left with a lot of applicants. Of that small percentage of people left, there has to be at least 90% who don't make the cut for other reasons. Let's face it, God's going to have to loosen up the entrance criterion or he's never going to have enough for a decent monopoly game.

Another thing I get asked to do a lot is to contact the spirit world and give investment counselling. I'm not going to comment on the intelligence of someone who comes into a used book store that's filled with crystals and mood rings at 2:00 am to seek financial advice from a poor little old lady and her dog. I guess they figure they are talking directly to the spirit world. This might make some sort of twisted sense if they were contacting the spirit of Keynes or the recently deceased CEO of an investment firm but it doesn't work that way. If you don't understand why you might want to reread the end of the first paragraph again. All the people you might want get advice from are doing an eternity of community service and they can't be reached on the psychic cell phone.

Let me put this another way. Each true psychic, and there is ever only three at most, gets hooked up with a spirit guide that has already been prescreened to not care about money at all. I got lucky. I got paired up with Helen Keller, so the advice I get is intelligent. The problem is that while I can hear her she can't hear me, so I can't ask her any questions unless I team up with another psychic.

Now, I don't want to leave everybody without hope and without a financial hint of some kind so I recently contacted Pheerless Phredd the Psychic phone phreak (She's a new breed of hacker). She managed to contact William Lying Mackenzie for a brief second. The advice we got from him was to start funnelling all our money into Cryogenics because and I quote, "The United States is not going to change its attitude a lot in the next few decades so the people that are left after the next world war are going to need a good supply of uncontaminated frozen meat."



QI Waste Reduction Society News

The Quadra Island Waste Reduction Society would like to notify its members and the community of future changes. We are currently looking for a temporary location for the plastics recycling program.[the green bins behind Quadra foods do not take plastics] As of October first we will no longer be located in the Quadra Storage area by the Fitness Center, which we have been using thanks to John Wasyliw.

Please do not bring your plastic recycling there after this date. Users will be notified when a new location is found. If you have any ideas concerning a new location for this service or would like to become a member contact Mo Davenport [285-2409] or Pat Charlesworth [285-2807].

A reminder to members, renew your membership, fifteen dollars per family, and ten for an individual. We also charge two dollars per bag [this is to cover the cost of transportation]. New members are welcome.

Elise Cote

Community Centre Update...

Any future "roadies" out there? Want to learn how to operate the 16 channel sound system at the Community Centre? Here's your chance to learn: Thursday September 18 7:00. We are looking for people who will take charge of sound at certain recreation events.

Workers-are you tired of making those bag lunches? The Community Kitchen Lunch is Wednesdays, starting again September 17, noon to 1:30. Everyone is welcome. Any donations over expenses will go to the Food Bank.

The Fall Recreation brochure has gone out to everyone with a mail box. Come by the QCC and pick up one if you missed it. Many activities are starting up this month; Kids' Kookin, Papier Mache, Karate, Women's Chain Saw workshop, Badminton, Photography, Peer Support and lots moredon't miss out!

We are looking for a drama leader for kids,as well as art, dance, and tennis leaders. If you want to share your talents, come by the QCC and let's talk about next session....

Big thank yous go out to all those people who present classes and workshops, film nights, cultural events, sports activities and services like the food bank and community kitchen, etc. etc. You make Quadra a "happening place"!

Sandra Spearing, QCC coordinator 285 3243 Mon-Fri-8am to 2pm.



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by Tanya Storr

alking in the doorway of Diane Kogel-Thompson's flower and plant shop, Sprigs in Bloom, is a treat for the senses.

On my recent visit, the fragrance and brilliant hues of the fresh flowers on display caught my attention immediately.

After being in the shop a few minutes, I also became aware of a soothing, trickling sound emanating from the water fountains arranged amongst the plants.

"People who love plants and flowers seem to be drawn to this shop," said Diane. "My goal is to make this a relaxing place to be."

Diane reopened Sprigs in Bloom in its Village Square location on June 1, 2003. The shop's reopening was met with great enthusiasm from her regular customers, many of whom buy a fresh bouquet for their home on a weekly basis.

Meeting the individual needs of her customers is a large part of Diane's job as a floral designer.

Her career began when she took a floral design course in 1989. After working for florists in Campbell River for a few years, she opened Sprigs in Bloom in what is now known as the Upper Realm.

Diane moved her shop to Village Square in 1996 when renovations to the complex created new retail spaces. Two years later, she decided to close the shop and work out of her home studio.

Now, almost five years later, Sprigs in Bloom is back--with a wide selection of



flowers and plants, as well as floral related giftware.

Diane credits her family with helping her to make the business a success. Her husband, John, works in the garden and packs wedding flowers for transport. Diane's children, Sonya and Moss, are also involved. Sonya helps in the store when she is home from university, and Moss made all the deliveries this summer.

Diane originally worked exclusively with dried flowers. Now, fresh flowers and indoor plants make up the bulk of her merchandise.

"I used to be totally dedicated to everlastings. My business changed when I started to change. I grew to appreciate the vivid colours of fresh flowers. They enhance the interior of a house," she said.

