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Volume 15 Issue 6

Р3

# **McBride** drilling test well to look for alternate water source

By Abigail Popple, Local Journalism Initiative Reporter, RMG

Five months after declaring a local state of emergency, severe drought persists in the Village of McBride. Though the Village's state of emergency was lowered from a Category 5 to Category 4 in November, the situation is still critical, says Mayor Eugene Runtz.

"We have just a minimal amount of water going over the weir, and so we've got enough for now," Runtz told The Goat. "But we've got to do something before summer comes."

Longstanding concerns about the drought are now being compounded with worries about the remarkably small amount of snow the region has received. According to the Snow Survey and Water Supply Bulletin released on February 1 by the BC Ministry of Water, Land and Resource Stewardship, the Upper Fraser East region currently has accumulated just 61 per cent of its typical snowpack for this time of year - the lowest amount recorded in 32 years.

According to Dave Campbell, head of the BC River Forecast Centre, it is unlikely that the remaining two or three months of the snow season will compensate for the unusually mild winter the province has

"We'll need something pretty exceptional to steer us away from the current projection of a lower stream flow," Campbell said. "Now is the time for individuals and groups that rely on this water to think about how they're going to manage the impact of the lower flow."

In the meantime, cold and dry winter conditions could continue to put a strain on McBride's existing water supply: during a recent cold snap, the Village's reservoir

YOUR HOME? The Goat explores newer and traditional home heating methods and maintenance. Read Rachel Fraser's piece on the urban woman's

HOW DO YOU HEAT

**SEE P8-10** rural heating dilemma and Andrea Arnold's on how to get Hydro to pay your bills.

dropped by eight inches, said Runtz.

"At that point, it meant the water that we had coming into our reservoir was no longer being kept up for community needs," he told The Goat, adding that such a thin margin of error means the Village is "living on the edge."

That level of precarity poses problems for wildfire season. At the end of January, McBride Fire Chief Courtney Lipke reported that the department does not expect to have to resort to another water source while responding to a house fire. However, Runtz said the Village has received permission to fill its fire trucks with water from Fraser River if its reservoir levels are too low to fill fire hydrants come

springtime. Still, pumping from the river is far less convenient than using McBride's fire hydrants: that's why the Village is drilling a test well to determine if it is possible to collect groundwater beneath Dominion Creek.

Runtz is cautiously optimistic that the test well will yield positive results. At a special meeting of the McBride council on January 19, a hydrologist hired by the Village said there is a high probability of finding water in the new location. In case the well doesn't provide enough water, nearby creeks may provide an alternate water source, provided that the provincial government permits the Village to draw water from there.

The Village's last resort would be to truck

in water from Valemount - a solution that would be "extremely expensive," Runtz

"The [provincial] government would cover the trucking costs, but we're not trying to get into that position," he explained. "Why should the people of the province pay all the costs for this if we can tap into a couple other sources?"

#### Climate Change driver

For Kat Harwig, Executive Director of the BC Watershed Security Coalition, the situation in McBride is emblematic of a larger

climate-changedriven cycle of

CONT'D ON P2

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drought, wildfires, and expensive stop-gap measures.

Water concerns Cont'd from P1

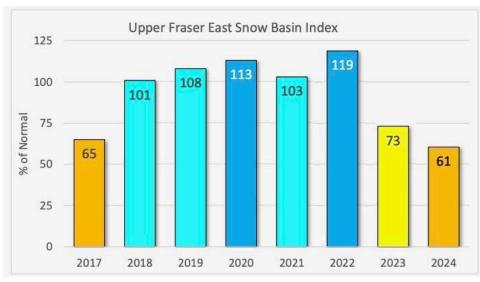
"We're in this reactionary cycle of having to address the climate impacts that we're feeling in our watersheds," she said. "We need to stop, take stock, and plan for the challenges that are being presented to us."

These challenges will be felt by local governments the most as they scramble to cope with the consequences of recurring drought, said Harwig. She emphasized the importance of a collaborative approach between the province, city governments, and Indigenous governments in the effort to achieve water security moving forward. That's why the Coalition is helping to advise the province to invest more money

into helping communities address their water issues, she said.

The provincial government and BC-First Nations Water Table is currently investing in watershed security in the form of a \$100 million investment announced last March. While Harwig said this is an encouraging sign that the Eby administration is taking water security seriously, she worries that it won't be enough to establish longterm, sustainable solutions the province desperately needs.

"With the budget [needed for] fighting forest fires and the housing crisis, there's many demands being made on the government. But water has to be the common denominator," Harwig said. "We



The Upper Fraser East region has just 61 per cent of its typical snowpack, the lowest ever recorded. /BC MINISTRY OF WATER, LAND AND RESOURCE STEWARDSHIP

can't keep putting off addressing the water security needs of this province."

An additional \$75 million dollars a year, Harwig and the Coalition estimate, could provide sufficient funding to achieve watershed security throughout BC. That money could go towards building more monitoring systems to collect data on water levels, researching more sustainable land use practices, and strengthening relationships between the Province and its municipalities - all of which are crucial to realizing watershed security in BC, according to Harwig.

"We're all in this together," Harwig said. "Sooner or later, we're going to have to address [watershed security] much more aggressively."

In the meantime, the Village of McBride

is embracing the kind of collaborative approach that Harwig advocates for.

'The Province has been really good at every level," Runtz told The Goat. He said he is grateful to have a strong relationship with Valemount Mayor Owen Torgerson: "When I'm done talking to him, I feel like the world is a whole lot better [...] We really appreciate having Valemount next door to us."

The provincial government likewise plans to work with local governments to address the drought projected across the province. A series of in-person and online workshops to help farmers prepare for potential drought this summer is beginning on February 15; the McBride workshop will be held in-person on March

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# **New BC Building Code** coming into effect

By Abigail Popple, Local Journalism INITIATIVE REPORTER, RMG

A new edition of building codes for the province comes into effect on March 8. Blaine Harasimiuk, Manager of Building Inspection and Sustainable Practices for the Fraser-Fort George regional district, explained that the new codes will affect any building permits applied for on or after that date.

"Every permit that comes in gets a plan review," Harasimiuk said. "Anything that we notice that doesn't comply with the new code after March 8, we would make notes on that plan."

While most of the codes have been carried over from the 2018 edition, some new requirements have been added.

For one, the province is updating its requirements for radon rough-ins. The second leading cause of lung cancer, radon gas is found in soil throughout BC; rough-ins are pipe systems that draws radon away from building interiors.

Radon rough-ins will now be required throughout the province. Because coastal areas tend to have less radon gas in their soils, they have previously been exempt from the rough-in requirement. Now, every new building in the province will need to include a rough-in, Harasimiuk

Rough-ins "have to be accessible in case there's any future work that needs to be done on the soil," he added.

Rough-in pipes will lead to the exterior of a building, where the pipe will be accessible should work be needed.

In an effort to cope with warmer summers, the province is now requiring new buildings to have at least one living space that does not grow hotter than 26 degrees. The province has not issued specific guidance on how to keep

rooms cool, but Harasimiuk explained that an insulated basement or airconditioned room would comply with this requirement.

The codes have also been updated to align with the 2020 National Building Codes, published in March 2022. Mass timber construction - a technique which uses dense pieces of timber to build stronger, more earthquakeproof structures than typical timber construction - is now allowed under the BC Building Codes, in line with the National Building Codes.

Additionally, the province is working on new codes that will come into effect March 2025. While details remain to be hammered out, these regulations will include improved earthquake design elements and expanded adaptable housing standards. An adaptable house is designed for residents to "age in place," and in the current Building Codes, includes design elements such as wide hallways, accessible building entrances, and control panels that can be accessed by someone in a wheelchair.

Harasimiuk does not anticipate difficulty in communicating the forthcoming changes.

"Generally discussions occur either onsite or before the code changes to let the general contractors know of the changes that are coming up," he explained. Additionally, the Province will publish a ministerial order when new changes come into effect; Harasimiuk said that the Fraser-Fort George regional district is in touch with the Canadian Home Builders' Association of British Columbia regarding building code changes.

The Goat reached out to the Canadian Home Builders' Association of Northern BC, but did not receive a comment by press time.

# Valemount Community Forest trying new management structure

By Abigail Popple, Local Journalism INITIATIVE REPORTER, RMG

In late October, Craig Pryor left his position as General Manager of Valemount Community Forest (VCF) for a position in McBride.

At the November VCF board meeting, Brian Shawara, the VCF Operations Supervisor, and Andrew Hubbell, mill manager of the Valemount Industrial Park, stepped in to take over Pryor's management duties. It's a management structure that the VCF has never tried before: Hubbell and Shawara will be continuing their old jobs, while sharing general management duties between the two of them.

The two sat down with The Goat last week to discuss the transition.

Pryor left his position with just a few weeks notice in late October - right at the start of the winter harvest season, which Shawara said is a particularly busy time of

"Craig was wearing a lot of hats, and so when he left there was a pretty big void of management," Hubbell explained.

He and Shawara share all the duties of the general management position while juggling the responsibilities they already had under Pryor's management. For Hubbell, this means making sure the mill is functional and profitable while dealing with finances for the broader company; likewise, Shawara troubleshoots when shippers and contractors run into problems, as well as supervising the general operations of the VCF.

"It's a steep learning curve," added Shawara. "But I'm enjoying it." Hubbell agreed that it has been a learning experience. In his first six months as the mill operator, he supplied new working equipment for the mill and built relationships with customers - work he is more used to than his current management duties.

"The role I'm more comfortable with is being boots on the ground," he said. "But we're getting there [...] I think this thing is going the right way."

Hubbel and Shawara's joint position is not yet permanent. The VCF board will reassess the situation in a subsequent meeting, likely March or April, Shawara said.

"If I don't cut the mustard, so be it, I'm a big boy and I can take it," Shawara joked. "But right now, I think I should be able to

In the meantime, Hubbell and Shawara are enjoying a good working relationship with the VCF board.

