

To: Electoral Area Services Committee

Date: 2025-03-13

From: Andrea Antifaeff, Planner II

File No.: 3095-20-2025-01

Subject: Temporary Use Permit Application for Temporary Staff Accommodation at 20955 Hemlock Valley Road, Area C

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2025-01 for temporary staff accommodation at Buildings A, D, and E at Sasquatch Mountain Resort, Hemlock Valley, Area C, for a term of eighteen (18) months, subject to a \$75,000 security to be increased and renewed from the previous temporary use permit, and consideration of any comments and concerns raised as a result of public notification.

BACKGROUND

In November 2017, the FVRD Board authorized the issuance of Temporary Use Permit (TUP) 2017- 01 to allow temporary staff accommodation use at the end of Laurel Road in Hemlock Valley. The permit covered three buildings and their associated temporary servicing, all located on Crown land. However, the TUP was never issued as the applicant did not fulfill the conditions outlined in the staff report for issuance.

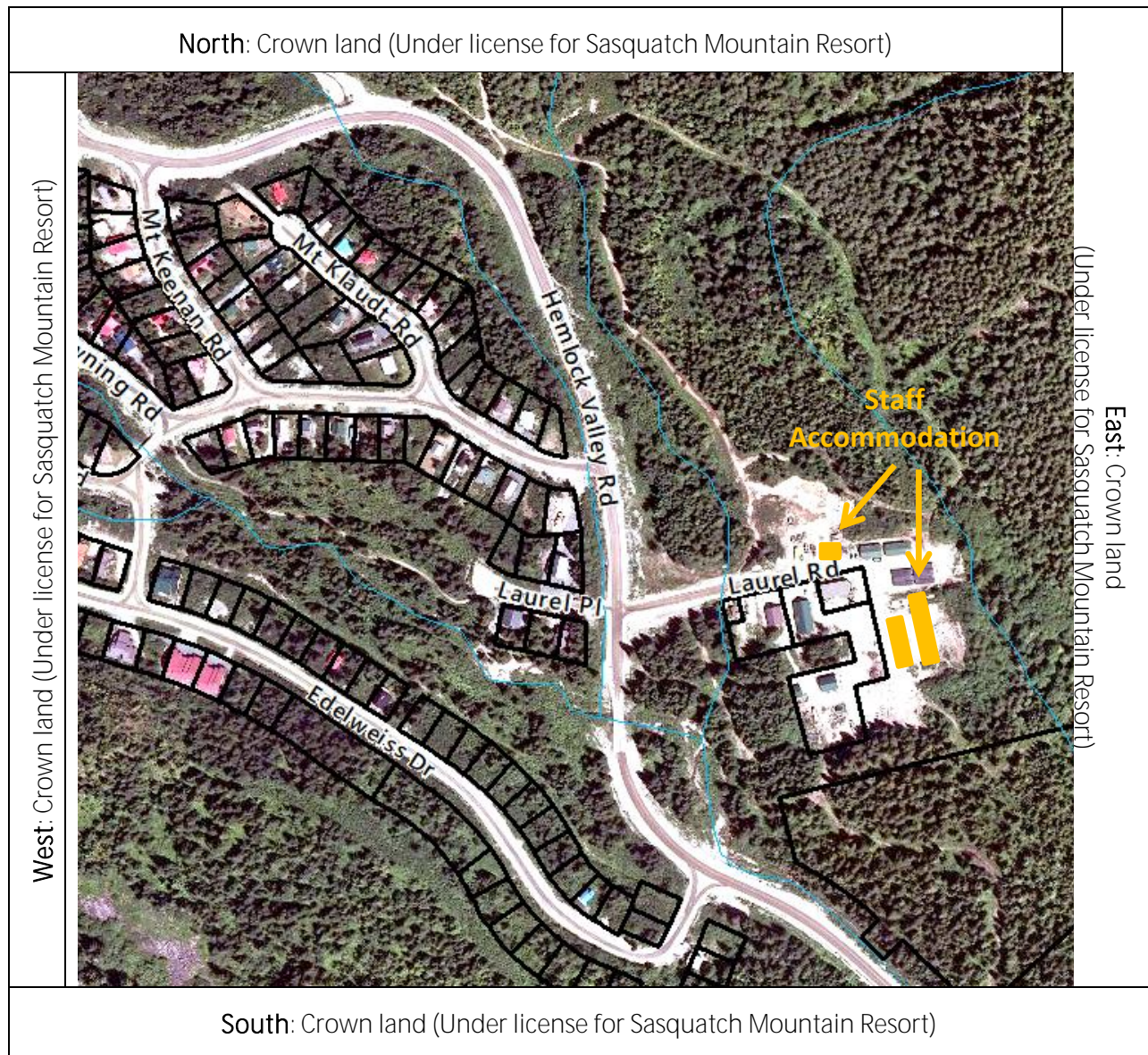
A new TUP application was submitted in March 2021, and after extensive work with applicants to address outstanding building permit requirements, the Fraser Valley Regional District Board approved TUP 2021-01 on March 17, 2022. This permit allowed for temporary staff accommodation for three (3) years and is set to expire on March 17, 2025.

