

**From:** Lee, James TRAN:EX  
**To:** Hein, Liisa TRAN:EX  
**Subject:** FW: Savary January Vehicle count  
**Date:** Wednesday, April 15, 2015 7:27:00 AM

---

Liisa,  
Estimated AADT on Savary is approximately 108 vehicles.  
The volume is highly seasonal where it peaks during the summer months.  
Please see below emails chains for AADT estimates.  
Thank you,

---

**JAMES LEE**

Engineer in Training  
(p) 604.527.3111

---

**From:** Cross, Graeme D TRAN:EX  
**Sent:** Tuesday, April 14, 2015 5:01 PM  
**To:** Lee, James TRAN:EX  
**Cc:** Deogan, Karamjeet S TRAN:EX  
**Subject:** RE: Savary January Vehicle count  
You can send your estimate to Liisa. Thank you James.  
Graeme

---

**From:** Lee, James TRAN:EX  
**Sent:** Tuesday, April 14, 2015 3:56 PM  
**To:** Cross, Graeme D TRAN:EX  
**Cc:** Deogan, Karamjeet S TRAN:EX  
**Subject:** RE: Savary January Vehicle count  
Graeme,

Based on the short-count information following were achieved,

Short Count		Factored AADT Est.		
Year	Month	Consistent	Seasonal	Highly Seasonal
2014	August	266	199	161
	September	72	64	60
	October/November	58	62	70
	December	36	43	53

The volume on this road seemed to be highly seasonal as can be seen above. Taking yet another average of the short count factored AADT yields approximately AADT of 108.

---

**JAMES LEE**

Engineer in Training  
(p) 604.527.3111

---

**From:** Cross, Graeme D TRAN:EX  
**Sent:** Friday, April 10, 2015 5:21 PM  
**To:** Lee, James TRAN:EX  
**Cc:** Deogan, Karamjeet S TRAN:EX  
**Subject:** FW: Savary January Vehicle count  
James. I'd like you to make an estimate of the AADT from these counts and have this ready before the April 22 meeting. Send out earlier of course if done before.  
Consider using the 2012 factors spreadsheet from the following folder:  
<\\\\Level\\S3068\\SCR\\Traffic Elec\\Traffic Engineering Resources\\Traffic Volumes>  
Thank you.

Graeme

---

**From:** Ludwar, Kenedee TRAN:EX  
**Sent:** Wednesday, February 11, 2015 3:25 PM  
**To:** Cross, Graeme D TRAN:EX  
**Cc:** Hein, Liisa TRAN:EX  
**Subject:** FW: Savary January Vehicle count

Hi Graeme – Can you review this request and see if we have enough data to make an reasonable estimate of the AADT.

Kenedee Ludwar, P.Eng.  
Manager, Traffic Engineering and Highway Design  
Tel (604) 527-2255  
310 – 1500 Woolridge Street  
Coquitlam, BC, V3K 0B8

---

**From:** Hein, Liisa TRAN:EX  
**Sent:** Wednesday, February 4, 2015 1:24 PM  
**To:** Schimpf, Graeme TRAN:EX; Ludwar, Kenedee TRAN:EX  
**Subject:** FW: Savary January Vehicle count

Hi guys. Naasir was going to take the lead on this traffic review on Savary Island because it developed s.22 I am wondering if this may be a good exercise for a co-op student? - Liisa

---

**From:** Monson, Clint TRAN:EX  
**Sent:** Wednesday, February 4, 2015 12:51 PM  
**To:** Malik, Naasir TRAN:EX; Schimpf, Graeme TRAN:EX  
**Cc:** Hein, Liisa TRAN:EX  
**Subject:** RE: Savary January Vehicle count

Here's all the vehicle counts I have (attached).

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: (604) 483-1189



---

**From:** Malik, Naasir TRAN:EX  
**Sent:** Wednesday, February 4, 2015 12:19 PM  
**To:** Schimpf, Graeme TRAN:EX  
**Cc:** Monson, Clint TRAN:EX; Hein, Liisa TRAN:EX  
**Subject:** RE: Savary January Vehicle count

I have not seen 8 months data. Just two months. Did regional district give any value for AADT as well ?

