

January 15, 2014

Mr. Jeffrey Moore
Provincial Approving Officer
Ministry of Transportation and Infrastructure
Suite 310 - 1500 Woolridge Street
Coquitlam, BC V3K 0B8
via email: Jeffrey.Moore@gov.bc.ca

Clint Monson, C.E.T.
Area Manager, Development Tech
Ministry of Transportation and Infrastructure
6953 Alberni Street, Powell River, BC V8A 2B8
Via email: Clint.Monson@gov.bc.ca

RE: Proposed Subdivision of PID: 015-9359876, DL 1375, New Westminster Group 1, Savary Island
File # 201-05875

Dear Mr. Moore and Mr. Monson:

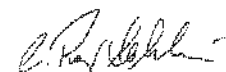
Unfortunately our efforts to find an acceptable alternative arrangement for subdivision of the property under the preliminary layout approval (PLA) granted by your office on January 30, 2012 have not been completed in a timely manner to meet the one-year extension that has been granted to January 30, 2014. Extended discussions with our co-owner impacted our ability to undertake additional environmental analyses and improvements in seasonally appropriate time periods.

We continue to work toward implementation, but respectfully request an extension of the PLA to January 30, 2015 in order to both finalize the arrangements and provide maximum flexibility in meeting environmental review and road improvement conditions in a manner that is least disruptive to island residents and visitors.

Thank you for your consideration. You may reach me at

s22

Sincerely,



C. Roger Sahlin

s22

Cc: Greg Umbach, Blake Cassels

via email: GREG.UMBACH@blakes.com

Derkson, Debra TRAN:EX

From: Monson, Clint TRAN:EX
Sent: January-08-13 9:37 AM
To: 'Greg Umbach (greg.umbach@blakes.com)'
Cc: 'Chris Sahlir s22'; 'Laura Roddan'; 'Jason Gow'; Aikman, Jennie S
ENV:EX; 'Glover, Dan [SC]'; 'Marian Adair (madair@naturetrust.bc.ca)'; 'Ross Vennesland
(Ross.Vennesland@pc.gc.ca)'; Lake, Cynthia FLNR:EX; Moore, Jeffrey TRAN:EX; Schimpf,
Graeme TRAN:EX
Subject: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)
Attachments: 2012 01-30 - PLA (Revised Schedules) - 2010-05875.pdf

Hi Greg,

Your request has been reviewed. You may consider this email as confirmation that a one (1) year extension of your client's Preliminary Layout Approval is granted. This extension will expire on January 30th 2014.

Thank you,

Clint Monson, C.E.T.

Area Manager, Development Tech
BC Ministry of Transportation and Infrastructure (MoT)
6953 Alberni Street, Powell River, BC V8A 2B8

Office: (604) 485-3610

Mobile: s17





**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: 7739
eDAS File #: 2010-05875
Date: ~~Jan/23/2012~~

Revised Schedule A and Schedule B - Jan/30/2012

Nature Trust of British Columbia, Attn:
Christopher Sahlin;
c/o Attn: Christopher Sahlin
Rodger, GerryAnne, Carl, Christopher, and
Sigrid Sahlin

s22

Attention: Rodger, GerryAnne, Carl, Christopher, and Sigrid Sahlin

**Re: Proposed Subdivision of
PID 015-935-876, DL 1375, New Westminster Group 1, Savary Island Road**

Your proposal for a 4 lot Conventional subdivision has received preliminary layout approval, subject to the following condition(s):

1. The applicant shall comply with the following road requirements in accordance with Section 75 of the Land Title Act and as noted on the attached 'Schedule A':
 - a) A 70 meter wide road dedication shall be provided to allow for public access to Duck Bay.
 - b) A parking area large enough to accommodate three vehicles shall be provided on the north side of Vancouver Boulevard. A barrier to traffic shall be place on the south side of Vancouver Boulevard to ensure the vehicles do not park on the dunes.
 - c) Vancouver Boulevard shall be maintained on the existing alignment. A 20 meter wide road right-of-way for Vancouver Boulevard shall be shown on the plan and the improvements to the S-curve right-of-way as shown on the preliminary plan shall be included. Where Vancouver Boulevard runs parallel to the dunes (near the east property line of the proposed Lot 2) the south edge of the right-of-way shall be placed at the back side of the dunes with a 3.0 meter offset from the south edge of the existing road.
 - d) Vancouver Boulevard shall be widened to accommodate two-way traffic. The Powell River Regional District requires that a development permit be