"They really take their mandate to heart," Shawara said. "They're passionate, they want to see us succeed. I feel like they've given us as much as they can in the situation, a lot of good advice and room to



Brian Shawara (left) and Andrew Hubbell (right) pose in the VCF board room. "The board has been fantastic," Shawara said. "They've been really willing to let both of us dig in to the work." /ABIGAIL POPPLE

# Road closed amid Tete Jaune bridge work

By Spencer Hall

The Ministry of Transportation says Blackman Road will be closed from L'Heureaux Road to Tete Jaune Access Road for two weeks so crews can conduct bridge maintenance on the Tete Jaune bridge that crosses the Fraser River.

According to the Ministry, the road will be closed in both directions to allow for the replacement of the timber deck on the Tete Jaune Howe truss bridge.

"The work is routine and addresses wear in the existing wood planks," the Ministry said in an emailed statement to The Goat.

The closure began Monday and the Ministry anticipates that the road will reopen on February

A detour is currently available via the adjacent Highway 16 and Highway 5.

# Winter Fest promises to be a rollicking evening downtown

By Laura Keil

A light show, bouncy castles, and a live ice carving demonstration are just a handful of the great activities Valemount residents can look forward to at this year's Winter Fest, spearheaded by Tourism

The "block party" event will take place Sat. Feb 17th downtown on 5th avenue between Birch and Cedar streets (primarily between the Gathering Tree and IGA). The road will be closed for the event, which takes place between 5pm and 9pm.

"We wanted it to be a block party event," said Tourism Valemount Executive Director Marcie Down. In previous years, Winter Fest has happened at the sportsgrounds and inside the arena.

Down said Tourism Valemount got additional sponsorships in the last couple weeks that allowed them to expand the activities including renting three bouncy castles which will be set up inside the former Fields building across from the Gathering Tree. Several businesses will be open late including the Gathering Tree with children's activities and the Rocky Mountain Goat, where kids can get their photos taken with the special guest mascot "Olaf."

The ice carver — Tyler Welfing of CarveWel Creations from Vernon — will be carving three different sculptures in the lots next to the brewery starting at 2pm or 3pm in the afternoon. Residents can watch the figures come to life over several hours. Welfing is also a wood carver and will have several wood carvings on display. The ice carvings will be on display until they melt.

Other highlights include a light show, DJ, dance party and "lawn" games with prizes. The maple syrup treats fell through however.





Pete Amyoony has lived, worked and gardened in the Dunster area for over 40 years. He tries to deal with the "down to earth nuts and bolts of organic gardening" in his columns.



# Porches, Patios and Decks

When we think of gardens and gardening, sometimes we forget that "the garden" consists of more than the soil and the plants. The porches, decks, patios, gazebos and quiet places to sit and enjoy the growing parts of the garden can be just as important. I have lived at places where you walked out the door and "worked" in the gardens and went back inside to relax. I have lived in other places where there were large decks, outdoor living areas and lounge chairs, hammocks and picnic tables. I spent much more time outside in those places with the outdoor spaces designed for living and relaxing. At one home on Redtail Road in McBride with decks on three sides of the house and a wonderful view in all directions, I ate most meals outside and spent a lot of time outdoors in good weather. Porches can be a haven on a rainy or snowy day and can

be a great place to leave the wet boots so the mess is not dragged into the house. If it is screened in, you can enjoy a breeze even when the bug season is in full swing. If the

porch has removable windows or frames with plastic, they can be enjoyed even on a warm sunny day in mid winter. One great advantage to a porch is they are usually higher than the rest of the outdoor space and thus give a good view of the entire garden area.

Decks can be a great way to even out an uneven hillside and give you much more usable space. They can be built around existing trees and in any shape you desire to fit your property. If you want them to be permanent, they should always be built on concrete piers and be constructed of long-lasting cedar or well stained or painted wood. Benches can be built right into the decks and container plants and shrubs and trees planted at the edge of the deck can give protection from the wind and give privacy from the street, road or the prying eyes of neighbours and passers-by.

Patios are a really flexible way of setting up a low maintenance garden area. A well-poured concrete slab or slate or brick base can be laid out in any number of geometric forms according you to own personal tastes. Small pockets of soil for shrubs or plants can be used to break up the stark lines of the concrete, or you can stick to containers to soften the lines. With the addition of a picnic table, hammock and a small pond or water feature, the patio can be a quiet and pleasant place to spend an evening or entertain friends.

The beauty of thinking in terms of porches, patios and decks as an important part of your garden design, is that you can start with one and add on as the years go by. Imagine coming out of the house onto a porch with a beautiful view of the entire garden, going down a few steps to the patio where you can have supper after a long day at work and then down a few more steps to a deck surrounded with potted plants and trees and shrubs to a restful snooze in the hammock to relax and unwind. We can all dream...can't we!

# Editorial



Spencer Hall Editor & Owner goatnewspaper@gmail.com

# **Wood Smoke Reduction Program** needs to address community concerns

While the Village continues to participate in the Province's Community Wood Smoke Reduction Program to improve local air quality, many Valemount residents hesitate to trade in their woodstoves because doing so would mean losing their main source of heat in the event of a power outage.

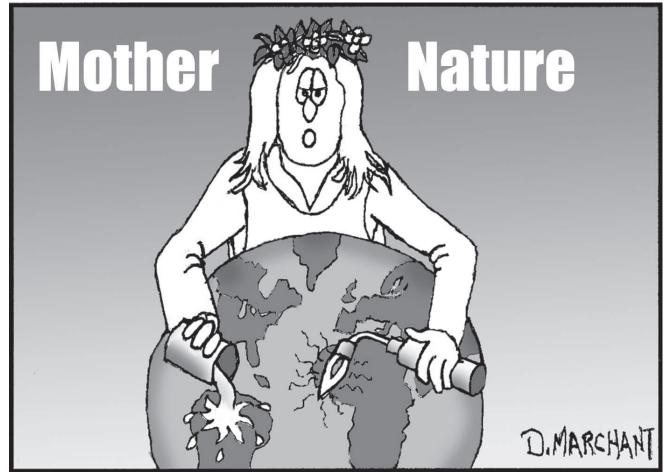
In a 2020 home heating and air quality survey put together by the Village, respondents were asked why they burn wood as a source of heat. Of the survey's 97 respondents, 40 said they still want to be able to heat their homes if the power goes out. 48 also responded that wood is cheaper

than other fuel sources.

The crux of why the smoke reduction program isn't as successful as it could be lies in those two responses. To participate in the program requires a significant amount of money up front and many residents aren't convinced if they made the switch if they'd still be able to heat their homes should the Village experience a power outage. The program does allow participants to keep their old wood stove to be used in certain situations, but only if a heat pump is installed. It's also a challenge to find someone locally to install heat pumps.

The survey did show that if financial barriers were removed, many residents would prefer to switch to electric heat sources. Of the 97 respondents, 37 would prefer to change their heat source to an electric heating source, with 17 preferring an electric or gas furnace and 15 preferring to install a heat pump. Nine respondents indicated they'd prefer to have wood as their heat source.

In order to make the Community Wood Smoke Reduction Program effective at improving Valemount's air quality, these barriers must be addressed.



"I HAVE BEEN PLAYING IT STRAIGHT FOR LONG ENOUGH AND I AM SICK AND TIRED OF BEING ABUSED."

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# Letters / Op-Ed



About Letters to the Editor

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## **Response: No turning lane for transfer station**

Letter to the editor

I can understand the decision of the ministry of transportation to not add a turning lane at the transfer station. The issue can be solved much cheaper and easier than with a bunch of asphalt:

A little patience.

I do understand the pressure that people who would like to turn off the highway feel. All too often I am being tailgated in this 90km/h area, mostly by drivers from out of town. I believe that one of the reasons for this is the absence of more speed limit signs: there is only one sign announcing the 90km/h zone. While one can argue legally that that is enough to declare the speed limit, I would

argue that many highway users will quickly assume that normal highway speed can be resumed because they are now "out of town". And out of town 100km/h is usually resumed.

A way to mitigate this would be the relatively cheap installation of a few more speed signs letting "out of towners" know that there is a continual 90km/h zone all the way to the crossing at Abernathy's.

Unfortunately, impatience is all too common when somebody turns off a highway. To solve this I personally pull over onto the shoulder and let vehicles behind me pass before I turn (left or right) in an area of elevated highway speeds. It is just so much safer – and honestly, I am already at my destination so why be in

a rush? Waiting a few seconds to let others pass is no inconvenience, it's literally "street smarts".

While on the issue of highways speed, I have recently calculated how much money it really costs to break the speed limit:

If you are driving at a speed of 120km/h instead of the posted 100km/h, a modern F-150 with 3.5L engine uses about 13 liters of fuel instead of 9.8 liters. You can calculate what you spend on additional fuel and compare that to the time you arrive early at your destination. The result is roughly \$27 for each hour that you save. If you drive 25.000km per year, this adds up to \$1000! I just gave you a free \$1000. Just for learning

to keep the speed limit. Go buy yourself something nice. You deserve it.

Of course, \$27/hour reflects only the direct financial cost. You can also save yourself the stress of straining your eyes, shoulders and nerves, the increased risk of an accident, the additional wear and tear on the vehicle and, yes, the speeding ticket, which (oh dare I say it) you deserve for having broken the law. A shout out at this point to the brave and often under-appreciated people of CVSE and RCMP: thank you for your service of keeping the highways safe.

Tim Haus Dunster, BC



## **Opposition to UNDRIP about national sovereignty**

In last week's Editorial, it was stated that the BC Conservative Party is now calling for the repeal of BC's adoption of UNDRIP. The Editorial went further to say that doing so will be a step backwards for reconciliation. I would like to ask the Editor to consider a more nuanced approach to dissenting political opinions. There is a much, much more important discussion

to be held regarding UNDRIP, and it has to do with exactly who has the authority to write and shape Canadian laws... or the laws of any other Nation State. I have watched with alert ears in recent years as the "Mainstream Media" rationalized their misplaced disrespect for the prospects of a Trump Presidency; the aftershock of being so wrong about their foregone conclusions.