Regards,

**Naasir Malik, P.Eng., M.Eng**

District Engineer  
Lower Mainland District  
Ministry of Transportation and Infrastructure BC  
P: 604-527-2235 ; s.17

---

**From:** Schimpf, Graeme TRAN:EX  
**Sent:** Wednesday, February 4, 2015 12:17 PM  
**To:** Malik, Naasir TRAN:EX  
**Cc:** Monson, Clint TRAN:EX; Hein, Liisa TRAN:EX

**Subject:** Re: Savary January Vehicle count

We have about 8 months of data. Were you not included? Was hoping with 8months we could get a sense of where we sit.

Graeme Schimpf

Operations Manager

Lower Mainland District - North Shore, Howe Sound, Sunshine Coast

Sent from my iPhone

On Feb 4, 2015, at 12:11 PM, "Malik, Naasir TRAN:EX" <[Naasir.Malik@gov.bc.ca](mailto:Naasir.Malik@gov.bc.ca)> wrote:

Hey Graeme, I have looked at the data provided. It is not enough so far to come up with AADT value with this data. Actually regional district was supposed to provide us AADT.

Data provided in two months is AM and PM Peak peaks and peak hour factor. But Dec, Jan, Feb data is not representative of entire year and cannot be considered average

Please see my previous email attached with this email from July 30, 2014.

I will leave it with Liisa for additional/future comments.

Regards,

**Naasir Malik, P.Eng.,M.Eng**

District Engineer

Lower Mainland District

Ministry of Transportation and Infrastructure BC

P: 604-527-2235 ; s.17

---

**From:** Schimpf, Graeme TRAN:EX

**Sent:** Tuesday, February 3, 2015 3:30 PM

**To:** Malik, Naasir TRAN:EX; Hein, Liisa TRAN:EX

**Cc:** Monson, Clint TRAN:EX

**Subject:** FW: Savary January Vehicle count

Liisa/Naasir – for our review. I'd like to see a summary of the data and what our AADT is since the counts started.

Graeme Schimpf

Operations Manager – North Shore, Howe Sound & Sunshine Coast

Ministry of Transportation and Infrastructure

Lower Mainland District

Suite 310 - 1500 Woolridge Street

Coquitlam, BC V3K 0B8

604-527-2236

---

**From:** Ryan Thoms [<mailto:emergcoord@powellriverrd.bc.ca>]

**Sent:** Tuesday, February 3, 2015 3:24 PM

**To:** Schimpf, Graeme TRAN:EX

**Cc:** Bhatti, Ashok TRAN:EX; Monson, Clint TRAN:EX; s.22

Bryan Miles

s.22 Gareth Jones ; Dan Orlando; Al Radke; Brabazon, Patrick

**Subject:** Savary January Vehicle count

Hello Graeme

Attached is the most recent traffic count for January 2015. The counter was installed on Vancouver Blvd east of the propane depot just prior to 1500 hrs, January 14<sup>th</sup>. It

stayed there until January 18<sup>th</sup> when it was moved to Savary Island Lane at Indian Point – it was operational at that location at 1500 hrs on that same day. The traffic counter remained at this location until it was moved Thursday, January 22 from Indian Point to Malaspina Promenade just west of the wharf at the bottom of the hill and was operational at this location at 1600 hrs. It remained there until it was taken out of service at 1800 hrs on February 2<sup>nd</sup>.

regards

**Ryan Thoms**  
**Manager of Emergency Services**

CALL US WE ARE YOUR LOCAL GOVERNMENT

Powell River Regional District

#202 – 4675 Marine Avenue

Powell River, BC V8A 2L2

T. 604.485.2260

C. 604.414.4553

F. 604.485.2216

[www.powellriverrd.bc.ca](http://www.powellriverrd.bc.ca)

Save a tree. Do not print this e-mail unless it is really necessary.