Diane went on to say that fresh flowers have a place in the home, just like a favourite chair or cabinet.

"Flowers go hand in hand with interior decorating," she explained.

As a result, much of Diane's time is spent consulting with customers. When they order arrangements, she asks them for details such as where they will place the flowers, the colours of the walls and furniture, and whether their order is for a special occasion.

"I enjoy creating designs tailored to customers' needs, and I love talking about flowers," Diane said.

Diane's skills in consulting really shine





Diane Kogel-Thompson at her flower emporium 'Sprigs in Bloom'. photo by Tanya Storr

when it comes to designing flowers for weddings. Sometimes she spends an entire afternoon discussing arrangements with a bride.

"I love designing flowers for weddings. They are the most joyful occasions and they represent the peak of flower happiness," Diane noted.







A Guide to the Mountains of Strathcona Park and Vancouver Island

> now available at EXPLORE GALLERY QUADRA CRAFTS THE BOOK NOOK





Diane Kogel-Thompson tends her progeny at 'Sprigs in Bloom'. photo by Tanya Storr

Weddings keep Diane very busy in the summertime. Other peak times of year for her business are Christmas, Valentine's Day ("crazy!"), and Mother's Day.

Many of the flowers Diane uses in her summer bouquets come from her own garden. She grows large quantities of snapdragons, lilies, gladiolas, dahlias, sunflowers, and sweet peas.

"I grow 250 sweet pea plants per year on average. They're my biggest seller from my garden," she told me.

When purchasing flowers, Diane tries to buy as much as she can from local growers in season. In the winter she buys imported flowers, some from as far away as Costa Rica and Africa.

Asked to name her favourite flower, Diane answered, "Orchids, in particular Cymbidium Orchids. Orchids give you the pleasure of simplicity and elegance in just one stem. They're stunning." Although Sprigs in Bloom caters a bit to tourists, most of Diane's customers are local.

"I really appreciate my local customers and hearing feedback about what they need. This is very much a growing business," she stated.

Looking around Sprigs in Bloom, I had to agree. Diane's plants seem to thrive under her care. In front of the large store window, several types of green, tropical, and flowering potted plants sit on a large maple table made by John.

A stand supported by buggy wheels holds more plants and gift items, and ferns in Diane's handmade toufa containers line the floor. Toufa is a substance made of concrete, pearlite, and peat moss. Diane uses molds to create toufa pots and rhubarb-leaf shaped dishes for displaying fresh flowers.

Sprigs in Bloom sells a variety of floral-related giftware, including oil paintings by Lesley Matthews, photo cards by Kirsten Eastland, hand painted pottery by Christine Husson, and flower print cards and bookmarks by Hilary Stewart.

Also available are polished stone Ikebana vases, woven lucky bamboo planters, pottery and glass vases, and baskets.

Looking ahead, Diane plans to reintroduce a line of dried flowers and bring in some high quality silk flowers in the fall. She will also stock new lines of indoor plants at the beginning of every month.

Although keeping up with trends is very important in the floral design business, Diane observed that the affection people feel for flowers is eternal.

"Flowers bring up emotions. They are used to mark happy occasions or to add colour and interest to your living space. I really enjoy sharing the creativity of flowers with people," she said.

Sprigs in Bloom is open from 10 am - 5 pm daily, except Sundays and Tuesdays. Deliveries and worldwide flower shipments are available. For more information, drop by the shop in Village Square or call 285-2241.

Classifieds

REAL ESTATE

Wanted to buy on Quadra Island: 3 bedroom house with shop and possible in-law suite potential. Please phone Bill or Norene at (250) 388-7853 or email: Billschmuck@yahoo.ie

Wanted to Purchase: Waterfront Home/Cottage in Open Bay region of Ouadra Island under 500K; would consider any waterfront on the East side of Quadra. (250) 285-3780 or Islandlife@mac.com.

House Boat For Sale

20x40 home on floats, three bedroom, living room, kitchen bathroom and storage. Lots of windows, W to W carpeting wood heater, propane hot water & range, composting toilet. 250 383 0472 or jbfrs@shaw.ca for details.

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HELP WANTED

Help. I would like to talk to anybody who can give me advice or instruction in the columation of a Newtonian telescope, a 255mm instrument. p 285-3124

FOR SALE

Terra Nova Farm

Still has pickling cukes, beans, tomatoes, cauliflower, broccoli, apples and red cabbage for sale. Call Michael or Alice at 285-3461 for orders or info.

Seasoned & Dry Firewood. For sale, cut to 16" lengths. Already split and will deliver. \$100 a cord. Phone Michael at 285-3461

Frozen Albacore Tuna. Direct from Boat. Taking orders now. Delivery anywhere on Quadra. 287-2811

Kayaks For Sale. Coastal Spirits after season used kayak sale. Starts Sept. 14th. More than 40 plastic & fibreglass high quality double and single kayaks for sale. Never used as rentals. Starting at \$900. Call 285-2895 for more details.

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House for Sale. Hopespring Rd. 1 bedroom with undeveloped basement. Carport. On 5 treed acres. \$179,000 Call 285-2069

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