But this "Earthquake" was soon followed by Brexit... again to the shock of the socalled political and media experts. This past month, the "Far-Right" and "Middle-Right" of Europe has become the fixation fear of the Mainstream Media. So what is going on? I plead with the Editor to dig deeper.

Once-upon-a-time there was an alliance of Western Democracies. These Sovereign

Nation States won a war against Tyranny then sought to build a new, better world of peace and commerce for all. Part of this new World Order was the UN. It was ultimately guaranteed with American Money and the might of the US Military. Five Nations held an absolute Veto

on any resolution or action. Two of

CONT'D ON P6

# Global Thoughts

# BY GWYNNE DYER

# **Turning Japanese**

It did not end well for Karolina Shiino, the young woman who won the title of Miss Japan two weeks ago. She has just handed her crown back after a scandal-mongering magazine revealed that she has been having an affair with a married man, but there is an upside to the story.

Both Shiino's parents were Ukrainians. After her father died her mother married a Japanese man and moved to Nagoya, where Karolina grew up from the age of five. So she is completely fluent in Japanese, she is a Japanese citizen, and she sees herself as Japanese. Similar things happen to Chinese-born kids growing up in Vancouver and Turkish-born kids growing up in Leipzig, and nobody sees it as remarkable. They become Canadians, or Germans. But a Ukrainian-born kid turning Japanese? Unthinkable in Japan, or

at least it used to be.

As a tearful Karolina Shiino said after accepting her crown, "There have been racial barriers, and it has been challenging to be accepted as Japanese." But the famous Japanese obsession with being racially pure is not Japanese at all. It's the position from which most countries that receive mass immigration started out.

In 1968, when the first wave of immigration from the West Indies was settling in Britain, a Conservative politician called Enoch Powell made a rabid racist speech warning that it would end in "rivers of blood". His speech was condemned by 'the establishment', but a lot of ordinary people shared Powell's desire to sent the immigrants home.

Half a century later, the newest actor to play Doctor Who (than whom nobody can be more archetypally British, even though he is allegedly an immortal space alien with two hearts) is Ncuti Gatwa, a man born in Rwanda and raised in Scotland. Fifteen percent of the UK's population are immigrants, and there have been no rivers of blood

Most people get used to diversity and many welcome it. There will always be some who cling to their prejudices, but mass immigration has peacefully transformed many countries – and Japan will be next. Japan's birth rate is low, its population is falling fast, and it needs immigrants if it is to keep the show on the road. Only 1.2% of the country's population was foreign-born in 2000; that has almost doubled to 2.3% now – and the Ministry of Labour predicts that it will be 11% by 2070.



than 175 papers in 45 countries.

And what about China, whose population is already falling and will halve by 2100. A falling population

Gwynne Dyer is a Canadian-born independent journalist whose column is published in more

falling and will halve by 2100. A falling population means a population whose average age is going up, and China will need at least a hundred million immigrants in the next generation just to care for them.

It's hard to imagine a China where 15%-20% of the population are Indians, Filipinos, Nigerians and Indonesians, together with a sprinkling of Swedes, Americans, Japanese, etc. But if that doesn't happen, very bad things will happen both to elderly Chinese people and to the Chinese economy.

However, the poorer Asian countries from which most of this immigration would come won't emigrate if there are enough opportunities at home. Birth rates are already at replacement level and still falling in most of those countries and their economies are growing fast, so their citizens may not come in the necessary numbers.

In that case, the only major long-term provider of immigrants for East Asia may be Africa, where birth rates have stayed high and economic growth is not keeping up. That would be a very interesting cultural mix, but why not?



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#### **UNDRIP** Cont'd from P5

those Nations were not Democracies. Over time, the UN has become bloated and inefficient. Once an admirable institution of peaceful international cooperation, it has recently devolved into an expensive cesspool of irrelevance and comedic farce. China, Russia and Cuba are actually on the UN Human Rights Council for instance. More recently the Body has decided to demonize Israel for responding Militarily to a terrorist attack that saw 1500 of its citizens killed in premeditated brutality while the terrorists livestreamed their horror show for the world to watch online. In short, the UN never should be writing the laws of any nation. But the true issue is even deeper.

There is an actual organization with an actual website that states a very strong and radical agenda for the entire world. This organization is not democratic, but for some reason



the world's wealthy, and politically powerful all attend its conferences and even elected governments implement its policy ideas into their own laws. What is worse, this organization does not even try to influence the general voters...it overtly seeks to bypass democracy and influence politicians and business leaders directly. Incredibly, the Mainstream Media has gaslit the political left into calling people who quote this organization's website conspiracy theorists. The World Economic Forum is a literal open political conspiracy that does not care about democracy or national sovereignty... matter of fact it openly calls such things out of date and impediments. I remember a time in the 1990s when the Mainstream Media was very critical of such undemocratic organizations and agents of Globalization. What happened?

Let's look at Europe again. The headlines read "Far Right Populism this..." and "Farmers organize Right Rally that." What is really going on? There is an ancient forest in Poland called Bialowieza. In 2018, the foresters of Poland decided that it needed to be selectively logged to remove a beetle outbreak. Then came the Mainstream Media with the Headlines "Far Right Polish Government wants to log Europe's last large Old Growth Forest." In Brussels, unelected bureaucrats deemed the Polish government in violation of EU environmental laws and fined the Polish Government daily until it ceased logging. Let's look at that again... EU tells Poland how to manage its forests?? When did that happen? What is behind all of this "Right Wing Populism?" Could it simply be a cry and demand to regain democratic rights people are suddenly realizing have quickly slipped away to unaccountable and unelected foreign institutions?

Let's come back to Canada.

As per the Editorial last week: "While everyone in BC theoretically has the same rights, it's important to keep in mind that Indigenous people in Canada have historically been mistreated and haven't had the same opportunities afforded to white Canadians. UNDRIP is not about giving a group of people special treatment, but instead seeks to recognize the rights Indigenous people have that are protected by the Canadian Constitution. Rights are not a finite resource and recognition of the rights of others does not mean fewer rights for other parties"

There are a few things that need to be addressed in this statement. First of all, Canadians do not have, and never have had "theoretically" the same rights. Teenage Sikh boys are allowed to wear ceremonial knives to school. Nobody else is. Turbans worn for religious reasons exempt

you from helmet laws... nobody else is allowed to put on a Turban and not wear helmets. Catholics are entitled to send their children to Catholic Schools... non-Catholics are not entitled to do so (this was settled in a literal court case in Saskatchewan a few years ago). French Canadians are entitled to trial in French or English anywhere in Canada, non-French Canadians are not entitled to a trial in French anywhere. And to point, Indigenous Canadians have certain rights to hunt and fish that nobody else has. British Law has never granted equal rights to everybody...neither in theory nor practice. If you want equality under the law, you have to go the way of France or the US and write Statutory Laws of a Secular Republic for all citizens equally. It is funny how many Canadians do not understand that notions of legal equality are an influence of American legal culture... legal equality is not a Canadian, or British idea. Further, if Indigenous rights are already protected by the Canadian Constitution, why do we even need UNDRIP? Could it be the very symbolism of forfeiting national sovereignty that the authors truly desire? And finally, the last line. Unfortunately, when Rights are translated into access to finite minerals, timber, wildlife, water and arable land they do mean fewer rights for other parties. Only one party owns the rights to a gold mine, or timber tenure. And this is the most important point of all: arguing over who controls the means of production is the oldest thing our species has done. So who do you want making these important decisions? Your duly-elected national government or unelected UN faux-intellectuals who live off of tax money and have zero accountability for the effects of their bad ideas in real life? The foresters of Poland should manage the forests of Poland. And Canadians should go through the necessary process of reconciliation and economic inclusion without the UN, EU, WEF, or any other non-Canadian involved. We historians have a term for what happens when separate ethnic groups squabble where there is no clear monopoly of sovereignty over a fixed and bordered landmass, Balkanization. I do not suggest this become a vision for Canada or the world. As for the UN, it should go back to distributing food aid in times of famine, educating girls in developing nations and eradicating polio. Leave the law writing and judicial implementation to the elected governments and legitimate courts of democratic nation states. I beg that the media do better and actually listen to what the reasonable political right is really saying.

Joseph Nusse Valemount, BC

#### Village of Valemount Accessibility Committee

The Village of Valemount is seeking volunteers with relevant experience to fill vacancies on the Accessibility Committee. The Committee members are to be comprised of 4 members of the public representing the following:

- 2 members representing persons with disabilities or individuals who support persons with disabilities;
- 1 member representing seniors
- 1 member representing the Indigenous community

The applicants will be invited to sit on the committee for a one- or twoyear term.

The Accessibility Committee is a "Select Committee of Council" and its role is to make recommendations to Council regarding matters related to accessibility, including identifying and preventing barriers to individuals in or interacting with the Village and developing an accessibility plan.

If you are interested in being part of the committee, please submit a brief statement expressing your interest and relevant experience, as well as any pertinent background information.

Any personal information collected will be used to assist in appointing individuals to this committee pursuant to the Local Government Act 218 (3), and will only be used for related purposes. Your personal information will not be released except in accordance with the *Freedom of Information and Protection of Privacy Act.* Any questions about the collection of your personal information may be referred to the Information and Privacy Coordinator, Village of Valemount, 735 Cranberry Lake Road, Valemount, B.C. V0E 2Z0.

Please ensure your statement of interest is received by, or emailed to, the Village Office no later than 4:00 pm, on February 23, 2024 and is addressed to:

Krista Etty Planner Village of Valemount planner@valemount.ca

#### Civic Connections

The Wood Burning Appliance Bylaw is currently the only Village bylaw that references heating appliances. Wood burning appliances include: fireplace, freestanding woodstove, central wood burning furnace or any other appliance that discharges combustion products to the air but does not include pellet burning appliances, outdoor wood burning appliances and wood burning ovens (pizza ovens).