*The information herein is confidential and may contain privileged information. It is intended solely for the person or entity to whom it is addressed.*

*Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited.*

*If you believe this message was not intended for you, please notify the sender and delete or destroy all digital and printed copies.*

**Derkson, Debra TRAN:EX**

---

**From:** Monson, Clint TRAN:EX  
**Sent:** Wednesday, April 1, 2015 10:15 AM  
**To:** 'wayne@rimlandpacific.co'  
**Cc:** 'Chris Sahlin s.22'; '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; Braun, Michael TRAN:EX; 'Roger Sahlin'; 'Greg Umbach (greg.umbach@blakes.com)'  
**Subject:** RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Wayne,

Your request has been reviewed and approved. You may consider this email as confirmation that a one (1) year extension of your client's Preliminary Layout Approval (PLA) is granted. This extension will expire on January 30th 2016.

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: (604) 483-1189



---

**From:** Monson, Clint TRAN:EX  
**Sent:** Friday, February 28, 2014 2:07 PM  
**To:** 'wayne@rimlandpacific.co'  
**Cc:** 'Chris Sahlin s.22'; '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; Braun, Michael TRAN:EX; 'Roger Sahlin'; 'Greg Umbach (greg.umbach@blakes.com)'  
**Subject:** RE: 2010-05875 - Chris Sahlin - 4 Lot Vancouver Blvd (Savary)

Hi Wayne,

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 (PLA) is granted. This extension will expire on January 30th 2015.

Be advised that any further PLA extension requests may involve a more extensive review as to why fulfillment of PLA conditions could not be completed within three (3) years time.

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: (604) 483-1189



**From:** Monson, Clint TRAN:EX  
**Sent:** Tuesday, January 8, 2013 9:37 AM  
**To:** 'Greg Umbach ([greg.umbach@blakes.com](mailto:greg.umbach@blakes.com))'  
**Cc:** 'Chris Sahlin s.22'; 'Laura Roddan'; 'Jason Gow'; Aikman, Jennie S ENV:EX; 'Glover, Dan [SC]'; 'Marian Adair ([madair@naturetrust.bc.ca](mailto:madair@naturetrust.bc.ca))'; 'Ross Vennesland ([Ross.Vennesland@pc.gc.ca](mailto: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 30<sup>th</sup> 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: (604) 483-1189



**Derkson, Debra TRAN:EX**

---

**From:** Moore, Jeffrey TRAN:EX  
**Sent:** Wednesday, February 18, 2015 9:49 AM  
**To:** 'Marian Adair'  
**Cc:** Monson, Clint TRAN:EX  
**Subject:** RE: DL 1375 Savary Island

Good morning Marian,

I have been in contact with Roger Sahlin's agent, Wayne Schwandt, and he will be sending a copy of the extension request letter to you.

With respect to the review of the request, the referral agencies were contacted early last year to see if they had any updates or changes in legislation or bylaws that would require amendments or changes to the PLA. No changes were requested. As the comments received are fairly recent and the PLA requirements include registering covenants and getting written confirmation from the agencies that their comments have been addressed prior to the submission of the final plan, resending the application to them again is not needed at this time.

I would like to point out that the preliminary review of a subdivision is an administrative process not prescribed within legislation. Subdivision proponents can submit a final plan at any time for consideration under the *Land Title Act*. Preliminary applications typically continue while the applicant is working on satisfying the PLA conditions and are usually only closed at the request of the applicant. Financial considerations, construction windows, investigative works, design and construction of works, etc. can all affect the time taken to complete the PLA requirements.

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:** Marian Adair [<mailto:madair@naturetrust.bc.ca>]  
**Sent:** Tuesday, February 17, 2015 9:31 AM  
**To:** Moore, Jeffrey TRAN:EX  
**Subject:** DL 1375 Savary Island

Jeff,

I hear from Liz Webster from e-mail correspondence with you that the Sahlins have made yet another request for an extension to satisfy the PLA conditions of their subdivision application of DL 1375 on Savary Island and that their reason(s) for the extension seem reasonable.

I had left several phone messages with Clint Monson, but he has not responded to my voice mail messages about whether a request for extension of the PLA had been received.

The Nature Trust of British Columbia who are the 50% undivided interest owners of this property and part and partial of the subdivision by court decision under the *Partition of Property Act* have received no information/copy of a request to date as we have had in previous years.

Please send us a copy of the PLA extension request.