Local District Address
Powell River Area Office 6953 Alberni Street Powell River, British Columbia V8A 2B8 Canada Phone: (604) 485-3610 Fax: (604) 485-3611

obtained for any road improvements and that a qualified professional be hired to evaluate the environmental impact of the existing road alignment and to recommend road construction standards. The final design and standards proposed must be accepted by the Designated Highways Official prior to construction.

2. Additionally, as Vancouver Boulevard is being maintained in the existing alignment, the applicant shall comply with the following requirements with respect to Savary Island Road;
 - a) The intersection of the proposed Savary Island Road with Vancouver Boulevard shall be redesigned to a 90 degree angle. The intersection may need to move west to avoid the existing wells. Use of Savary Island Road can be restricted to emergency vehicles, bicycles and pedestrians as proposed.
 - b) The location of the old growth cedars on the proposed Lot 3 shall be confirmed by survey and the road alignment adjusted to avoid this area.
 - c) The road design drawings, including the proposed road cross-section and any intended barriers to limit vehicular traffic to emergency vehicles only, must be submitted for acceptance by the Ministry prior to construction.
 - d) Record drawings of the road must be provided to the Ministry prior to the final subdivision plans being submitted. As noted in above, the Powell River Regional District requires a development permit for the road construction.
3. The trails highlighted on the attached 'Schedule B' shall be protected by a 6.0 meter wide statutory right-of-way pursuant to Section 218 of the Land Title Act. At the foreshore, the right-of-way shall be expanded to create an area 20.0 meters wide.

The Powell River Regional District requires that a development permit be completed for the trail system and may require that additional trails to those identified on the map be included as part of the trail system. Any additional trails identified during the development permit process must also be covered by a statutory right-of-way. A copy of the development permit shall be submitted to this office.

The Minister of Transportation and Infrastructure and the Powell River Regional District shall be included as parties and all documents and plans necessary to implement the statutory rights-of-way must accompany the final subdivision plans.

4. A covenant pursuant to Section 219 of the Land Title Act shall be registered on the property to implement the setback requirements from the top of slope and natural boundary identified by Golder. A Reference Plan must be prepared showing the north and south setback areas and a copy of the Reference Plan must be included in the covenant document. The covenant shall contain the following restrictions:
 - a) No buildings or structures shall be constructed within the covenant areas.
 - b) Removal of existing vegetation from the covenant areas is prohibited.

The Minister of Transportation and Infrastructure shall be included as a party to the covenant and the document must accompany the final subdivision plans.

5. A covenant pursuant to Section 219 of the Land Title Act shall be registered on the property to restrict land use and density as follows:
 - a) The land shall be used for residential, home occupation and conservation purposes only.
 - b) Construction of buildings on the property is limited to a maximum density of one single family dwelling per 2 hectares.

The Minister of Transportation and Infrastructure and the Powell River Regional District shall be included as parties to the covenant and the document must accompany the final plans.

6. The property is affected by the Recovery Strategy for the Contorted-Pod Evening-Primrose prepared by Parks Canada. The applicant shall work with Parks Canada and the Ministry of Environment to implement the recovery strategy and ensure compliance with the Species at Risk Act. Written confirmation from these agencies that this issue has been addressed to their satisfaction must accompany the final plans.
7. Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there are sites identified as Borden Numbers DISe-11, DISe-12, DISe-40, DISe-46, DISe-47 and DISe-48 on or near the proposed development. The Archaeology Branch has indicated that the archaeological impact assessment completed by Golder & Associates Ltd. in 1999 focused on the shoreline and that additional review of the property will be required as road and trail construction is proposed.

