

SPRING 2026

BROADMEAD & AREA COMMUNITY

NEWSLETTER



**Rithet's Bog Park:
conserving a
diverse wetland**

**Property restrictions
in Broadmead**

Choosing the right heat pump

BC Transit changes

Broadmead Area Community Newsletter:

WRITERS NEEDED!

We are always looking for ideas for articles of interest to the Broadmead area community and for people to write these articles. Do you have any ideas you would like to share? An interesting neighbour about whom an article could be written? A particularly architecturally interesting house (there are many in our community!) with inside and outside pictures? A little-known park or natural feature in our community? Let us know (email us: PresidentBARA@gmail.com). And... if you'd like to get more involved in our community, consider joining our publications committee, which works to put out the newsletter twice a year.



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PRESIDENT'S MESSAGE

Doug Baer

I have just a few brief things to mention in this issue.

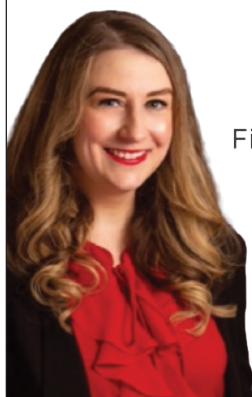
First, I want to add my voice to those thanking our soon-to-retire Mayor, Dean Murdock, for his tireless service to the community both as mayor and, in previous years, as a member of Council. I wish him well in his future endeavours

The October municipal election will likely occur before the fall issue of this newsletter is released, so I will announce now that we are working on an all candidates' meeting. Time and location (likely Claremont Secondary School) will be announced on our website and through an email to BARA members.

Finally, I would like to make a plea for volunteers to step forward to help us in our work. We have openings on our Board (meets monthly) and on various committees. Contact me at PresidentBARA@gmail.com for more information.

BARA Annual General Meeting
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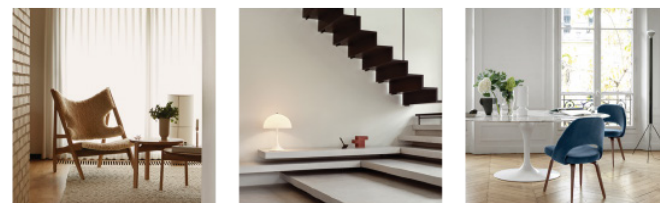
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RITHET'S BOG PARK:

PARTNERING TO MAINTAIN A DIVERSE WETLAND IN SAANICH

By Stephanie Maasick, Senior Biodiversity Planner, Saanich Parks.

Rithet's Bog Park is an important natural area in Saanich and plays a vital role in local biodiversity and stormwater management. As a conservation park, it supports sensitive wetland ecosystems, wildlife habitat, and species at risk, while also helping manage stormwater by filtering water and reducing flood risk in the Colquitz River watershed. However, the bog is under increasing pressure from climate change and invasive species, with longer, drier summers heightening concerns about water levels.

The District of Saanich is taking action, working alongside community and government partners to improve our understanding of the park's hydrology and ecosystem health and to help guide future restoration and management decisions. To strengthen coordination and share information, Saanich staff brought key stakeholders together in December 2025. The meeting created an opportunity to connect, discuss ongoing work, share data, and local knowledge to support informed planning in Rithet's Bog Park.

To help inform a hydrology study and restoration planning, monitoring efforts (supported by the Province of British Columbia, Rithet's Bog Conservation Society (RBCS), Broadmead Area Residents' Association, and Saanich) are underway to collect groundwater, surface water, and precipitation data. A district-wide stormwater and surface water model is also under development to support integrated watershed management planning for the Colquitz River watershed. The model will help guide future assessments of the existing weir, water levels, and potential restoration efforts.

Provincial wetland biologists and geospatial information staff in collaboration with Saanich staff are working to assess the extent of current vegetation and update wetland ecosystem mapping. Understanding the condition of wetland ecosystems, how they are changing over time, and how climate change may affect them will support more informed decision-making to protect the bog's sensitive habitats and biodiversity.

In January 2026, the District of Saanich was awarded \$10,000 from Environment and Climate Change Canada Priority Places funding, implemented through the BC Ministry of Water, Land and Resource Stewardship. The funding will support the development of a wetland stewardship plan for federally listed species at risk, including Vancouver Island beggarticks and northern red-legged frogs in Chatterton Marsh within Rithet's Bog Park. The plan will identify threats, recommend restoration and threat-abatement actions to support the species at risk. The funding will also support the initial implementation of the plan by Saanich Parks in collaboration with Pulling Together and RBCS volunteers.

RBCS and Pulling Together volunteers, along with support from Saanich Parks, have been instrumental in the management of invasive species and biodiversity protection at Rithet's Bog. Meanwhile, Saanich continues to maintain the weir, first installed in 2002 in partnership with Ducks Unlimited Canada, RBCS, and Fisheries and Oceans Canada, to regulate water levels. Saanich conducts routine inspections, including removing debris, stop-

log replacements, and leak mitigation using sandbags. The inspections will continue this spring and summer to determine what short-term fixes may be needed.

The work underway in Rithet's Bog Park will help guide future restoration and plans. By working collaboratively, Saanich is committed to maintaining Rithet's Bog as a biodiverse and valued community resource for years to come. Columbia, Rithet's Bog Conservation Society (RBCS), Broadmead Area Residents' Association, and Saanich) are underway to collect groundwater, surface water, and precipitation data. A district-wide stormwater and surface water model is also under development to support integrated watershed management planning for the Colquitz River watershed. The model will help guide future assessments of the existing weir, water levels, and potential restoration efforts.