Clint Monson's reply by e-mail February 28, 2014 granting another 1 year extension to the PLA to expire January 30, 2015 included the following statement:

*Be advised that any further PLA extension requests may involve a more extensive review as to why fulfillment of PLA conditions could not be completed within three (3) years time.*

Please let us know what the process will be in assessing the Sahlin's 3<sup>rd</sup> request for an extension of the PLA and whether it will include a review by the referral agencies etc.

Thank you.

Marian Adair, RPBio  
Habitat Ecologist | The Nature Trust of British Columbia  
260 - 1000 Roosevelt Crescent | North Vancouver, BC V7P 3R4  
Tel: 604-969-3242 | Toll Free: 1-866-288-7878 | Fax: 604-924-9772  
[www.naturetrust.bc.ca](http://www.naturetrust.bc.ca) | [madair@naturetrust.bc.ca](mailto:madair@naturetrust.bc.ca)





## **Derkson, Debra TRAN:EX**

---

**From:** Moore, Jeffrey TRAN:EX  
**Sent:** Monday, February 16, 2015 2:27 PM  
**To:** Monson, Clint TRAN:EX  
**Subject:** FW: Savary Island DL 1375 PLA  
**Attachments:** letter to Moore and Monson 1-20-15.pdf

Good afternoon Clint,

I am not sure if you have had a chance to look at the letter yet.

As they are looking to complete the works and we received updated comments from the referral agencies last year, an extension to the PLA would be reasonable.

I was chatting with Graeme today and he mentioned that a project for roads on Savary Island has been included with the funding package for next fiscal. If it is approved, there may be an opportunity for the Sahlins to coordinate their work with our project which could save them some money. Perhaps that is something you could discuss with Graeme if the project is approved.

Thanks.

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

Address: 330 – 1500 Woolridge Street, Coquitlam, BC V3K 0B8  
Telephone: (604) 527-2233  
Facsimile: (604) 527-2222

---

**From:** [wayne@rimlandpacific.co](mailto:wayne@rimlandpacific.co) [mailto:wayne@rimlandpacific.co]  
**Sent:** Wednesday, January 21, 2015 3:40 PM  
**To:** Moore, Jeffrey TRAN:EX; Monson, Clint TRAN:EX  
**Cc:** Roger Sahlin; Greg Umbach; Chris Sahlin; Skip Sahlin  
**Subject:** Savary Island DL 1375 PLA

Good afternoon, Jeff and Clint...

Roger Sahlin asked that I forward this letter to you.

Best wishes for 2015!

Cheers

*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](mailto:wayne@rimlandpacific.co)



**Derkson, Debra TRAN:EX**

---

**From:** wayne@rimlandpacific.co  
**Sent:** Wednesday, January 21, 2015 3:40 PM  
**To:** Moore, Jeffrey TRAN:EX; Monson, Clint TRAN:EX  
**Cc:** Roger Sahlin; Greg Umbach; Chris Sahlin; Skip Sahlin  
**Subject:** Savary Island DL 1375 PLA  
**Attachments:** letter to Moore and Monson 1-20-15.pdf

Good afternoon, Jeff and Clint...

Roger Sahlin asked that I forward this letter to you.

Best wishes for 2015!

Cheers

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](mailto:wayne@rimlandpacific.co)



January 20, 2015

Mr. Jeffrey Moore Provincial  
Approving Officer  
Ministry of Transportation and Infrastructure  
Suite 310 - 1500 Woolridge Street Coquitlam  
British Columbia V3K 0B8

*via email: [Jeffrey.Moore@gov.bc.ca](mailto:Jeffrey.Moore@gov.bc.ca)*

Clint Monson, C.E.T.  
Area Manager, Development Tech  
Ministry of Transportation and Infrastructure  
6953 Alberni Street, Powell River  
British Columbia V8A 2B8

*via email: [Clint.Monson@gov.bc.ca](mailto: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 we have been unable to implement the conditions of the PLA which are necessary to complete the subdivision of DL 1375 on Savary Island in 2014.

s.22

As with our earlier correspondence, we respectfully request an extension of the PLA to January 30, 2016 in order to both finalize the financial 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 S.22 or S.22

Sincerely,



C. Roger Sahlin

s.22

Cc: Greg Umbach, Blake Cassels

*via email: [GREG.UMBACH@blakes.com](mailto:GREG.UMBACH@blakes.com)*