Therefore, the Provincial Approving Officer requires that as a condition of PLA, the applicant hire a qualified archaeologist to determine the need for an updated archaeological impact assessment of the subject property. The purpose of the archaeological impact assessment would be to accurately identify the location(s) of the known archaeological site(s), to record any additional sites that may be present, and to recommend any action that may be needed to manage archaeological values in conflict with future development. This might include the placement of covenants to ensure that such sites are not disturbed without proper authorization from the Archaeology Branch.

If the archaeologist determines that an archaeological impact assessment is not required, the archaeologist must forward a written statement to this office and copy to the Archaeology Branch containing the reasons for eliminating this requirement.

If an archaeological impact assessment is required, you should be aware that applications for Heritage Conservation Act permits take in the order of 6 weeks to process. This includes allowance for a 30 day comment period from local First Nation(s). Processing time can be shortened accordingly if, at the time of application, supporting letter(s) are received from local First Nations.

Information on archaeological consultants may be obtained by calling the B.C. Association of Professional Archaeologists at 250 656-4972 or by checking their

web site (<http://www.bcapca.bc.ca>). Archaeological consultants are also listed in the Yellow Pages.

8. Final plans to be prepared by a BCLS and shall be identified with this file number **2010-05875** directly below signature block for approving officer.
9. All relevant documentation, covenants, final plans, fees, TX55 form and written confirmations shall be submitted in one package to this office.

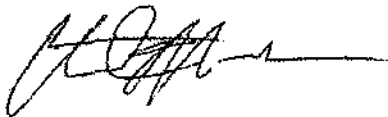
The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Mylar and 5 prints) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$50.00 plus \$100.00 per lot created by the plan (for a Total of \$450.00). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Clint Monson at (604) 485-3610.

Please quote file number 2010-05875 when contacting this office.

Yours truly,



Clint Monson
Area Manager / Development Technician

Attachments

- Schedule A
- Schedule B

Derkson, Debra TRAN:EX

From: Moore, Jeffrey TRAN:EX
Sent: January-07-13 8:48 AM
To: Monson, Clint TRAN:EX
Subject: RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

I have no concerns with a one year extension. I have approved the eDAS file.

If you need anything else, let me know.

Jeffrey Moore, ASCT
Provincial Approving Officer
BC Ministry of Transportation and Infrastructure
Lower Mainland District

Address: #200 - 1065 Columbia Street, New Westminster, BC V3M 6H7
Telephone: (604) 660-8304
Facsimile: (604) 660-8371

From: Monson, Clint TRAN:EX
Sent: Thursday, January 3, 2013 11:14 AM
To: Moore, Jeffrey TRAN:EX
Cc: Schimpf, Graeme TRAN:EX
Subject: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Jeff,

Do you have any objection to granting an extension to the Sahlin family? (file is also uploaded to eDAS)

Clint Monson, C.E.T.
Area Manager, Development Tech
BC Ministry of Transportation and Infrastructure (MoT)
6953 Alberni Street, Powell River, BC V8A 2B8
Office: (604) 485-3610
Mobile: s17



Derkson, Debra TRAN:EX

From: UMBACH, GREG <GREG.UMBACH@blakes.com>
Sent: October-18-13 6:55 PM
To: Monson, Clint TRAN:EX
Subject: RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Thanks for the response. We will put together the request with the details you suggest and send that to you soon.

Regards,

Greg Umbach
Partner
greg.umbach@blakes.com
Dir: 604-631-3378

From: Monson, Clint TRAN:EX [<mailto:Clint.Monson@gov.bc.ca>]
Sent: Wednesday, October 16, 2013 9:19 AM
To: UMBACH, GREG
Subject: RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Greg,

Please provide an update outlining the progress to date and the rational as to why an extension should be granted. Please include a date that you (the applicants) expect the PLA requirements to be completed by.

Thanks,

Clint Monson, C.E.T.
Area Manager, Development Tech
BC Ministry of Transportation and Infrastructure (MoT)
6953 Alberni Street, Powell River, BC V8A 2B8
Office: (604) 485-3610
Mobile: s17



From: UMBACH, GREG [<mailto:GREG.UMBACH@blakes.com>]
Sent: Tuesday, October 15, 2013 3:48 PM
To: Monson, Clint TRAN:EX
Subject: RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Clint: You may recall the PLA for Savary Island was given an extension to January 30, 2014. I have been asked to inquire if there is any ability for the Ministry to grant a further extension to the PLA? If there is, would you let me know on what conditions it is possible?