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WATER MANAGEMENT AT RITHET'S BOG CONSERVATION PARK

- BARA Green Spaces Committee

Water management has been, and continues to be, a determining factor in the wetland habitats at Rithet's. There has been very little active water management at Rithet's since the Ducks Unlimited restoration in 2002 when the willows in what is now the Chatterton marsh were removed, the upper stretch of the central ditch was plugged, and a weir was installed in the southwest corner to re-establish the water table to support wetland habitat.

Observations:

- No wetlands without water. Of particular concern is the summer water table. As the summers get longer and drier, the summer water table gets lower and lower, and the wetlands get smaller and smaller. Systems that historically would stay inundated late into the summer and sometimes into the fall have been going dry as early as June.
- There is a strong correlation between the water height at the weir and water heights in the wetland systems. If we are going to maintain inundation into the summer in our wetland systems, we will need to retain water at the weir. If we don't retain water at the weir the wetlands drain prior to going into longer drier summers.
- The weir does not retain water. In 2022 the weir completely failed. Subsequent repairs have not made the weir able to effectively retain water.
- In 2025 a debris dam in front of the weir did retain water. The debris dam formed after the Chatterton ditch was trenched in 2023, destabilizing sediment that deposited in front of the weir. The water retention in 2025 is the most effective Rithet's has had in many years and resulted in noticeable changes: Pacific chorus frogs which had been conspicuously absent returned, the die-back of salal in the central area abated with some recovery, positive changes in the wetland vegetative communities, and increased beaver activity in the Chatterton marsh.

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The work underway in Rithet's Bog Park will help guide future restoration and plans. By working collaboratively, Saanich is committed to maintaining Rithet's Bog as a biodiverse and valued community resource for years to come.

Water management has been framed as being very complicated. This described complexity creates the perception that water management requires so much planning that it can't be addressed. There are a range of actions that could improve wetland conditions. Many of these actions could be implemented now and include:

- Resuming conservation management committee meetings including original management group partners with Saanich departments having authority for water management as well as conservation.
- Beginning blocking agricultural ditches.
- Beginning systematic removal of willows in wetland systems.
- Building up the height along the lower part of the perimeter trail in the southern willow swamp (~25 metre stretch) to accommodate trail access with higher water tables.
- Encouraging beaver population.
- Modifying the weir to retain water and increase capacity.
- Replacing the weir with a modernized structure with additional capacity and functionality.

The history of water management since 2002 has been one of passive neglect. This approach has not resulted in positive outcomes for the wetland systems at Rithet's, but perhaps this is changing. In 2025, because of the debris dam, this passive approach to water management is now starting to have positive results.

Currently the debris dam is holding up to the winter rain events and is intact. If the debris dam is left alone, we will likely retain water going into this summer and we could have another ecologically supportive season in 2026.

DEAN MURDOCH
Mayor of Saanich



You may have read that I will not be running for re-election this October. As many of you know, my wife, Rachel, has been undergoing breast cancer treatment. I'm grateful to share that she has come through the hardest part of that journey and there is no remaining cancer, though that journey is not yet over.

That diagnosis came like a bolt from the blue and delivered a message you don't forget: life is precious, and time is not promised. Public service is demanding, and being Mayor is more demanding still—it reaches into every part of life, often at the expense of family. For me, it's time to rebalance. I will find a new way to serve our community while honouring a commitment to family.

Being Mayor of Saanich has been the honour of my life. I love this community, and I'm proud of what we've done together. Even when I'm no longer the captain, I'll always cheer for Team Saanich.

As we enter the final months of this term, I've been reflecting on the important work we've completed to make Saanich stronger, healthier, more equitable, and more sustainable for everyone. I'm proudest of Council's decision to prioritize and streamline approvals for affordable non-market housing so we can build truly affordable rental homes in Saanich. This policy shift is already translating into hundreds of new homes, with more projects in the pipeline—giving more people a real chance to settle in our community who otherwise wouldn't be able to afford a place of their own. Creating housing that works for people at a range of incomes is one of the most important responsibilities we carry as a local government, and I'm encouraged by the progress we're making together.

This term has also offered some unforgettable community moments that remind me why public service matters. In June 2025, I had the rare opportunity to stand on the pool deck at Saanich Commonwealth Place as Summer McIntosh set one of her many world records—an incredible moment for sport, for Canada, and for everyone who takes pride in what our local facilities help make possible.

In June 2024, I was equally thrilled to open the Rutledge splashpad and, yes, run through the water features with students from Coverdale School—pure joy, and a great reminder that small investments can make a big difference in everyday community life. I've also valued the chance to visit District of Saanich crews at job sites, learn more about their work, and thank them directly for their professionalism and service. Their dedication is a big part of what keeps our community safe, welcoming, and well cared for.

Looking ahead, before the end of this term I'm especially excited about breaking ground on the Nellie McClung redevelopment project. This important new build will deliver a brand-new library facility alongside 210 affordable rental units—bringing housing, learning, and community connection together on one site. It's exactly the kind of practical, people-focused work we need to keep Saanich inclusive, resilient, and a great place to call home.

Finally, I want to say thank you to the people of Saanich for the extraordinary gift of being your Mayor. I will carry that honour with me for the rest of my life.

UPDATE: 4401 CHATTERTON DEVELOPMENT PROPOSAL

As noted in the Fall 2025 issue of this newsletter, the developer proposed to build 4 residential buildings each to a height of 6 stories. This particular development was to be located on what planners called a "hub". The existing Official Community Plan permits residential development to a maximum of 6 stories.