All new wood burning appliances are required to be CSA and EPA certified and require a permit and inspections from the Village, and in new construction, cannot be the only heating source. Wood burning appliances are prohibited in accessory buildings including accessory dwelling units. Outdoor wood boilers are only permitted when they meet low emission standards and the provincial regulations.

Operating a wood burning appliance at any time is prohibited whenever an air quality advisory is in effect unless that is the only heat source available.

Firewood should be seasoned, untreated and have a moisture content of less than 20%. Pellets should be kept dry, and chimneys and flues should be cleaned regularly. Pellet burning appliances should be cleaned regularly as per the manufacturer's instructions. Any appliance that produces combustion products, including propane fired appliances, requires the installation of a carbon monoxide detector.

And of course, if residents smell gas or suspect a chimney fire, they are reminded to immediately call 911.

From the desk of the CAO

#### Reminders

- 2024 Utility Notices have been mailed. If you have not received your bill, please call the Village Office.
- 2024 business and animal licenses are due. Please ensure you have renewed your licenses before offering services within Valemount.
- Consignment agreements for 2024 are now due. Please stop by the Visitor Information Centre should you have any questions.

#### **CBT ReDi Grant Application Deadline**

www.valemount.ca

Grant applications must be submitted by 4:00pm on Thursday, February 15th, 2024.

#### CBT ReDi Grant Public Input Meeting & Online Survey

Learn about the projects applying for funding and vote for the applications you support this year at the CBT ReDi Grant Public Input Meeting. It will be held on Sunday, March 3<sup>rd</sup>, 2024, from 1:30pm to 4:30pm at the Valemount Secondary School's auditorium, 201 Ash Street.

The online public engagement survey will be available from February 27th to March 6th, 2024 on <a href="www.valemount.ca/redi">www.valemount.ca/redi</a>.

#### 2024 Columbia Basin Trust ReDi Grants Adjudication Committee Meeting Schedule

February 22, March 7 and April 18, 2024

Meetings are at 6:30 pm at the Village of Valemount Council Chambers (735 Cranberry Lake Road, Valemount)

The Columbia Basin Trust ReDi Grants Adjudication Committee Meeting schedule for 2024 is posted at the entrance of the Municipal Office, and on the Village of Valemount website. Please note that meeting dates and times may change. Approved changes will be posted on the front door of the Village Office and at <a href="https://www.valemount.ca">www.valemount.ca</a>.





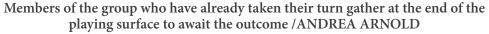


#### Office Closure

The Village of Valemount Office and Visitor Information Centre will be **closed** on Monday, February 19<sup>th</sup>, 2024 for Family Day.









Above Eunice Wentz bowls the last ball in the round in attempt to land closest to the jack. The McBride Old Age Pensioner Organization (OAPO) hosts carpet bowling at the Robson Valley Recreation Centre twice a week. Club treasurer Ed Lukawitski says that although the focus is on bringing seniors together, it is open to all adults at no cost. The sport is a loose combination of bowling, curling and bocce. A small white ball (jack/kitty) is gently tossed down the green carpet. Once it is in place, teams take turns rolling/curling weighted balls down the green in an effort to have their ball stop closest to the jack. Once all the balls are in play, the team with the ball closest to the jack gets the point. The group plays Tuesdays and Fridays 10-12. No previous experience is necessary. The OAPO has purchased all the equipment to have two games going at the same time. As the games are held in the racquetball court, clean footwear is required. /ANDREA ARNOLD

## **Books of the week!**

#### **ADULT ONSET**

Adult Onset is a powerful drama that makes vividly real the pressures of life and love, and the undercurrents that run deep through even the most devoted families. Mary Rose MacKinnon is a successful author who has opted to put aside her career in her 40s and devote herself to her young family. Crafted with humour and unerring emotional accuracy, Adult Onset is a contemporary tale by turns searing and uplifting.



#### FINDING THE MOTHER TREE

Simard brings us into her world, the intimate world of the trees, in which she brilliantly illuminates the fascinating and vital truths—that trees are not simply the source of timber or pulp but are a complicated, interdependent circle of life; that forests are social, cooperative creatures connected through underground networks by which trees communicate their vitality and vulnerabilities with communal lives not that different from our own.



# UNDER YOUR FEET... SOIL, SAND AND EVERYTHING UNDERGROUND

Under Your Feet offers you the opportunity to expand your knowledge of the natural world and soil-dwelling creatures big and small. Bursting with colorful illustrations and photography, this is the perfect book for budding young plant experts, animal fanatics, and geologists, and anyone who is curious about the ground we walk on.



# ERENCE

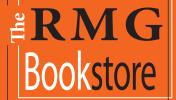
YOUTH

#### **RAISING CHICKENS**

In Raising Chickens, poultry breeder Suzie Baldwin offers a practical guide to everything both the beginner and more experienced hen owner needs to know, from whether to buy chicks or hens, what varieties to chose, how to tell if you're buying a healthy chicken and how to ensure it stays that way, to how many chickens you should keep, and what kind of coop is best, and much more.







WALEMOUNT HOURS:
MON 9:30am-4:30pm
TUES CLOSED
WED-FRI 9:30am1170 5th Avenue
ACROSS FROM THE IGA DOWNTOWN





#### Important Notice Regarding Changes to Valemount's Television & Radio Service



The Valemount Entertainment Society has been notified that the Anik F2 satellite, which provides all television and radio signals to Valemount, is failing. All existing TV and radio programs must be moved to the Anik G1 satellite. While Valemount will still have the same four channels (7, 9, 11, 13) and 16 subchannels (9.101-13.106), many of the existing channel locations will change.

We will lose all the TV and radio signals below for the dates listed during the changeover \*:

Feb. 15 - 22: YTV, Knowledge, APTN

Feb. 20 - 22: Global, Nat Geo Wild, Movie Time

Feb. 21 - 22: CTV Sci-Fi, CTV Edmonton, Food

Network, BBC News, Discovery, History, Sportsnet 360, CBS Seattle, PBS Seattle, CBC Vancouver,

Rock 101 FM, CISN Country FM

# All 16 television channels and two FM radio stations will be off the air Feb. 21 & 22.

A new channel listing will be published after everything has been moved and tested. You'll need to reprogram your TV with this new information.

If you have questions, contact Michael at VCTV at: 250-566-8288, or by email at: tv@vctv.ca

Thank you for your patience and understanding.

\* INFORMATION IS SUBJECT TO CHANGE

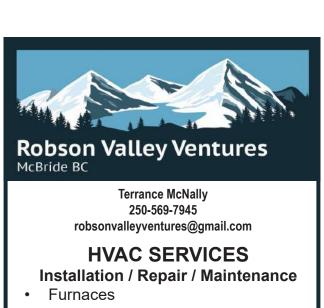


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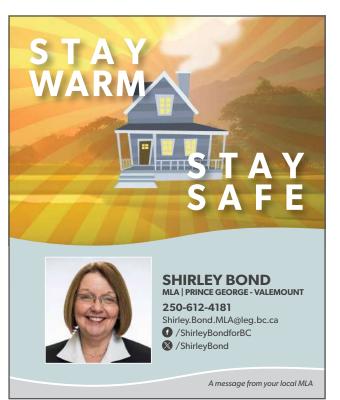
TSBC Licence #LGA00089408



- Ventilation
- Air conditioning
- Wood & pellet stoves



**Providing WETT inspections in the** Robson Valley area



# Home Heating

# A home heater's odyssey From wood stove to heat pump



With all (interior) doors kept open, Rachel Fraser's entire trailer stays comfortable down to below -20 degrees Celsius. She kept her wood stove for really cold days and outages. /RACHEL FRASER

By Rachel Fraser

You can take the girl out of the city, but... she'll probably

When I bought my trailer in Valemount in the summer of 2022, the small wood stove in the front vestibule was the only heat source in it. There had been a propane furnace in the past, but a former resident removed it, ostensibly because it wasn't being used. I had been living in Vancouver, and I'd never even used a wood stove before, but I trusted that I'd figure it out, and it would work fine for me for the time being if it had been working for him. "Plus," I thought. "It's only July."

I could light a fire, but I'd never used a wood stove before. I'd never cleaned a chimney, I'd never bought wood, I didn't know what a cord was or what size I wanted the wood cut to in order to fit the stove. I still haven't figured out how to set the dampers to have the fire, or even embers last more than a couple of hours, so come winterI was getting out of bed in the morning to see my breath and lighting a fire a with cold fingers, and the couple of occasions I had to be away for a night or two at a time, I was feeling like I was choosing between risking burning my house down if I left space heaters on, or freezing my cat if I didn't. I know people around here love their cozy wood heat, but it was a miserable first winter relying on it.

I intended to put in a new heating system, but I was undecided on which one. Given that it's a 50-year-old trailer, it wasn't worth investing in something with too big an upfront cost. I didn't want combustible fuel for sustainability reasons, though I intended to keep the wood stove for power outages and coziness on demand. Efficiency was critical if I was going to be using electricity.

I considered several options: a boiler system with either in-floor heat coils or radiators, infrared panels, heat pump, or electric baseboard heaters. Radiant infloor heating would have been my first choice, but the infrastructure requirements and equipment costs just didn't make sense. Likewise with radiators.

I really liked the idea of infrared panels. They are a radiant heat, which means that they heat the people and objects in a room, rather than the empty space, like a forced-air heat source. No blowing air or dusty vents. The manufacturers say they are extremely efficient, certainly much more efficient than electric baseboards, but with a similar install factor. The equipment is a bit higher cost, but depending on your square footage and layout, still probably less than a new furnace or boiler. The manufacturer's rep or distributor does an audit of your current heating requirements, and based on your layout, ceiling heights and square footage, supplies a package of panels for your configuration.