Thank you.

Greg Umbach
Partner
greg.umbach@blakes.com
Dir: 604-631-3378



Blake, Cassels & Graydon LLP

595 Burrard Street, Suite 2600, Vancouver BC V7X 1L3

Tel: 604-631-3300 Fax: 604-631-3309

blakes.com | [Twitter](#)

Blake, Cassels & Graydon LLP | Barristers & Solicitors | Patent & Trade-mark Agents

This email communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return email and delete this communication and any copy immediately. Thank you.

L'information paraissant dans ce message électronique est CONFIDENTIELLE. Si ce message vous est parvenu par erreur, veuillez immédiatement m'en aviser par téléphone ou par courriel et en détruire toute copie. Merci.

From: Monson, Clint TRAN:EX [<mailto:Clint.Monson@gov.bc.ca>]

Sent: Tuesday, January 08, 2013 9:37 AM

To: UMBACH, GREG

Cc: 'Chris Sahlin' s22; 'Laura Roddan'; 'Jason Gow'; Aikman, Jennie S ENV:EX; 'Glover, Dan [SC]'; 'Marian Adair (madair@naturetrust.bc.ca)'; 'Ross Vennesland (Ross.Vennesland@pc.gc.ca)'; Lake, Cynthia FLNR:EX; Moore, Jeffrey TRAN:EX; Schimpf, Graeme TRAN:EX

Subject: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Greg,

Your request has been reviewed. You may consider this email as confirmation that a one (1) year extension of your client's Preliminary Layout Approval is granted. This extension will expire on January 30th 2014.

Thank you,

Clint Monson, C.E.T.

Area Manager, Development Tech

BC Ministry of Transportation and Infrastructure (MoT)

6953 Alberni Street, Powell River, BC V8A 2B8

Office: (604) 485-3610

Mobile: s17



Derkson, Debra TRAN:EX

From: Monson, Clint TRAN:EX
Sent: January-15-14 3:54 PM
To: Moore, Jeffrey TRAN:EX
Subject: RE: Draft letter to Moore 1-15-14

Would you like me to touch base with all referral agencies in one email?

Clint Monson, C.E.T.

Area Manager, Development Tech

BC Ministry of Transportation and Infrastructure (MoT)

6953 Alberni Street, Powell River, BC V8A 2B8

Office: (604) 485-3610

Mobile: s17



From: Moore, Jeffrey TRAN:EX
Sent: Wednesday, January 15, 2014 11:10 AM
To: Monson, Clint TRAN:EX
Subject: FW: Draft letter to Moore 1-15-14

Good morning Clint,

I can't remember if we contacted the PRRD before the last extension went out. If not, we should touch base with them to see if anything has changed from their side before we allow another extension.

Thanks.

Jeffrey Moore, ASCT

Provincial Approving Officer

BC Ministry of Transportation and Infrastructure
Lower Mainland District

Address: 310 – 1500 Woolridge Street, Coquitlam, BC V3K 0B8

Telephone: (604) 527-2233

Facsimile: (604) 527-2222

From: wayne@rimlandpacific.co [<mailto:wayne@rimlandpacific.co>]
Sent: Wednesday, January 15, 2014 6:56 AM
To: Moore, Jeffrey TRAN:EX; Monson, Clint TRAN:EX
Cc: Roger Sahlin; GREG.UMBACH@blakes.com
Subject: Draft letter to Moore 1-15-14

Good morning Gentlemen...

Attached please find a letter that Roger Sahlin asked I forward to you regarding the PLA on Savary Island.

Best regards,

Wayne

Wayne Schwandt
Managing Director
Rimland Pacific, Inc.
965 Grand Boulevard
Bellingham, Washington 98229
cell: 360.739.0091
fax: 360.925.3040
email: wayne@rimlandpacific.co