Saanich Council debated the somewhat controversial Quadra McKenzie Plan (QMP), which includes the idea of establishing a "hub" at the Quadra/Chatterton intersection and which called for higher building densities along Quadra. The QMP would amend the Official Community Plan. While the QMP has not been approved, Saanich Council has instructed planning staff to submit revisions which would limit development on Quadra north of Tuxedo (southern end) to a maximum of 4 stories. This would effectively kill the 4401 Chatterton proposal as was submitted, since the likelihood of Saanich Council approving a zoning variance after approving a plan calling for a 4-story maximum is very low.

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**Meet your neighbour...
Robyn Walle**

Broadmead has been home to my family for over 40 years, and now, to my husband and our young sons.

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BC TRANSIT KILLS DIRECT SERVICE FROM BROADMEAD TO VGH AND THE WEST SHORE

This January, BC Transit quietly made some route changes which effectively eliminated the ability of Broadmead residents to easily take transit to Victoria General Hospital, the Juan de Fuca centre and the west shore (Langford). The community association was not consulted on these changes.

#39 Bus no longer goes west of Camosun Interurban

The major change which took place saw the #39 bus terminated at Camosun Interurban rather than travelling right through to the west shore. To make a trip to the west shore, bus users must now transfer onto a #38 bus which only goes as far east as the Royal Oak Exchange. This transfer can take place at the Royal Oak Exchange or at Camosun Interurban. BC Transit recommends transferring at Interurban. The lack of frequency for the #38 bus is consistent with the frequencies of the #39 bus in the previous schedule: in that schedule, many #39 buses terminated at Camosun, but some went through to the west shore. These "through" buses only ran every hour (every half hour weekday rush hours).

Low patronage

The few individuals who once may have used or thought of using the bus to get from Broadmead to Victoria General or points west have probably reverted to using their cars long ago unless they have no other transportation option. Over a decade ago, the #39 bus went along Wilkinson Road and provided a faster service

to VGH, but it did not have a lot of patrons. The shift in the route to run along Markham and include Camosun Interurban made a lot of sense, with large numbers of Camosun students, staff and faculty using the service to get from Gordon Head, Sunnymead, Broadmead, Royal Oak and even UVic to the college. But the consequence for the small number of VGH- or west shore-destined users was an added 5-10 minutes (or longer) when it comes to trip times. At times, too, the "through" bus was scheduled to run just before a "Camosun only" bus, with the first bus often filling up and passing up patrons, leaving those with more westerly destinations arriving 30 or more minutes late to work unless they were to rush back to their homes and jump in an available family car (we have heard stories about this happening, especially on Wednesdays). The more recent BC Transit Victoria schedules seem to have fixed this problem, though – at least up until January of this year.

Traffic Jams Gummed Up the Schedule

One of the problems with a "through" bus routing all the way from UVic to the west shore is that traffic jams are common during rush hours along Helmcken, leading to a difficulty in maintaining any reasonable schedule along the #39 route. Splitting the route into 2 different routes helps to solve this problem. But, again, there is a price to be paid for the small handful of potential Broadmead patrons who may have wished to travel to and from work at points west.

Poor Scheduling Makes it Much Worse

Ideally, a bus connection should be about 5-10 minutes. Any shorter than 5 minutes and there's a risk that the incoming bus will arrive late and the connection will be missed. Longer than 10 minutes and bus patrons are left out in the cold (and, sometimes, the rain) too long. Unfortunately, BC Transit seems not to have considered the possibility that a few people might wish to make the connection between the #38 and the #39 bus.

Mornings are the worst: the #39 bus arriving at Royal Oak at 6:25am does have a decent, 5 minute connection. But for anyone wanting to travel later, the next 3 connections involve waits of 39, 24 and 18 minutes. In two of these cases, if the #39 bus had only arrived a few minutes earlier (2 and 4 minutes), there would be a connection rather than a long wait. A 7:45 #39 bus arrival has a decent 5 minute connection, but this bus only runs when Camosun is in session (about half the year); otherwise, the 7:59 bus arrival entails a 26 minute wait or the 7:32 arrival has an 18 minute wait. Early evenings on the return trip, things are a bit better, mostly due to the higher frequency of the #39 bus, but there are still connections that could run as long as 31 minutes when a #39 bus only running while Camosun is in session is not running.

What BARA Has Done

BARA has written to BC Transit expressing a concern over the poor connection scheduling. It must recognize, however, that even with the connection problem fixed, the addition of a transfer wait to trips will lead to a further diminution in the use of transit. With the current system and the current schedule, our advice, sadly is, "you will probably need to purchase a car."

Is there another Approach Possible? How About Transit On Demand?

In five communities across BC (the only one on the island is in Port Alberni), BC transit is running "transit on demand" services, mostly to experiment with this way of delivering public transit to low density areas. If applied to Broadmead, one would phone BC transit to book a ride, then either be picked up at a pre-arranged time or walk to a particular street corner location. The on-demand service would then deliver patrons to some single location such as the Royal Oak Exchange and likewise pick up patrons returning home from this location.

The Cordova Bay Association for Community Affairs has been advocating for an on-demand service in its community, given the poor bus service there. The #32 bus to Cordova Bay only runs hourly (every 40 minutes two times in each peak weekday period) and the #35 bus only runs hourly (except when school is in session) on weekdays. This scheduling may sound familiar to Broadmead residents not living along or close to Royal Oak Drive: the #6A bus only runs hourly (every 40 minutes during weekday peak periods). Unlike Cordova Bay, Broadmead has large numbers of residents, including those in some denser townhouse properties, whose walk to the nearest bus line exceeds 1km. (the "service standard" is supposed to be 400m).