Unfortunately, they don't seem to have caught on much outside of hot yoga studios, so there isn't a lot of feedback from homeowners out in the interwebs. The little that engineers and industry insiders have weighed in is mixed. I decided to buy one panel for my bathroom and try it out. One upside to infrared is that it inhibits mold growth. Since I had discovered an extensive ecosystem behind the shower surround I'd ripped out, anything that prevented it spreading again was a huge selling point.

I ordered it in September with a 6-8 week lead time. After multiple follow-ups and assurances that it was shipping next week, and after a couple of cold snaps and multiple days in the minus 30 range, during which different pipes froze and burst in that bathroom, on two separate occasions, I cancelled the order in February.

I decided a heat pump was the way to go. Heat pumps are essentially air conditioners that can also heat spaces via an exterior unit that pulls the warmth out of outdoor air in winter and feeds it to one or more indoor heads, which use forced air to heat or cool the room. They are efficient because they are

transferring the heat rather than generating it from scratch.

CONT'D ON P10

# The crucial role of chimney cleaning

BARBECUE ASSOCIATION OF CANADA

#### 1. Preventing Fire Hazards

One of the most compelling reasons to prioritize chimney cleaning is the prevention of fire hazards. As you enjoy your wood burning fireplace, stove (or pellet stove) creosote - a highly flammable substance accumulates on the interior walls of your chimney. Creosote is a byproduct of burning solid fuel like wood or pellets, and over time, it can build up and create a thick layer that increases the risk of chimney fires.

2. Ensuring Proper Ventilation

When a chimney becomes clogged with creosote, debris or animal nests this obstruction can cause harmful gases, like carbon monoxide, to be forced back into your living space rather than being safely vented outdoors. Regular chimney cleaning ensures these gases are properly vented and maintains your home's indoor air quality.

#### 3. Maximizing Heating Efficiency

A clean chimney also contributes to an efficiently burning fireplace. When a chimney is obstructed, the draft necessary for proper combustion and heat transfer is compromised. This can lead to inefficient burning, decreased heat output, and an overall

wastage of energy.

#### 4. Extending Appliance Lifespan

Chimney cleaning goes beyond immediate safety concerns; it also impacts the lifespan of your heating appliances. A buildup of creosote and other debris can accelerate the deterioration of your chimney's lining, as well as the interior components of your fireplace.

#### **5. Professional Expertise**

Look for a WETT-certified expert who will have the knowledge, tools, and experience to thoroughly clean and inspect your chimney, identifying any potential issues that require attention.

## HARNESSING NATURAL HEAT...

# ...from below

By Andrea Arnold

Dunster resident Ken McNaughton installed a geothermal heating system into their home in 2014. Prior to the installment, they had been heating their home with wood heat through an outdoor furnace.

McNaughton had installed a few for others in the area and decided he should have first hand experience with the system if he was going to continue. He also completed three training courses, one in Kitchener, Ontario and the other two in Calgary, Alberta.

McNaughton opted for geothermal heat instead of going for a heat pump that pulls heat from the air.

"The ground provides a more consistent temperature than the air," said McNaughton. "The fluid coming into the house holds a pretty steady temperature around 32 degrees fahrenheit regardless of the air and surface temperature. The water in the system gets up to 120 degrees fahrenheit."

The system they needed in order to completely heat their house was unique in that they needed two different types of heat, both forced air and in-floor.

In order to pull the heat from the ground, McNaughton

dug six trenches seven feet deep out in a nearby field, and laid thin wall geothermal tubes in each trench to create what is called a loop. The tubes are filled with a water and methyl hydrate fluid, 75/25 percent split. The methyl hydrate acts as an antifreeze, preventing the fluid from freezing.

The fluid flows into the house and into the geo unit (heat pump) where it undergoes a reverse refrigeration process. Heat is exchanged (removed from) the antifreeze like fluid and transferred into stored water that is cycled from the water storage tank. The water/methyl hydrate is returned to the trench loop where it gathers more heat.

This is where the McNaughton's system varies from the others that he installed. From the water tank, the hot water travels in two different paths.

For the in-floor heating the water is pumped from the tank, and through the floor system before returning to the tank

For the forced air system, the hot water enters a triangular radiator that is located above a large fan. The fan blows air across the radiator and into the ducting to distribute warmth throughout the house.

In order to install the horizontal loop system, a large portion of land surface is required. The option for a vertical loop is possible. It required holes drilled to approximately 150 feet so it is used for more urban or populated areas. The size of the unit needed to provide adequate heat determines how many trenches or holes are needed.

McNaughton says that there is very little regular maintenance needed for these systems. In his case, with the two types, he has to clean the air filter and check the water level in the storage tank.

The whole system uses about a quarter the electricity or 30 amps, that an electric furnace uses.

"Our hot tub uses the same amount when it is on," said McNaughton.

He says it costs about \$200 a month to keep it running. A geothermal heat pump system has a life expectancy of about 30 years. McNaughton has had his for 10 and has no regrets about making the switch. As McNaughton has been out of the business for a few years, he would guess that the cost of supplies and installation would be over \$30,000.

Both of these systems can be switched to provide air conditioning. The forced air temperature can be switched to cooling by the flip of a switch. The water-to-water that provides the in-floor heat requires a more complicated process to activate a reverse valve within the geo unit.

"For the week or so out of the year that air conditioning would be nice here, it isn't worth the work," said McNaughton.

# ...and from above

By Andrea Arnold

Kelly and Leona Eyben had discussed the possibility of setting up solar power for some time before actually taking the leap.

"We had agreed that if we were going to get solar panels, we were going to get lots," said Leona.

They stayed true to that statement and when the time came, they had 48 panels installed, creating a power generating surface 84'x11.5' that began producing power in November 2021.

Prior to the panels, the pair was paying between \$6000-\$6500/year in electricity, and up to \$4,500 on pellets to heat their home, their B&B and their shop, approximately 4000 square feet in total.

A year ago, they switched from the pellet heat in the B&B to a boiler system, and would have seen an increase in electrical costs had the solar panels not been offsetting their costs.

Solar panels are often installed on rooftops to take advantage of direct sun. However, the Eyben's home has a complex series of slopes and no one side met the criteria for size and sun exposure.

"Also, we'd have to climb on to the roof to clear snow off them in the winter," said Kelly. "We decided to put them in the yard. Where they are gets the most direct sunlight throughout the year, and we can reach them to clean them from the ground."

This allows them safe access for both the process of clearing snow, and washing the panels. The only two types of regular maintenance required.

April to June is the best time span for production. Kelly says that they average producing 150 kilowatt hours a day. Production drops to under 100 kilowatt hours in the hotter months, and stays low as the days get shorter, the sun gets lower, and cloud or snow cover impedes the panels' sun exposure. They start producing small amounts very early on in the year. In fact, at around noon on the day of the interview, Feb 1, even though it was a heavily overcast day, they were still generating enough power to light 29 100-watt light bulbs.

"The best combination for production is cool with lots of sun," said Leona.

Although the summer months do not result in the highest production, Leona says that most days they build up credits, as the pair uses a very minimal amount of power on hot days.

The power that is not used by the Eybens is transmitted into hydro lines and sent into the grid. This amount is recorded and they build up a credit so that in the darker and colder months, they first "pay" their electric bill with credits before actually having to pay money.

The first winter the panels were in, they had not had the opportunity to build credits during the high producing months, and now this winter has been an abnormal one in regards to temperature, so they have not gotten a clear picture of what an "average" year is going to look like. However, they have estimated that their total cash



Leona Eyben stands on the far left, next to the expanse of solar panels in their back yard. /ANDREA ARNOLD

payout to cover the hydro bill for this year is going to be around \$2500. A drastic decrease from the almost \$10,000 they were paying for Hydro and pellets prior to the panels and the switch from the additional pellets.

Kelly reported that in addition to the power that the property used in the first 18 months the system was active, they generated 45.05 mega watts that was fed into hydro lines and distributed through the grid.

The system they had installed cost around \$43,000. They were told that they should expect the panels to pay for themselves within seven years.

One misconception that they have addressed when talking to friends and neighbours is that they are not immune to power outages because of the system.

"When the power goes out everywhere else, it goes out here too," said Leona.

"There is a safety shut off so the power stops flowing out, to the house as well as the grid, to prevent anyone from getting electrocuted while working on wherever the problem is," said Kelly.

The Eybens have discussed the possibility of purchasing some backup batteries, but they are an expensive purchase with a relatively short life span. They have decided that for how often they would be used, they would not pay for themselves before having to be replaced, so they have, at this point, decided against the additional purchase. They have discussed the possibility of installing more panels, but that is still in the discussion phase.

"It (the solar panel bank) is the best investment we've ever made," said Leona.

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# Home Heating

# Banking might look different in 2024 But here, different is how it's done. Our experts remain committed to you - up close or from afar, we've got coverage and solutions for you. Speak with our experts about your home insurance, mortgage or home lending products today.

# **Odyssey** Cont'd from P8

I figured I could even take advantage of rebates. I was looking at the BC Hydro website, but right away, I discovered that not a single contractor on the Home Performance Contractor Network (a required designation for your contractor's work to qualify you for a rebate) would be willing to come out to install it. In fact, I couldn't find anyone that would, in Prince George, Kamloops, or on the other side of the Alberta border. Until I mentioned it to the out-of-town friend-of-a-friend I'd hired to do my plumbing.

As pure, dumb luck would have it, he was working on his refrigeration ticket, and was happy to add to his experience.

We were both relatively new to the technology, and we looked at a lot of different options, but in the end, I ordered a Senville 36000 BTU dual zone mini-split heat pump online for about \$5000. My contractor may have preferred a higher BTU count, but I was conscious of the online industry wisdom that an overpowered unit for the space undermines its efficiency.

The heat pump has two "heads" – the interior units which distribute heat - one installed in my bedroom at the back end and the other in my front room. The front head is required to heat about 500 square feet of relatively open space, while the back head heats my 200-ish sq ft bedroom and three other smaller rooms. When I had the final electrical hook-up completed at the end of last November, finally, I had been using space heaters the week prior. Having similar slightly-below-zero temperatures the first week of use gave me the opportunity to compare. My energy usage dropped by over 30 per cent. While it's impossible to control for all factors, when I compared to the times the previous winter when I was depending more on space heaters than just wood, that 30 per cent seems to hold steady. My Hydro bill for December-January was \$380, and I've only used the wood stove once.