Berezan Resort (Sasquatch) Ltd. has now applied for a renewal of the TUP for an additional three (3) years, citing the continued necessity of staff accommodation at this location.

PROPERTY DETAILS			
Address	20955 Hemlock Valley Road	Area	C
PID	006-343-546	Owner	Berezan Resort (Sasquatch) Ltd.
Folio	776.10022.880	Applicants	Ralph Berezan
Current Zoning	Limited Use (LU)	Agent	Teresa Pratt
Current OCP	Village Planning Area (VP)		
Current Use	Staff Accommodation	Proposed Use	No change
Development Permit Areas	DPA 1-HW (Geo) and DPA 4-HW (Riparian Area)		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Limited Use (LU); Resort, Ski Lift
East	>	Limited Use (LU), Resort, Forest
West	<	Limited Use (LU); Resort, Ski Lift
South	v	Limited Use (LU); Parking, Road, Forest

NEIGHBOURHOOD MAP



DISCUSSION

Temporary Use Permit Application 2025-01

Berezan Resort (Sasquatch) Ltd. has applied to renew TUP 2021-01, which currently permits temporary staff accommodation in three (3) buildings.

Structures & Use

The requested TUP is to authorize the continued use of three structures for staff accommodation. The structures are shown in Figure 1 below.

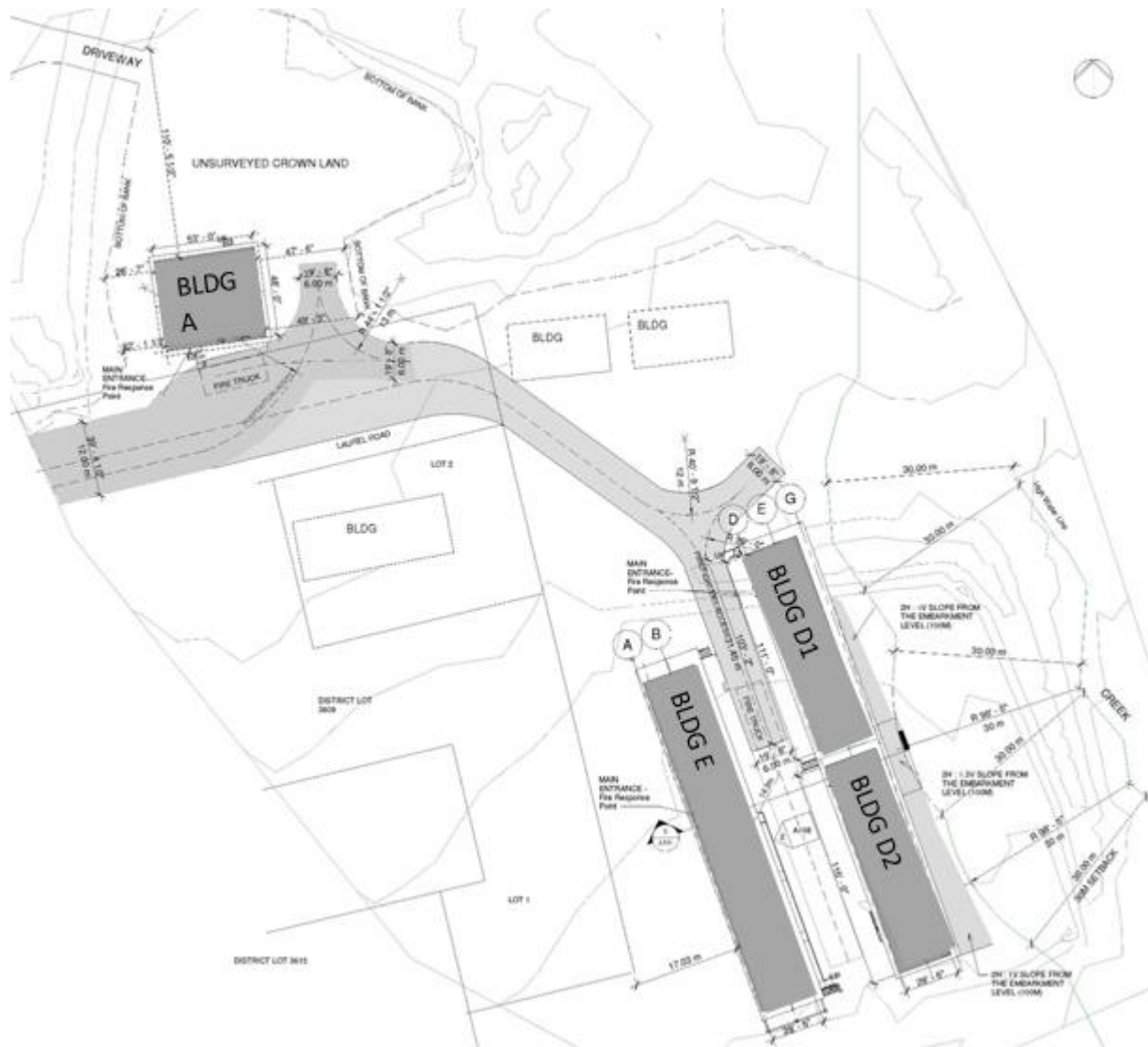


Figure 1: Temporary Staff Accommodation Buildings

Building	Details
A	<ul style="list-style-type: none"> Constructed in 2016 10-bed units
D	<ul style="list-style-type: none"> Modular buildings placed in 2017 Combined 47-bed units, separated into Building D1 and D2 Work camp-style residential units which are commonly used in the oil and gas industry for the temporary accommodation of workers
E	<ul style="list-style-type: none"> Modular building placed in 2017 42-bed units Work camp-style residential units which are commonly used in the oil and gas industry for the temporary accommodation of workers

The buildings include individual bedrooms, shared bathrooms, kitchens, and living areas, with a total maximum occupancy of 99. A protective roof structure has been constructed over Buildings D and E to address the high snow load requirements of Hemlock Valley.

The staff accommodation will continue to be used seasonally and may also house construction workers during off-season resort development.