BARA has asked BC Transit to consider providing on-demand service to Broadmead, suggesting that the service area could include Cordova Bay and Falaise, thus enhancing the likely viability of the service. If implemented, this might make transit a viable option for Broadmead residents needing to get to VGH or the west shore.



MEET YOUR NEIGHBOURS: THE CROSS FAMILY

by Nancy Ball

The Cross Family — Andrew, Tasha, Hannah & Paxton

"It feels less like a commute and more like a nature walk."

Broadmead has welcomed many wonderful families over the years, and among its newest residents are Andrew, Tasha, Hannah, and Paxton, who moved to the neighbourhood in Spring 2025. Although they have been here less than a year, their appreciation for community, nature, and connection has already made Broadmead feel like home.

The family relocated from Kelowna, BC. Andrew originally grew up in Calgary, Alberta, while Tasha was raised in Regina, Saskatchewan. Hannah and Paxton were both born in Kelowna, so their move to Vancouver Island marked an exciting new chapter for everyone. Like many families who choose Broadmead, they were drawn not just to a house, but to a lifestyle centred on safety, independence, and belonging.

Andrew works in construction and enjoys sports and home renovation projects. Tasha works in healthcare and has a passion for gardening — something she's especially excited to continue in Broadmead, where mature landscaping and natural surroundings provide endless inspiration. Hannah enjoys swimming, while Paxton keeps busy with sports and piano. It's an active household grounded in family and fresh air.

For Andrew and Tasha, the decision to move here was intentional. They value independence and the ability for children to safely explore their surroundings. Being within walking distance of the water feels "magical," they share — something they deeply cherish.

One of their most memorable experiences so far has been walking the children to catch the school bus each morning. Crossing bridges over streams, passing under towering trees, and hearing birds overhead has transformed a simple routine into something special. It feels less like a commute and more like a nature walk.

As someone who grew up here, I understand exactly what they mean. I walked these same winding streets to school, and that independence mattered greatly to my parents when they moved our family here from Calgary many years ago. Those daily walks shaped my childhood in ways I still carry with me.

Even now, the rock walls throughout Broadmead stir a sense of nostalgia. They are more than landscaping — they are part of the neighbourhood's character and history, reminding me of friendships formed on sidewalks and bikes resting against stone walls.



Andrew and I both appreciate how the homes here are unique and thoughtfully built within nature rather than imposed upon it. Large lots, wide streets, and linear parks create a distinctive park-like atmosphere that feels preserved and intentional.

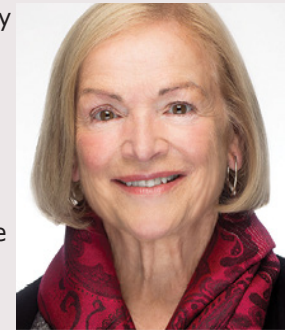
Community has also stood out. Within 30 minutes of arriving at their new home, neighbours stopped by to introduce themselves. For the Cross family — and for those of us who grew up here — Broadmead is more than a neighbourhood. It is a place where childhood unfolds naturally and everyday moments become lifelong memories.

SUSAN BRICE

Saanich Councillor

Greetings Broadmead Neighbours

After a balmy winter it is wonderful to see the gardens of Broadmead come into magnificence as Broadmead residents take such care with their properties. Community pride is alive and well in Broadmead.



At the writing of this column, Saanich Council is preparing the Annual Budget. As always it's a challenge to achieve that balance in maintaining and improving basic infrastructure and programs while respecting our tax payers ability to pay for those services. Recently the increase in water rates and also CRD water discussions regarding the need to prepare for future growth have been topics many residents stop to talk to me about. At the CRD we determined that future development should pay a major portion of future infrastructure costs.

An update on Fowler Park...while this park is just outside Broadmead boundary it is enjoyed by many of this area. You will see this park if you walk toward Cordova Bay on the Lochside Trail. It has been undergoing an improvement process which is now seeing final grading for pickleball and tennis courts. Following landscaping, pathways and furniture installation over spring and summer this will be available for you to enjoy!

Recently Mayor Murdock advised Council that for personal reasons he has decided not to seek re-election in the fall. As a member of Council who has worked with him throughout his municipal service I want to acknowledge his devotion to community and inclusive leadership. I am sure the community of Broadmead thanks the Mayor and wishes him and his family all the best.

LANA POPHAM

MLA Saanich South

I don't know about you, but I could definitely use some good news. This might not be egg-sactly what you are expecting but I think you will be impressed!

If you like eggs as much as I do, you will be happy to know that egg production in our province is on a major uptick!

This is positive and such a relief, especially since we have seen some very difficult times for our BC farmers over the past 5 years. Weather events, disease pressures and general supply chain issues have made a difficult job even more difficult.

Our Egg farmers, over the past 3 years, have seen 1/3 of their provincial layer flock decimated by Avian Influenza. This has caused financial hardship, strain on mental health and uncertainty about the future.

But instead of letting all of this get them down, our BC Egg producers are doubling down! We are seeing Egg farmers investing heavily in local production—and it's paying off.

Across British Columbia, egg farmers are making major investments to modernize barns, expand capacity, and strengthen our local food supply. And the scale of that work that has been undertaken is nothing short of remarkable.

In just the past 13 months, 17% of B.C.'s total egg production capacity has been built or upgraded—a pace that exceeds half of all construction done in the previous five years combined.

That includes 54 new barns and major renovations, which have added room for over 900,000 additional hens. These projects represent a \$100 million investment in modern, efficient infrastructure that supports both animal welfare and long-term sustainability.

