



2017: GVGS Busy as the Beavers

Recap of the past year: What your donations have done –

- In the first few months of the year we were continuing **negotiations with the CRD** over the size and cost of the section they wanted to purchase for the regional trail link. It was finalized at \$500,000 for 25 acres.
- **Subdivision**

In the next stage we began to fulfill the requirements of the **subdivision** process needed to create the 25 acres lot for the CRD, as well as a 10-acre lot along Millstream Road. This piece of property will remain with GVGS, and can be sold to bring in additional revenue if required. Any buyer will have to be aligned with the vision and goals to that of the Sanctuary.

 1. Certification of ground water quantity and quality
Well test by Cullen Water Systems, Inc + Lowen Hydrogeology Consulting, Ltd
 2. Onsite systems (reserve septic field) standards requirements
Vancouver Island Health Authority + J.E. Anderson
 3. Fire Safety requirements
Driveway widening to allow fire truck turn around: Wagner & Sons, Don Mann Excavating
Tree trimming around house and along driveway: Custom Falling Tree Service Ltd
Dry Hydrant site preparation and bonding
 4. Wildland/Urban Interface Fire Hazard Assessment: Strathcona Forestry Consulting
- **Management Plan for the Mary Lake Nature Sanctuary**

In the Spring we also developed a 40-page Management Plan for the Mary Lake Nature Sanctuary which has gone thru six revisions as we gather more information thru research and project partners. You can read the latest version [HERE](#)
- **Invasive Species Removal & Site Cleanup:** (see pics below)
 - a) We had a **Spring Broom Bash and Site Cleanup** with amazing GVGS Volunteers that was focused around the east end of the lake near the fish pond.

b) In Nov. the **Greater Victoria Green Team** did incredible work removing the invasive Himalayan Blackberry from the earthen dam located near the fish pond. It is important to keep the earthen Dams free of woody stemmed plants to protect their integrity.

- **Research for Species at Risk**

Habitat Acquisition Trust a very supportive partner began sending biologists to the property this summer to begin assessments and make recommendations regarding species at risk and their habitats. This important info will be used for grant writing, establishing covenants and sensitive habitat areas

- **Exterior House Upgrades (see pics below)**

This summer Tim Bosenkool our resident caretaker power washed the walkway and patio areas as well as helped Koi Neah prep the rock garden bed for planting perennial herbs.

Electricians from **Canstar Electric** repaired the wiring for the outdoor walkway floodlights and replaced the units with light activated fixtures and installed energy-saving LED bulbs.

The pump house got a thorough cleaning and the UV system replaced by **Cullen Water Systems Inc**

- **Interior House Upgrades (see pics below)**

In the spring we replaced the 50-year-old stove in the kitchen thanks to the Habitat for Humanity's Restore in Langford. We also replaced the out of order dishwasher.

Late summer the large upstairs den area had the carpet removed, walls, ceiling and floor painted, and new track lighting fixtures installed. The upstairs bedroom and annex had carpets removed, walls painted and new carpet installed. Painting was done by a group of volunteers from **Sooke Yoga and Wellness**.

This fall the main floor was updated with removal of the carpets, vinyl wallpaper, popcorn ceilings and the wall between the sunroom and main room with the help of board members, volunteers, our caretaker Tim and contractor Pat Megson of **Tranquility Homes**.

New laminate and vinyl plank flooring was installed, lighting fixtures were updated, walls, ceilings and trim painted.

The #1 bathroom on the main floor was also updated and adapted to be a barrier-free washroom with new pedestal sink.

- **Events and Walks**

In the past year we held 12 monthly Nature of Spirit Walks with a total of 246 attendees plus several special group walks for numerous hiking clubs.

In April we held a Guardians of Mary Lake event with guest speakers the inspiring words of Elizabeth May, Alistair MacGregor, Tom Sampson, Mayor Ken Williams, Mayor Lisa Helps, Jill Robinson, Marnie Essery, Frances Litman, Edith Bricknell and David Screech. There inspiring and encouraging speeches can be heard on our website. <http://www.marylakeconnections.ca/voices-of-support.html>

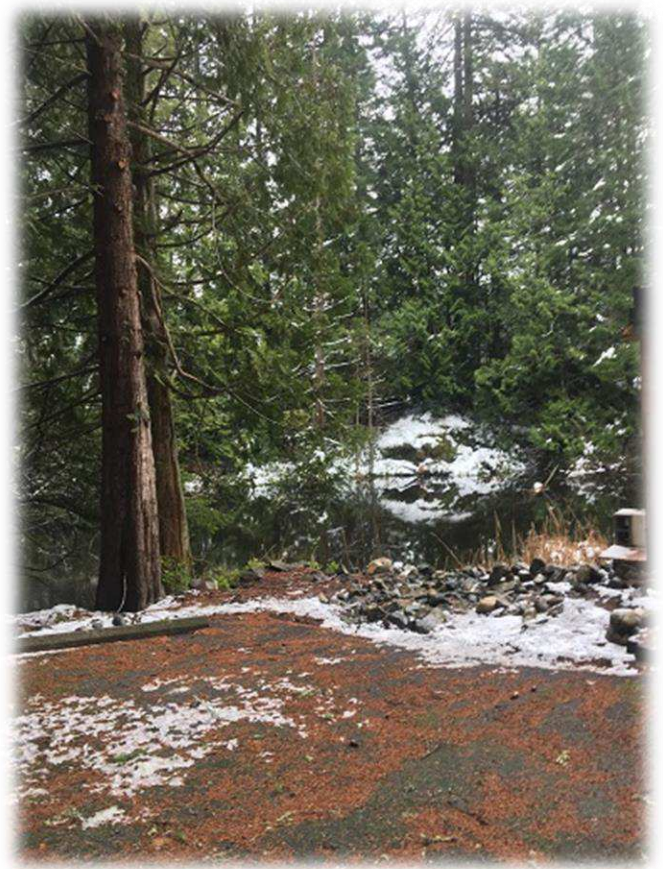
Subdivision Preparations

Preparing Site of Future Dry Hydrant Removal of derelict trailer by Raven Towing

Before



After



During



**Required driveway widening
to allow fire truck turn around**

Work done by Wagner and Sons
and Don Mann Excavating



**Trees Trimmed near
Nature House for Fire Safety**

Invasive Species Removal

Broom Bash and Site Cleanup in April

Before



Broom near east lake

After



Broom free with new stage

Invasive Blackberry Removal on Dam in Nov.

Before



During



Greater Victoria Green Team Volunteers

New Perennial Herb Garden



Updates to House

Main Room

Before



During Renos



After



Updates to House

Main Floor Meeting Room

Before



After



Updates to House

Kitchen

Before



After



Updates to House

Bathroom #2 Main Floor

Before



After



Bathroom #1 Main Floor



Updated walls, ceilings and floor and new pedestal sink and raised toilet installed to make a barrier free washroom.

Inspiring Guardian of Mary Lake Event in April



Caledonia Pipe Band



A hardy crowd braved the cold to hear the inspiring words of Elizabeth May, Alistair MacGregor, Tom Sampson, Mayor Ken Williams, Mayor Lisa Helps, Jill Robinson, Marnie Essery, Frances Litman, Edith Bricknell and David Screech

<http://ocv.ca/celebrating-the-protection-of-mary-lake-in-the-highlands/>