Application Submissions

Staff provided the applicant with a list of items to be submitted with their TUP renewal application, these are outlined below:

Requirement	Details	Status	Details
On-Site Sewage System Condition Assessment	<ul style="list-style-type: none"> A report on the functionality of the on-site sewage system servicing the temporary staff housing (Registered Onsite Wastewater Practitioner-ROWP) Confirmation that the system will remain functional for the duration of the renewed permit (3 years) 	Not Completed	<p>The applicants provided a letter stating:</p> <ul style="list-style-type: none"> At this time they are unable to access the septic tank due to snow cover. They were unable to secure an available ROWP to complete the assessment in time to submit their application to be considered at the March FVRD Board meeting. Commitment to completing the assessment by May 15, 2025.
Water System Condition Assessment	<ul style="list-style-type: none"> A review of the water system, including its connection to the temporary staff housing Confirmation that the system will remain functional for the duration of the renewed permit (3 years) 	Completed	<p>The applicants provided a letter from Hemlock Valley Utilities stating:</p> <ul style="list-style-type: none"> The water system serving the staff accommodation will remain functional and operational during the duration of the temporary use permit. Commitment to providing a safe and adequate water supply. Contingency plans are in place if any issues arise.
Sanitary Sewage System Analysis	<ul style="list-style-type: none"> A statement outlining the expected timeline for completing the sanitary sewage system analysis. 	Completed	<p>The applicants provide a letter stating:</p> <ul style="list-style-type: none"> SMR acknowledges the requirement to decommission the temporary sewage system upon connection to the community system.

			<ul style="list-style-type: none"> • SMR has not been in a financial or technical position to complete the connection. • Costs are substantial to connect to the existing system making it unviable for temporary development. • SMR requests the current on-site sewage system remain for 3 years (length of TUP). This would allow three years to complete servicing planning, zoning and OCP amendments for permanent employee housing and commercial development in Parking Area 4.
Fire Safety Compliance Review	<ul style="list-style-type: none"> • A review of the buildings confirming they meet the requirements of the Fire Safety Act (e.g. smoke detectors, carbon monoxide detectors, fire extinguishers). 	Completed	<ul style="list-style-type: none"> • An FVRD Building Inspector completed an inspection of the buildings on February 12, 2025, and confirmed the buildings complied.

Property Details

Zoning

The subject site is zoned Limited Use (LU) per *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*, which does not permit staff accommodation. Therefore, either a zoning amendment or TUP is required.

Development Permit Areas (DPAs)

The subject site is located within two DPAs for geohazard and riparian areas. A development permit was issued for riparian areas in 2018. As no buildings are proposed to have any alterations at this time a further development permit is not required. The applicants also submitted a Geohazard Report in 2017 which assessed the site and made recommendations for hazard mitigation all of which were met during construction.

Servicing

Water

The buildings are connected to a private community water system, managed and operated by Hemlock Valley Utilities. The applicant has provided a letter from Hemlock Valley Utilities confirming that the existing water system and its connection to the temporary staff accommodation buildings

will remain fully functional throughout the renewed temporary use permit. The letter further assures that the water system has undergone comprehensive inspections and maintenance to ensure its reliability and compliance with all relevant health and safety regulations. Hemlock Valley Utilities states they are committed to delivering a safe and adequate water supply to the staff accommodations for the entire permit period and that contingency plans are in place to address any unforeseen issues, ensuring uninterrupted water service to the accommodations.

Sewage Disposal

The three buildings are currently connected to on-site sewage disposal systems. The temporary on-site sewage disposal systems were approved as part of TUP 2017-01.

Building A is connected to a Type 1 on-site sewage disposal system, comprised of a single tank and field. Buildings D and E are connected to a Type 3 on-site sewage disposal system, which includes a secondary treatment system to accommodate the larger anticipated effluent volume.

The on-site sewage systems were originally intended to be temporary when the initial TUP application was submitted in 2017. FVRD policies and bylaws require that developments of this nature be connected to a community sanitary sewer system as a minimum level of service, in alignment with the FVRD Sewer Gap study, OCP and FVRD Subdivision Servicing bylaw. In 2017, the applicant indicated their intention to connect to the community sanitary sewer system operated by Hemlock Valley Utilities. However, due to the need for provincial-level approvals for the service extensions involving creek crossings, the developer was unable to obtain the required provincial permits in time for the **2017/2018 ski season, which threatened the resort's ability to operate. As a temporary solution to** allow the staff accommodation to be used for the impending ski season, FVRD accepted that the buildings be serviced by an on-site sewage disposal system via two septic tank/field systems, constructed in accordance with and approved by the Fraser Health Authority.