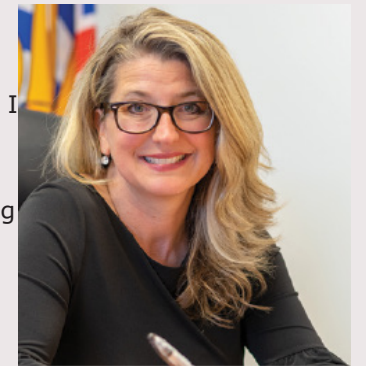
BC is considered a leader in Canada when it comes to cage free egg production and is moving the dial as the industry grows and renews.

And the momentum continues. Another 18 new builds and 18 renovations are in the pipeline, expected to bring capacity for an additional 450,000 hens.

Thanks to this steady reinvestment, 71% of egg barns in B.C. are now less than 12 years old, making this one of the most modern farm sectors in our province.

Our BC egg farmers haven't stepped back, they have leaned in. They're rebuilding, reinvesting, and showing once again that B.C. agriculture is defined by resilience, innovation, and deep commitment to feeding our communities.

At the end of the day, this is about farmers who care about their animals, their land, their neighbours, and our Province. Their work keeps fresh, BC eggs on the table for families across British Columbia, and I couldn't be prouder to stand with them as Minister of Agriculture and Food.



PROPERTY USE RESTRICTIONS IN BROADMEAD

When Broadmead Farms Ltd. built out the Broadmead neighbourhood, it did so with a set of overall design principles in mind. As it sold off land to contractors, each of which built groups of houses or townhouses, it created Statutory Building Schemes (SBS), with property use restrictions that are sometimes referred to as "covenants." The actual requirements were listed in a Schedule of Restrictions listed as part of the property deed in each property in each SBS. Properties in Broadmead retain these property restrictions today.

Harmony with Nature and the Environment

An important design aesthetic for Broadmead was the idea of "harmony with nature and the environment". Care was taken to retain as many trees as possible (contrast this with Sunnymead, which was virtually treeless when first built). There was a requirement that only "approved" building materials could be used and Broadmead Farms Ltd. retained an office to enforce the rules and provide approvals for new construction plans, which were carefully scrutinized for consistency with the overall community vision. Generally, roofing materials were specified as cedar shakes. Also, paint schemes were reviewed to ensure that they employed subdued colours which would blend in with the natural landscape as opposed to acting as sharp breaks from the surrounding vegetation. Bright colours – flashy oranges, deep reds, etc. – were disallowed. While each home was architecturally unique, all housing units were consistent with the overall vision for the community.

There are over 70 SBS's in Broadmead. Almost all properties are in an SBS. The nearby Donwood/ Faithwood/ Praisewood area was not part of the original Broadmead Farms project, but the developers in this area imposed Statutory Building Schemes very similar to those found in Broadmead itself (this, among other reasons, is why BARA is called the Broadmead Area Residents' Association as opposed to just the Broadmead Residents' Association).

Most Restrictions are Still Applicable, but a Few are Not

The first clause in most Schedules of Restrictions is the clause used by Broadmead Farms to compel builders to seek approval for any building plans, including landscaping plans. It is the clause that was used to impose restrictions of building materials, paint colour, roofing materials, etc. Since Broadmead Farms Ltd. can no longer legally act as an approval agency (it no longer owns property in the SBS's), this clause is probably unenforceable. If so, homeowners do not need to seek permission just to change paint colours or fix their roof with materials more durable and easier to obtain than cedar shakes. Nonetheless, BARA would encourage residents to adhere to the general principles when they perform renovations or construct additions.

In one case – restrictions on the removal of trees – the municipality has effectively taken over the task of protecting (most) larger trees with its Tree Bylaw. Residents must now obtain permission from the municipality to remove trees, and this permission is not routinely granted for many types of trees.

Who Enforces the SBS Restrictions?

Today, SBS restrictions are enforced by property owners themselves. The basic legal principle is that anyone in the same SBS can compel a neighbour to obey the rules by applying to the courts for an enforcement order, assuming the restriction in question is legally valid. Conversely, though, someone in a different SBS has no such rights. BARA keeps a set of records identifying which property is in which SBS and can provide information to residents wanting to know who they share an SBS with.



What are the Main Rules?

While each of the over 70 SBS's has its own potentially different set of rules, there are rules which are more or less common across many if not most (and in a few cases, all) of the SBS's. These are as follows:

1. No farm animals (e.g., poultry)
2. With single detached home lots, "single family use", with no more than one dwelling per lot. (Largely interpreted to imply that "in-law suites" are acceptable)
3. Lots may not be subdivided
4. No signs or advertising allowed (except for approved real estate signs)
5. No clotheslines except for "umbrella type"
6. No storage of trailers, campers, motor homes or motorcycles except in garages. Most neighbours would not object to parking for a day or two to load/unload – this would not violate community norms.
7. No commercial enterprises (with exceptions for single-person professional practices without additional employees in some SBS's and exceptions for child daycare operations in a small number of SBS's).
8. No accumulation of unsightly garbage, waste or garden refuse.

What is BARA's Role?

BARA does not have any legal status with respect to the SBS's. It cannot enforce rules and it cannot grant exceptions. BARA's role is largely one of providing information to residents. More recently, BARA's Covenant Committee has decided that it will send "information letters" to property owners who appear to be violating a Schedule of Restrictions if it receives a complaint from neighbours. These letters are intended solely to let residents know what the rules are; we have found in the past that property owners violating Schedules of Restrictions were simply unaware of the restrictions on their own property. BARA does not undertake legal action against violators. BARA's Covenant Committee tries to keep up with legal developments that might have an impact on the covenants. It has learned, for example, that while Bill 44 may allow the municipality to grant approvals for multiple-unit housing on formerly single-family lots, this new law does not "trump" the covenants (the province could, in theory, pass legislation to do so, but it has not to date). We also follow recent Supreme Court of B.C. cases that might be relevant. It must, however, be stressed that we are not lawyers and thus cannot provide formal legal advice.