With all interior doors kept open, the entire place stays comfortable down to below -20 degrees Celsius. When temperatures were hitting -38 this winter, my bedroom was ok without any auxiliary heat, but I put a small space heater in the bathroom. Even with the heat pump jacked up to 84 degrees, fan on high AND my electric fireplace also maxed, it was a bit chilly in the front half of the house. A fire in the wood stove was required to get rid of the chill completely.

Even though a little help is needed on the coldest days, I'm happy. It was a solid investment. And I am really, really enjoying being warm this winter.

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# **Applications closing early for Federal Greener Homes grant**

By Rachel Fraser

Federal grants offered to Canadian homeowners for making energy-efficient changes are being phased out because they were too successful.

"They ran out of money," said Trevor Genshorek, an energy evaluator with Upgrade Energy Advisory Ltd. in Kamloops, who has traveled to the Robson Valley to provide EnerGuide evaluations for local program

So many Canadians took the government up on the Greener Homes Initiative that the program is closing the application window for the grant portion within two weeks, according to a government news release issued February 5th, almost a year earlier than the Dec 2024 deadline the government set out when the program rolled out in 2020. Natural Resources and Energy Minister Jonathan Wilkenson, who made the announcement, said that over half a million applications have been received, and 165,000 homeowners have received grants so far. He said that they were closing the applications to prepare the roll-out of the next phase of the Initiative, which would focus on low- to median-income households, giving them access to energy savings as well.

The Federal Greener Homes Initiative includes a grant of up to \$5,000 (plus \$600 towards the cost of the Energuide evaluations), which is closing, but the program will continue to offer a 10-year interest-free loan homeowners can apply for of up to \$40,000 towards qualifying retrofits.

Wayne Wood from HomeTech Energy Solutions in Prince George, another energy evaluator who has done program evaluations in the Robson Valley said of the loan: "This is the thing that's really driven the program over the last year and a half... It's such a great deal."

Once the applicant completes the pre-retrofit evaluation, and gets quotes for the work, they can apply for the loan

through the online portal and get a response quickly for how much of the value of the work the program will cover.

"Typically, it's most of the costs of whatever you're doing,"

However, he said the loan works a bit backwards, in that the homeowner doesn't get that money until after they've completed the work and after he's completed the post-retrofit inspection, confirming the equipment and/ or materials were installed. The homeowner has to have access to the means to loan themselves the money until the government loans them the reimbursement, typically 5-6 weeks after the post retrofit evaluation is submitted.

The first step is to begin the grant application on the NRCan website. From there, you're directed to choose an energy evaluator to complete your pre- and post-retrofit Energuide evaluations. There are many listed, but most would have to travel from the Lower Mainland or the Island. HomeTech Energy Solutions and Upgrade Energy Advisory are the closest, and like many professionals who serve the Valley from larger centres, try to coordinate multiple clients in a visit to share travel costs.

In the first of these evaluations, Genshorek says he measures the insulation, as well as the windows and doors, does a calculation on the mechanical equipment (furnace, HRV, etc), and then does a blower door test, which fills it with negative pressure and checks for leaks. He then plugs the collected information into an online NRCan tool, which generates a report. Based on the report, he recommends upgrades that would benefit the homeowner and the home. The report also calculates a savings forecast, which he says gives customers some confidence in the value of their investment.

A provincial rebate program through CleanBC, with partners BC Hydro and Fortis, also offers incentives in four overlapping categories: insulation, windows and doors, heat pumps and water heaters. The BC Hydro

website offers up to \$10,000 in rebates, but the program is geared towards people whose homes are already primarily heated by electricity. Additionally, in order to access the insulation or heat pump rebates, installations are required to be done by a Home Performance Contractor Network (HPCN) member. None of the three qualifying contractors in Prince George travel to the Robson Valley, nor did any that the Goat contacted in Kamloops, Quesnel or Williams Lake. Robson Valley Ventures installs heat pumps and is currently working on becoming certified with HPCN to help local homeowners access grants. The Goat was unable to find any local homeowners who'd participated in the Provincial rebate program, nor had the energy evaluators we spoke to worked with any locals who had accessed rebates.

Homes heated by oil, propane or natural gas fall under the Fortis program, which offers rebates to switch to more efficient natural gas equipment, which would not be applicable in the Valley.

Despite the federal and provincial push for heat pumps, it's still a novel enough technology that finding a qualified installer can be very difficult.

"Heat pump is the toughest one, even here (in Prince George)," said Wood.

He said the most popular grant category he does is windows, and that many people are surprised at the difference upgrading to triple pane windows from windows installed in the 70s and 80s makes. Second in popularity is solar panels.

"They're very affordable now," he said. "And if you get the loan, your savings on hydro, in many cases, pay your 10year interest-free loan off, so they're almost free."

Program participants whose applications are in already (and presumably those who rush theirs in before the cutoff) will have until 2027 to complete the requirements and qualify for the funds.

#### **BC Family Law Virtual Focus Group**

Are you a survivor of Intimate Partner or Family Violence and have navigated the Family Law Court system?

We would like your insights and opinions to help make the system work better.

Date #1: Thursday, February 15th 10:00am - 11:30am Date #2: Wednesday, February 21st 1:00pm - 2:30pm

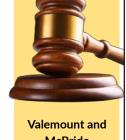
Held virtually via Zoom

Please contact us to secure your spot and for more information: 1-844-324-2004 or events@rvcsbc.org

**Brought to you by the Family Court Support Program at RVCS** 

Funded by the BCSTH and Rise Women's Legal Centre





McBride

Registration is required.

All participants will receive a \$100 **Amazon Gift Card** 





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# ROSSWO

#### Answers on P13

#### Across

- 1 Reggae's Marley
- 4 Drain strength
- 7 Small dog's spot
- **Preceding period**
- 11 Newton, e.g.
- 13 It may need massaging
- 14 Consume
- 15 Worry
- 16 Animal doctor
- 17 Cut prices drastically
- 19 Berg material
- 21 Tease
- 23 Seasons french fries 26 Part
- 29 Hot breakfast

34

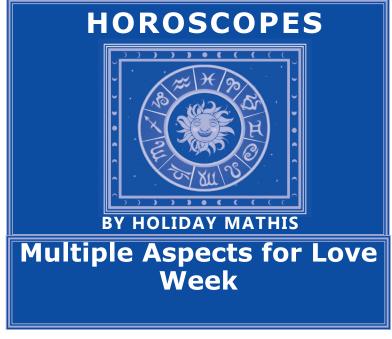
- Kind of lens
- 33 Impatient and anxious
- **Boundaries** 35 Scaleless fish
- "The law is a (Dickens' Mr. Bumble)
- 38 Skier's mecca
- 42 Lamb cut
- 44 Self images
- 47 Naval agreement
- you kidding?"
- 49 Michelin item
- 50 Dearie
- 51 Occupied a certain posi-

- 52 Salon goo
- 53 Commercials

#### Down

- 1 Pollen robbers
- 2 Famous office
- Test
- Fish dish
- Insect that's a symbol of industriousness
- Pastry
- **Flattened**
- 8 Bio stat
- Lobster catcher 12 Chubby Check-
- er's dance **Emulates**
- **Peggy Fleming**
- 20 Desert animals 22 Med school grad
- 24 Price label
- 25 Wily
- 26 One in a suit
- 27 Punishment 28 Employs
- 30 Dined
- 32 Long suit
- 36 Artist equipment

- - Was a Rolling Stone" (Temptations hit)
  - 40 Watched
  - 41 Takes home
  - 42 Regulation
  - 43 The dot-com
  - 45 Event for a band to play at
  - 46 Mining find



Some languages, such as Greek, feature distinct words for different kinds of love. Others build their nuances around one core word. Either way, since no two loves are alike, there will never be enough words to cover the gamut. Neither will there be enough poems, songs, books, art forms or even actions to encompass love's many flavors. Multiple planets aspect the Valentine action of the week. May you appreciate the various flavors love takes, recognizing the uniqueness of each.

(March 21-April ARIES Relationships are invented as you go. This week, you'll act without knowing which direction things will take. All you can control about it is where you're coming from. You have love in your heart and you open it. It doesn't always spill. Sometimes, it's giving looks from the outside, like stillness. Sometimes, love is restraint.

TAURUS (April 20-May 20). There are many aspects to the week that will seem like a quiz, except the answer key is nowhere to be found. You won't know what you got right until much later, when the correct answer bears fruit. So do what you can and take your guesses where you must. In time, tests get easier because you mind them less.

GEMINI (May 21-June 21). Learning about people is part of how you respect them. You find out their preferences and tune into their rhythms. You observe the way they communicate and work. And you do it all without asking a lot of questions, which can make people uncomfortable and self-conscious. The rapport you create will be most excellent.

CANCER (June 22-July 22). The intricate dance of cause and effect eludes immediate recognition, weaving its threads through the tapestry of time. You would not be in the place you're at now had you not set something in motion years ago. And though this week echoes the harmonies of the past, you are also modulating the theme and dreaming a new dream.

LEO (July 23-Aug. 22). People project onto you what they want and need you to be to complete their own story. And while you might exist as a character in someone's imagination, the real you has your own agenda to fulfill. It will, in places, overlap with what others want from you in interesting ways this week. You're a genius at making relationships

VIRGO 23-Sept. (Aug. Commitment creates change. You'll make a larger investment in someone. You'll double down on a promise to yourself. You'll dig deeper into the work. It's the effort itself that forms you. The more you put in, the better you can feel the edges shaping and strengthening you.