UPDATE: BIKE LANES ALONG CHATTERTON

In the Spring 2025 issue of this newsletter, we reported on the planned bike lane project for Chatterton Way. At the time, the BARA Board had a concern that this proposed bike lane would remain unconnected – and hence not very useful – to any other cycling infrastructure getting cyclists to points further south (see our article for more details).

BARA's Board approached Saanich Engineering with the "connectivity" concern, arguing that providing a cycle lane in the very short section of Quadra between Chatterton and Dieppe would provide a connection to the Douglas bikeway which extends all the way to Saanich Municipal Hall, where it connects to the Lochside/Galloping Goose trails. Sadly, Capital Bike declined to support us in this lobbying effort. It is not as if they opposed the project, but they told us that they needed to establish a relationship of "trust and understanding" with Saanich Engineering first and they felt that asking for specific things at that time would get in the way of doing so. They referred to "asks" such as ours as "shiny objects" which would get in the way of their larger mission.

We were delighted, then, to hear that Saanich Engineering now proposes to make the connection that we sought and wish to thank the department for its willingness to include community association feedback in its planning.

In March, Saanich Council supported a move to make a big 25% cut in Active Transportation funding in Saanich in a close 5-4 vote, with Councillors Brownoff, Brice, Chambers, Westhaver and Harper voting in favour of the cut. Nonetheless, construction on the Chatterton bike lanes is expected to commence later this year.

HEAT PUMP HINTS, TRICKS AND “GOTCHA’S”

by Doug Baer

We have had heat pumps in our house since 2001, across 3 different generations of technology, starting with a one-room system to our present two-system all-major-rooms-covered configuration. Here are some things we have learned.

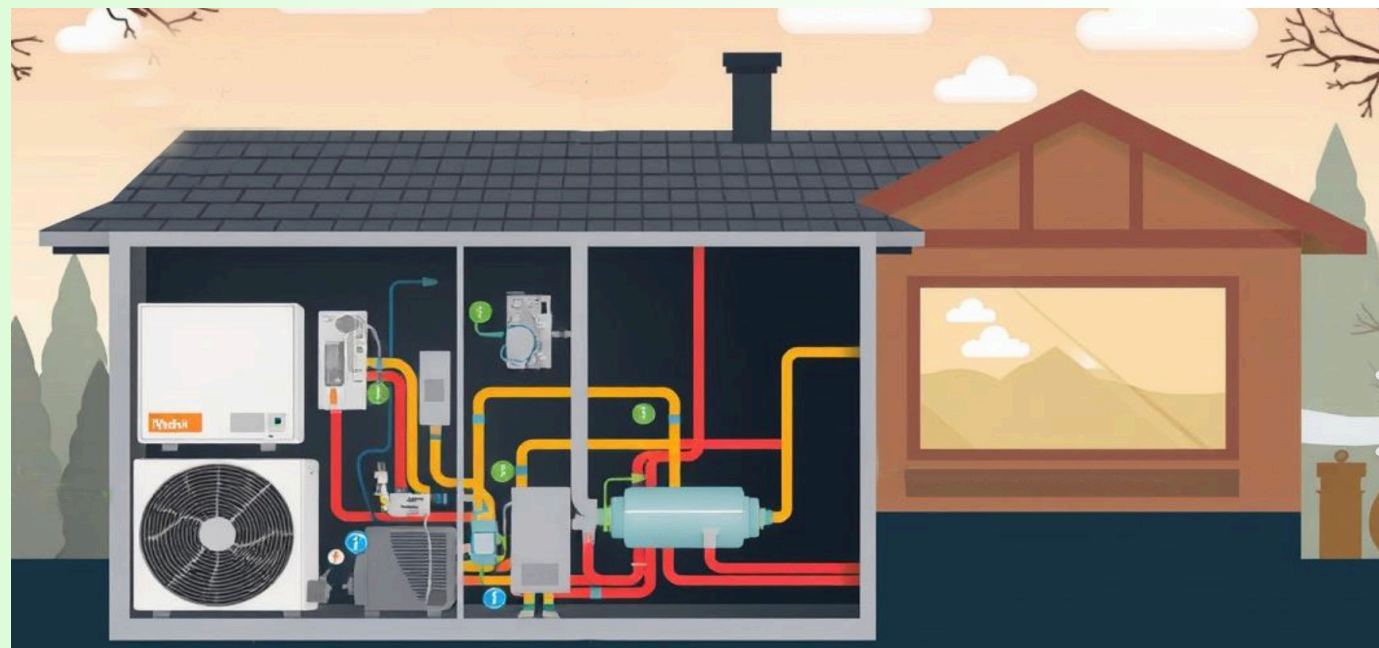
Isn't gas cheaper? As of last summer, the cost to generate the equivalent of 1kW of heat from a baseboard heater with a heat pump system rated at HSPF 10 was around 3.9 cents. The cost of gas would be around 4.47 cents, assuming a high efficiency furnace. Over the past decade, sometimes gas has been cheaper and sometimes electricity using heat pumps has been cheaper, but they have been fairly close. Ductless heat pump systems yield a slightly (~10-15%) better comparison because there is no heat loss through the ducts and you can leave rooms unheated (or with temperature setbacks) until needed.

The HVAC contractor's cost estimate isn't the end of it. No HVAC contractor that we know of will include “remediation” in its cost estimate. The installation will leave holes in your walls and perhaps ceilings and floors, and these need to be repaired. Many HVAC contractors won't even recommend a particular company or skilled tradesperson to do the work. It's a good idea to line someone up and get a quote in advance.

If using a ductwork system, think about vent location. Retrofitting ductwork (very destructive: you will probably lose large portions of a number of closets) or fitting a new system to older ductwork can often leave you with air supply and air return vents all on the floor. This is fine for heating, but not so great for air cooling in the summer. Try, if at all possible, to get a supply or return vent up at eye level on the wall, especially on the second floor of a 2-story house.

A “cold weather” system does make sense in Victoria. If a “regular” heat pump system operates down to -15C (the coldest ever recorded temperature in Victoria), why pay \$2-4,000 more for a “cold weather” system in Victoria? Aside from the fact that these systems are more likely to attract grants, they operate at full efficiency down to -25C. In contrast, “regular” systems lose heating capacity as the temperature gets lower, especially when it gets below 0C. We have two systems. Our older system is rated at 36,000 BTU but only cranks out 27,000 BTU at 0C and, worse, 22,000 BTU at -10C (on rare cold winter days when we need it the most). Our newer system, a 36,000 BTU cold-weather system, produces more heat at -10C than a 48,000 BTU regular system does at that temperature. (If making comparisons, try to get the contractors who are providing estimates to provide you with the tables or charts showing heat output at different temperatures).

Try to exceed wiring spec requirements. Your HVAC contractor tells you that you need a 30 amp line for your heat pump and either provides an electrician as part of the quote or tells you that you will need to find one yourself. Try, if at all possible, to get a 40-amp line pulled instead. In 15-25 years when you need to replace the system, this could come in handy (our newer system needed 40 not 30 amps so we had to re-do the wiring and then fix the holes).



Consider keeping old baseboard heaters. In some cases, you will need to remove at least some of your old baseboard heaters because your electrical panel does not have the capacity to both keep them and add a new heat pump system or systems. But if you can at all keep the old baseboard heaters, they can provide a backup in case of the (somewhat unlikely) failure of your heat pump system. They will also provide auxiliary heat during very cold days in the event that your HVAC contractor has under-estimated the heating requirements for your rooms (this happened to us before we upgraded one of our systems to a “cold weather” system).

Annual maintenance charges can be exorbitant. There is a huge variation in what contractors charge for annual maintenance, which is required to maintain warranty coverage. We were used to paying \$250-300/year for 2 systems (7 indoor “heads”), but when we replaced one of these systems to improve performance and to add another room, we were shocked when the contractor wanted \$456 for one system (or \$908 if we wanted it to cover both of our systems). We have since switched to a different company for maintenance. When getting a quote for a new system, ask them to let you know how much they charge for annual maintenance (which typically takes 60 to 90 minutes for a technician). There are even some owners who have cut back annual maintenance to every 2nd or 3rd year, giving up on a warranty which only covers parts not labour. If considering this, make sure to clean indoor filters at least monthly, keep the outdoor unit clear of leaves and obstructions, and get instructions on how to use a garden hose on the outdoor unit twice a year; also, it is good idea to pay for maintenance for the first year or two to correct any installation glitches (we had one with our newer system, with diagnostics and fixes paid for by the installing company a year later).

Do I save money with a temperature “setback” at night? The quick answer to this question is “yes, typically around 10-15% in cold weather.” Some HVAC contractors will tell you that you will not save money. It is possible that these people do not understand that the amount of heat that needs to be generated is a linear function of outdoor square footage (a constant), the R-value of exposed surfaces (a constant) and the temperature gradient between indoors and outdoors. Probably the real reason for this “set it at one temperature and forget it” advice is that it generates fewer “my house is too cold!” complaints. Most systems (including almost all ductless systems) do not have smart or even semi-smart thermostats. If you set the temperature to 20C starting at 7am, the system only starts to move to 20C at 7am. It might take 1-2 hours to reach 20C. A semi-smart thermometer – almost all wall thermometers now available at hardware stores do this but heat pump remote controls do not – will anticipate what is needed for the temperature to reach 20C at 7pm, based on the past few days (a super-smart system would have an outdoor temperature sensor to further refine this). With heat pumps – especially ductless ones – you need to make the estimation yourself, for example, setting the temperature to 20C at 5:45 am to ensure that it reaches that temperature by 7am when you wake up. In general, the colder the outdoor temperature, the sooner you will want to move to the desired temperature. So you'll need to make adjustments in settings throughout the year. Doing temperature setbacks may be more bother than it is worth for some people. But you will save a bit of money and your efforts are good for the environment.

Be careful when it comes to promised grants.

HVAC contractors do not always correctly identify which grants you may be eligible for and which grants you may not be eligible for. This can lead to nasty surprises. In the past, for example, ductless systems had to have “heads” on two levels (unless in a one-story house) to qualify. And all grants that we have known about require the equipment to be certified as “Energy Star”. Also, check the grant deadlines and verify that funding is still available when the installation will actually be completed (sometimes, grant programs run out of money before an originally-announced deadline). Nor does it threaten such action.

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



Level of difficulty: Easy

Sudoku puzzles are provided by www.sudokuoftheday.com – visit them and get a new Sudoku every day!

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

Level of difficulty: Medium



UPDATE: CELL PHONE RECEPTION IN BROADMEAD

The Problem Affects All Providers

We solicited input from residents on the quality of cell service and received over 50 emails, mostly from residents who were extremely dissatisfied with the quality of cell phone service (if, indeed, one can even call something “service” when most calls are dropped, “welcome to the USA” messages appear alongside roaming charges and most incoming calls cannot get thrown to voicemail). Many of those who emailed us reported that they were only able to use their cell phones on “WiFi calling”, which means they use their home Internet connection as opposed to a cell tower to make calls. A few said that they felt that they needed to maintain a landline in addition to their mobile line, something which they would not do with adequate cell phone service.