LIBRA (Sept. 23-Oct. 23). You are fully aware that there are many possible SAGITTARIUS (Nov. 22-Dec. 21). They say, "You can't take it with you," and maybe that's why people are so adamant about keeping what they have while they have it. You are feeling less materialistic. You'll let go of certain attachments in the name of freedom and levity. Even so, you'll appreciate what matters to others, and your respect in this regard will

engender trust.

approaches to the week. You could

go longer or lighter with the work.

You could do more, less, higher,

deeper, lower or none. The point is,

you are free. And what's the point

of freedom if not to exercise it? With

whimsy, you avoid slipping into a rut.

SCORPIO (Oct. 24-Nov. 21). You laid

down a few rules for yourself, and

now it might not seem like much fun

to follow them. It's so much easier to

adhere to your own directives when

they're easy and comfortable. Could

you reduce the work of this in some

way? A smaller ask could help you

build a habit painlessly instead of

setting yourself up for struggle.

You'll experiment to prove you can.

CAPRICORN (Dec. 22-Jan. 19). Even though you give love in the spirit of strength, the connections between people form in the soft, vulnerable places of the soul. There's no way to get closer that doesn't involve emotional risk. You'll put yourself and your feelings on the line this week, knowing that everything worth having takes courage to get -- love included.

AQUARIUS (Jan. 20-Feb. 18). You show up for your people in all kinds of ways -- with your presence, with your willingness to do what they've come to expect, and with the surprising way you go above and beyond. Taking initiative says the most. It's also notable this week how people tend to go out of their way to be near you -- a huge compliment.

PISCES (Feb. 19-March 20). If you know where the lines of territory are, you typically don't bother crossing them because it's just not worth it. The trouble is, most borders are invisible, disputable and negotiable. Encroachment is inevitable, but this also lends itself to communication and could ultimately bring people together. To share is divine.

THIS WEEK'S BIRTHDAYS: You'll thrill to the boomeranging evidence that you're a formidable presence in the lives of others. You'll be trusted with authority, and you'll make it count toward forwarding important aims and improving systems that affect many. New people come into your life. You give without hesitation and love unbridled. More highlights: You'll pick back up with an endeavor from long ago and have much better luck this time around. You'll give an acceptance speech. You'll see distant

#### 5 3 9 6 4 9 5 2 4 3 8 5 1 9 1 2 8 3 6 8 6 7 3 4 7 3 1 8

Answers on P13

# SUDOKU

#### HOW TO PLAY

Fill in the grid so that every row, every column and every 3x3 box contains the numbers 1 through 9 only once.

Each 3x3 box is outlined with a darker line. You already have a few numbers to get you started. Remember. You must not repeat the numbers 1 through 9 in the same line, column or 3x3 box.

# The Toughie

by Myles Mellor

Answers on P13



- 6. Started a fire 9. Holy man 13. Graph starter
- 14. Followers
- 15. Rental car agency
- 16. 'Cause \_ you", Mark

Ronson 18. "\_\_\_, I need somebody"

Beatles song s" by Duran 19. "Bedroom

Duran 20. Last 3 letters of a huge Stones

21. Opposite of sur

22. Plant more seed 24. Country singer with the hit "Not on Your

Love," Jeff 25. "Later"

28. Last Supper count

30. Reveal

33. Side x side 34. "Put your hands up" are the last words of

this LMFAO song 40. Billboard category

41. Europe's largest active volcano

42. Kind of group 46. Part of Nasdaq, abbr.

47. How Macbeth's witches repeated things 48. Norah Jones' "\_

51. Wrinkle removers 52. Morning moisture

53. Where to get a "six-pack" 56. Pink Floyd song which starts with the line

"Ticking away moments that make up a dull

day" \_ without you" gon' give it to from a LeAnn

Rimes hit 61. Quotation notation

62. Well-ventilated 63. Baseball squads 64. Punk rock 'n' roller Mike

65. Crafty, like a fox 66. Rachel Platten's "Broken

Down

1. Oversupply 2. Dieter's alternative

3. Tiny, in part 4. Granting that, in brief 5. "Hot dog!"

6. Southeastern Conf. team 7. BBC rival

8. Sound of reproach 9. Punjab capital, once 10. Strongly disinclined

11. Top economist, first name 12. Luxury ski resort

14. Otherwise 17. Refusals

21. Swimming or floating 22. Carrot, radish or parsnip

23. Weed 24. Band that made the

25. Chalice \_ pinch

\_\_ of my Heart Disraeli Gears album

27. Cont., abbr.

29. Vex

31. Words to the song 32. Remote-controlled craft

35. Tenth of twelve, for short 36. The Miracles "Tracks of my\_ s"

37. Elevs. 38. "Star Trek" rank, abbr. 39. Aloe Blacc's "The \_\_

45. Healthy red

42. Altar 43. Teaser ads, for instance 44. Department store section

47. Tennessee player \_ Sayer's "You Make me Feel Like

Dancing" 50. "Dallas" family name

53. Friend of Dennis the Menace 54. Part of Y.S.L.

57. Keeps 58. Vinaigrette component

55. Clutter

59. Like some smiles 60. Rapper prefix



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Prince George: Tel: 250.564.3488 TF: 866.309.2667 Fax: 250.564.3433

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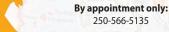
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#### SUDOKU ANSWERS

8	7	6	5	4	3	2	1	9
4	2	3	1	9	8	7	6	5
9	1	5	6	2	7	4	8	3
3	8	4	9	1	6	5	7	2
7	6	1	3	5	2	9	4	8
5	9	2	7	8	4	1	3	6
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#### **TOUGHIE ANSWERS**

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# **Community Events**

**VALEMOUNT** 

MONs Family Place Drop-In is on Mondays from 9amnoon with Hannah. Come for the connection with other families, parenting resources and fun for you and your 0-6 year old children at RVCS (99 Gorse St). For more info call 1-844-324-2004 or email events@rvcsbc.org.

February 19 Stat Holiday no FPDI

February 26 Pink shirt day awareness and activities

THURS Feb 15th 10-11:30PM join a virtual focus group in the Robson Valley looking for what changes are needed to the **Family Court process**. Are you a survivor of Intimate Partner Violence or Family Violence and have navigated the Family Law Court system? We would like your insights and opinions to help make the system work better. Join us virtually over Zoom. A second date is available on WED, Feb 21st 1pm-2:30pm. Registration is required, please contact the office at 1-844-324-2004 or email events@ rvcsbc.org to save your virtual seat. All participants will receive a \$100 Amazon gift card. Funded by the BC Society of Transition Housing and RISE Women's Legal

SAT Feb 17th 2024 Tourism Valemount presents Winter Fest 5-9pm plans so far include outdoor DJ & live music, food vendors, ice/snow sculptures, signature beverages, winter bowling, smores, bouncy castles, and warming stations! 5th Ave between Birch and Cedar.

SAT Feb 17th Karaoke at Scooters restaurant 8pm.

THURS Feb 22 The Wardens live at the Valemount Community Theatre. Doors at 7, show 7:30. Reg. admission \$30, student/senior \$25. Tickets available at Infinity or www.valemountarts.org.

SAT March 9 Pet First Aid Certification Course. See barkfirstaid.ca to register.

#### **Ongoing Valemount Events**

TUES, WED, THURS StrongStartBC at Valemount Elementary School 11:30-2:30 starting Oct. 3rd. Free dropin program for children 0-5 years accompanied by their caregivers. Enjoy play-based early learning incl. songs, stories, art and more. Stop by the school for more info.

WED Oldtimers band and music night at the Golden Years Lodge 7pm. All welcome! Play music, listen or dance.

TUES & FRI Drop-in soccer at Valemount Secondary. Age 12+. \$5 and waiver must be signed.

THURS Free Drop-In/Coffee House at the Golden Years Lodge the 1st & 3rd Thursdays of the month from 10 am until 2 pm. It's open to everyone regardless of your age. If you currently have any 'mobility issues' call the CARE-A-VAN 778-915-8550 for a ride in the accessibility bus.

WED & SAT Yoga classes for every body. Hatha yoga Wednesdays 6:30-8pm. Yin Yoga Saturdays 9-10:30am. Breathwork, strengthening and relaxation. \$15 drop-in or 10-class pass \$120. Please bring mat, props. Call/text 250-

THURS Senior women are invited to register for the RVCS Reflections, Repair, Revival a guided counselling group for female seniors to speak safely around experiences of violence and trauma, in the company of others with shared experiences June 29th & July 6th from 3-4pm. Registration is required: 1-844-324-2004 or email events@rvcsbc.org.

FRI Join us for Seniors Drop In at the Valemount RVCS office (99 Gorse St) Escape the cold and join us indoors every Friday for Seniors Drop-In. Learn how to knit a mini tree and mini hats, relax the mind and body during Zumba/ meditation, and play your favorite board game. I hope to see you there! January 19th from 2pm-3pm. No registration

TUES and FRI at 7 PM Curling and Drop-In Curling Valemount Curling Club 98 Elm St. Clean shoes required.

SAT 10am-11:15am Creative writing group. Join us for writing and friendly conversation at the Rocky Mountain Goat office. Everyone welcome. Contact Laura for more info at lauraishere@gmail.com / 250-566-5135.

SUN 1-3 pm Crafty Stitchers meet downstairs at the Valemount Public Library, all welcome! Call 250-566-4367.

SAT 10am-1pm the Valemount United Anglican Church have a thrift store, on 7th and Cedar!

SUN Pancake breakfast at the Valemount Legion Sundays 8 to 11am. By donation!.

MON through FRI the Valemount Seed Library is available in our lobby during business hours at RVCS Valemount (99 Gorse St). Office hours: Monday to Wednesday 8:30am-4pm, Thursday 10am-6pm and Friday 8am-4pm Come take free seeds to grow in your garden this summer. By saving seeds, we can maintain genetic diversity, adapt to changing environmental conditions, and save money by not having to purchase new seeds every year. Made possible with funding from CBT. For more info

call 1-844-324-2004 or email: events@rvcsbc.org.

MON through FRI Contact the Valemount RVCS Office to book your Community Garden Plot. Cost \$25/year, Volunteer 8hr/year, tools provided. Contact 250-566-9107 or email events@rvcsbc.org for more info or to sign up.

MON through FRI the Free Food Farm Stand and Pantry are available for anyone who would like free, fresh produce. We accept donations of unprocessed fruits and veggies. The stand is accessible in the front lobby at RVCS Valemount (99 Gorse St) and is available to everyone-just help yourself! Emergency top-up food is accessible to our clients and anyone who walks through the door. Call 1-844-324-2004 or email: events@rvcsbc.org.

#### **MCBRIDE**

MONs Family Place Drop-In is on Mondays from 9amnoon at RVCS (942 3rd Ave). Join for connection with other families, parenting resources and fun for you and your 0-6 year old children. No registration required. For more information call 1-844-324-2004 or email: events@rvcsbc. org. Upcoming themes:

February 19 Stat Holiday no FPDI

February 26 Show your support early and wear a pink shirt and play with play-Doh

WED's Starting February 7th to March 13th Join us for a Six Session Healthy Cooking Program Food Sense that is Free of cost. Cook simple & delicious meals, Share tips in the kitchen, Learn how to read nutrition labels. Held at the McBride Secondary School in the Foods Room (1300 2nd Ave) from 4:30-7:30pm. Children 13 and up are welcome with adult accompaniment. Registration is required please contact the office register 250-569-2266 or email events@rvcsbc.org . This program is brought to you by the RVCS Adult Literacy and Family Support

THUR Feb 15th 10-11:30PM join a virtual focus group in the Robson Valley looking for what changes are needed to the Family Court process. Are you a survivor of Intimate Partner Violence or Family Violence and have navigated the Family Law Court system? We would like your insights and opinions to help make the system work better. Join us virtually over Zoom. A second date is available on WED, Feb 21st 1pm-2:30pm. Registration is required, please contact the office at 1-844-324-2004 or email events@ rvcsbc.org to save your virtual seat. All participants will receive a \$100 Amazon gift card. Funded by the BC Society of Transition Housing and RISE Women's Legal

WED Feb 21 Advanced Care Planning workshop hosted by The McBride Old Age Pensioners Organization (OAPO) 1-3pm at the common room of Beaverview Lodge in McBride This workshop will include going through the Ministry of Health booklet called "My Voice" which give information and forms for advance planning for your health care, representation agreements. wills, Power of Attorney and other issues that are best dealt with early. If you would like to attend we advise you to get a copy of "My Voice" booklet" ahead of time so you can look through it. They are available free at the Public Health Office in McBride (next to the hospital) from Monday to Thursday from 9am, to noon and 1pm to 4pm. At the workshop, will be the Public Health Nurse Ashley Flavelle and the former Notary, Linda Fry to answer questions and explain your options. A great workshop for all Seniors! For more information call Pete Amyoony 250-968-4334 or e-mail peteam@telus.net.

#### **Ongoing McBride Events**

MON through THURs, McBride RVCS (942 3rd Ave) now has a FREE FOOD PANTRY that's available to all! Emergency top-up food is accessible to our clients, preschool program and anyone who walks through the door. We share and accept donated foods that are safe and fresh for use. Contact RVCS at 250-569-2266 or email foodsecurity@rvcsbc.org. The local Food Bank is also available: 250-569-3186.

TUES **Tuesday Night Jam** is now playing in the CN Station Lobby, 6:15-8:30. It is an open jam; musicians, singers, and onlookers welcome. For more information call David at (250) 569-2569.

TUES Chess Club - 5-6pm at the McBride library. All ages and abilities welcome.

TUES Come and join us in McBride for ASL Sign Language 12pm-1pm at RVCS office in McBride (942 3rd Ave). Drop in for beginners to advanced. Learning a second language improves cognitive and literacy skills for all ages. Plus it is lots of fun! Brought to you by McBride Family Literacy Program

WED Free Drop-in Pickleball 7:30-9pm @ the McBride Hightschool. Everyone welcome (grade 8 and older) Bring clean gym shoes. Equipment and basic instruction provided. No experience, or high level of fitness required. Come have fun.

WED Free Parent Workshop How to Talk so Kids Will

Send us your event to ads@goatnewsmedia.com or call 250-566-4606. Use 40 WORDS or less and we will publish it FREE up to a month before

Listen starting Oct 25th from 7-8pm at the McBride Centennial Elementary School limited spaces Registration is required contact RVCS at 1-844-324-2004 or email events@ rvcsbc.org for more information.

THUR & FRI Weekly Adults' Programs at the McBride Library: Fibre Artists (Thurs, 10:30am), Writing Group (Fri, 1.30pm). Call 569 2411 for details.

MON & WED it's time to Dance during Community Fitness with Jodie at the Elks Hall. Twice weekly from 7:15pm-8pm this drop-in program offers free admission to seniors and youth. Other age groups are invited to pay by donation or pay what you can. Call 250-230-8035 for info.

#### **DUNSTER**

SAT Mar 9 10am-3pm The Annual Seedy Saturday presented by the Open Gate Community Garden in McBride @ the Dunster School. Vendors will be selling seeds, plants, garden decoration and all sorts of prepared products made from our local agricultural bounty and informative presentations throughout the day. Bring seeds to participate in the big seed swap table. If you or someone you know would be interested in being a vendor or presenter please reach out by email to pggardens@ hotmail.com

#### **Ongoing Dunster Events**

SAT Dunster Community Association Saturday Pot Luck Lunches at the Dunster Community Hall 11:30 to 1:00 Lunch served at 12:00 noon sharp Coffee, tea and juice provided. Donations to the Dunster Community Association gratefully accepted Hope to see you there! contact: Pete Amyoony 250-968-4358

- \* February 17th
- \* March 2nd
- \* March 16th
- \* March 30th



#### proudly presents:



## The Wardens

7:30 pm (doors at 7:00) Thursday, February 22 **Valemount Community** Theatre

Regular admission \$30 Student/Senior \$25



Tickets available at Infinity or https://www.valemountarts.org/

# Over \$3M earned by Village from pipeline expansion

By Abigail Popple, Local Journalism INITIATIVE REPORTER, RMG

The Village of Valemount made upwards of three million dollars from the use of its sewage and water system during the Trans Mountain Pipeline Expansion Project, said CAO Anne Yanciw.

Commercial users may use the Village's water and sewage systems at their own

expense, provided they receive approval by Council resolution beforehand.

The Expansion Project used plenty of water for dust control, fire suppression, and hydrotesting, among other construction activities. Over 215,000 cubic meters of water was sold during the project, according to Yanciw, netting the Village \$1,374,534. The Expansion Project also required the use of temporary bathroom facilities,

which moved over 77,000 cubic meters of septage through the sewage system, earning \$2,442,658.

The money has been placed into surplus, said Yanciw. In the future, Council may choose to move the money into reserves.

Alongside fees for its use of the Valemount water and sewage system, Trans Mountain has invested more than \$5 million into local

infrastructure improvements in communities along the pipeline, a representative for the Expansion Project told The Goat. In Valemount's case, the project contributed \$2 million to upgrades for the Village's roads, municipal water and sewer services. The construction of these upgrades was completed in fall 2020.

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# Chickadeedee-dee

Lately there have been quite a few Black-capped Chickadees around feeding and chirping away with their various calls. Chickadees eat berries, insects, and seeds for much of the year. They have a beak that is well adapted to cracking open oil, and energy rich conifer seeds, their main winter food. The Chickadee makes at least fifteen different calls to communicate with its flockmates, and offspring. The best known is the Chickadee-dee-dee that gives the bird its name. /SANDRA **JAMES** 



The tracks left behind from the wild kingdom imprinted in fresh snow is sorta like reading a newspaper as it tells me many things. Some of these (but not all) are very possible to determine as in direction of travel, how old is the sign, how many individuals, species, sex, size, hunting success or failure, resting, feeding, flight or fight and many others. Here a vole or mouse had met its journey's end as a large owl had silently swooped down to grab the little rodent for a snack. /LEON **LORENZ** 

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Visit my website to see all of my featured listings: **www.valemountmcbridelistings.com.** A great resource for your property search in the valley.

# Shelly Battensby



**DIFFERENT** 

ETTER

# \$465,000 \$465,000

#### **820 Beaven Crescent**

VALEMOUNT

**VALEMOUNT** 

Come on in and say "Ahhh". This one-level, three-bedroom home exudes comfort and welcome throughout. With a custom kitchen and open concept living, you'll love where you live. On 0.69 acres in town, this home also features a covered deck with hot-tub, detached garage, and a garden pavilion.





1123 8th Avenue



PRICE DROP!



Stop the bus! You need to check this one out! Four-bedroom, two bathroom, updated and modern, this bungalow is everything you are looking for. The rooms are bright and well proportioned, and the yard gives you room to run around. This is a motivated seller. Quick possession is available.

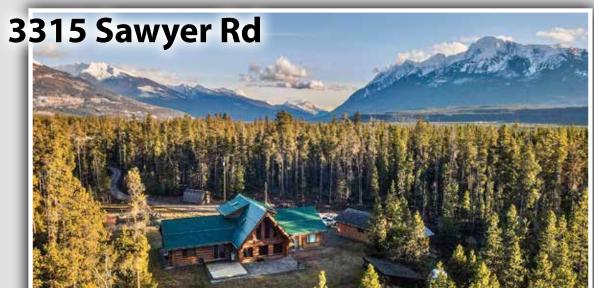


2022 **100%** CLUB AWARD



CELL: 250-566-1086 OFFICE: 250-645-5055







Stunning 4 bdrm /3 bath custom built log home on over 5 acres of private land. This gorgeous home boasts a brand new metal roof, new custom kitchen, massive bright living room with vaulted ceilings. Private master suite with ensuite, walk in closet and your very own deck. Bonus

"Mother in Law Suite" with private entrance equipped with a mini kitchen and currently rented. Huge deck, firepit, picnic area and dbl garage completes this incredible home! By appointment only.