While WiFi calling is an option available to most users (an exception: Public Mobile, which does not offer WiFi calling as part of its plans), there is usually some setup work required (customer support can usually help). But this is not always satisfactory. In some homes, the home WiFi system does not reach distant rooms or garden areas. Cell phones will not work when out for a walk in the neighbourhood. And phone availability during power outages can be limited (though some phone modems have backup batteries good for a few hours).

We received complaints regarding all three service providers with cell towers in the Victoria area (Telus, Rogers, Freedom). Bell (including its Virgin brand) uses Telus infrastructure, as does the Telus Koodo brand. Fido is a Rogers subsidiary. Freedom has its own network, supplemented for those with the “Nationwide” option by the ability to use cell towers from other providers (in Broadmead, this does not appear to help). More complaints were received for Telus than for Rogers (many more if we include complaints for Koodo and/or Bell), which is surprising given the fact that some cell phone tower maps show a Telus tower somewhere near Lochside Drive and Royal Oak Avenue whereas no such “within Broadmead” tower exists for either Rogers or Freedom. Perhaps there is a non-functional cell antenna, or a planned antenna that never got activated.

By far, the most complaints came from the Lochside/Scottswood area (with many of these from Telus or Koodo subscribers). The Amblewood/Kentwood area and the Rithetwood area each involved a lot of complaints as well.

All cell providers have towers close to the Pat Bay Highway. For this reason, we expected fewer complaints from residents in areas such as Maltwood, Dalewood, Royal Oak Avenue and Chatterton. We did not receive emails from any of these areas.

All of the service providers claim to include the entirety of Broadmead in their coverage maps. Telus claims to provide not only service, but 5G service. So does Rogers (which claims “5G+” service to for about half of Broadmead and “5G” service for the rest). The Freedom map claims the entirety of Broadmead in its “subscription area” but is ambiguous as to whether this is 5G or 4G/LTE coverage (some icons suggest it might only be 4G, with 5G service available on the other side of the Pat Bay Highway).

What Are BARA’s next steps?

BARA intends to contact all cell providers with its concerns about poor cell coverage in the community and will report back on the responses it receives.

BARA has also contacted the Canadian Radio-Television and Telecommunications Commission inquiring about the availability of a formal complaint process. As one might expect from a government bureaucracy not known for helping much in the protection of consumer rights, this agency has told us they would not accept a collective complaint from BARA but would expect each customer to complain separately, only after contacting the cell provider and not being able to resolve any issue. We believe that the way forward is for BARA to construct a form letter which can be used, perhaps one for each cell provider, after BARA has received its response from the carriers (and let everyone know details). We will also consider writing federal politicians. Finally, on the matter of “false advertising,” there may be other avenues, which we will explore.



Broadmead Area Residents' Association
Annual General Meeting

Tuesday, May 5, 2026 7:00 pm
Lochside Elementary School
 1145 Royal Oak Drive

Memberships/renewals available at the door.

The short meeting will be followed by a panel presentation/discussion:

The Future of the Rithet's Bog Conservation Area.

Panelists: *Stephanie Maasik, Senior Biodiversity Planner, Saanich Parks ; Larry Statland, Lead Steward, Saanich Pulling Together (Rithet's Bog); Katrina Adams, Senior Acquatic Biologist, Peninsula Streams and Shorelines*

Save the Date!

BARA Community Day
Sunday, August 30, 11am-2pm
At the Broadmead Village

Join us for:

- Live Music
- Refreshments
- Games
- Children's activities
- Face painting
- Family fun
- And more!
- Information displays from local non-profit organizations

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MEMBERSHIP APPLICATION FORM

DATE: _____ One Year (\$20) Two Years (\$35) Three Years (\$45)

NAME: _____

A member of your family who resides in your home may be added to your membership (insert additional name above)

ADDRESS: _____

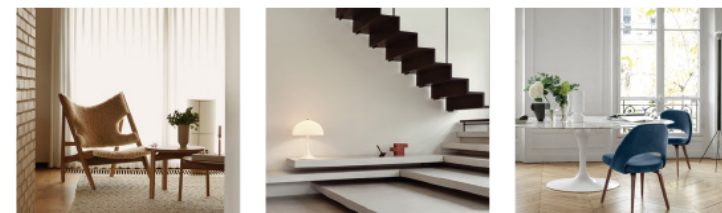
EMAIL: _____ PHONE: (____) _____

MAIL A CHEQUE TO: Broadmead Area Residents' Association, PO Box 53527, RPO Broadmead, Victoria, BC V8X 5K2

OR

PAY ONLINE: <https://broadmead.ca/members/>

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BEAVERS IN RITHET'S BOG



This past Fall, beavers were active along the perimeter trail in Rithet's Bog Conservation Park. Just upstream of the weir in the Southwest corner of the conservation area, several small cottonwood trees were felled. Also, there was initial gnawing on two much larger trees. These trees were wrapped with chicken wire to discourage further gnawing. After the fencing was placed around the trees, beaver activity at this spot ceased. Observing beaver sign trailside was exciting, but it is not the first-time it has been seen in the conservation park.

We first noticed beaver sign three winters ago. Harvested willow branches and food caches

had been placed along the eastern edge of the Chatterton marsh. Fresh activity was observed only during the winter and the beaver(s) appeared to be transient. This past year, beaver sign was observed into the summer - possibly in response to the successful 2025 water retention which helped to maintain inundation in Rithet's wetland systems.