At the time, both the applicant and FVRD staff anticipated that the temporary on-site sewage systems would be decommissioned and removed upon connection to the community sanitary sewer system, and before the TUP expired in 2020. A security deposit of \$50,000 was provided by the applicant to ensure that the development complied with the permit conditions. However, the permit was never issued due to the **applicant's failure to meet permit conditions, and a new permit application was** made in 2021.

The condition pertaining to the temporary nature of the on-site sewage systems and their required decommissioning and removal upon connection to the community sanitary sewer system was carried over to TUP 2021-01. This condition required that the temporary systems be removed by the expiration of the TUP (March 17, 2025) and that the \$50,000 security deposit remain in place. The amount was based on the anticipated cost of removing the systems and factors in inflation over a period of 6 years from 2017-2023.

As the applicant has not yet decommissioned or removed the temporary systems and intends to retain the systems for the duration of the requested TUP renewal, staff recommend adjusting the

security deposit to \$75,000 to reflect the updated costs required to meet the servicing removal conditions.

TUP Renewal Period

The *Local Government Act* allows a Temporary Use Permit (TUP) to be issued for a period of up to three (3) years, and the applicant has requested a period of three (3) years for this renewal. However, staff recommend limiting the renewal to eighteen (18) months, expiring on September 27, 2026, for the following reasons:

- Bylaw Compliance
 - While staff acknowledge that the resort is a vital economic driver for Area C and that its operations are likely dependent on staff accommodation, it is essential to transition the staff accommodation into a permanent, bylaw-compliant use.
 - The staff accommodation has been established on the site for nearly 8 years, since 2017. This period of time already exceeds what would be permitted under a temporary use permit and renewal (6 years).
- Permit Compliance
 - Previous conditions of TUP 2017-01 were never met by the applicant, preventing the issuance of the permit.
 - TUP 2021-01 conditions related to the decommissioning of the temporary on-site sewage systems remain unmet.
- Future Servicing and Land Use Considerations
 - Long-term servicing of the the staff accommodation at the site can be more effectively resolved through a zoning amendment process. This would enable a permanent land use and servicing solution for staff accommodation at this location and increase certainty for Sasquatch Mountain Resort, FVRD and the Hemlock community.

Although the TUP would remain valid until September 27, 2026, staff will actively work with the applicants on a zoning amendment application, in the meantime. Given that zoning amendment applications typically require twelve (12) to eighteen (18) months to complete, staff will recommend that the applicants submit an application as soon as possible to avoid possible disruptions.

Furthermore, staff strongly recommend that the FVRD Board not consider the issuance of any future TUP applications for this temporary staff accommodation beyond the proposed renewal period. This will ensure that a permanent, bylaw-compliant solution is achieved rather than continued reliance on what are intended to be temporary approvals.

Public Notification

In accordance with the *Local Government Act* and *Fraser Valley Regional District Public Notice Bylaw No. 1741, 2024* public notice of the TUP being considered will be published one time on the FVRD website and Facebook page, and on the public notice board at the FVRD Office (Chilliwack) at least seven (7) days before the date of the FVRD Board meeting where the TUP is being considered.

Additionally, following the *Fraser Valley Regional District Development Procedures Bylaw No. 1377, 2016* notice will be mailed to all property owners and occupants within a 150 metre radius of the subject site. The notice will identify the TUP being considered, provide instructions on how to submit written comments, and how to attend the FVRD Board meeting to state comments. Additionally, staff will provide written notice to the Hemlock Valley Homeowners Association, an active community group in Hemlock Valley.

For TUP 2021-01, the notification radius was increased to 300 metres. There were no public comments received concerning TUP 2021-01 nor have there been any complaints regarding the temporary staff accommodation and therefore staff recommend retaining the 150 metre radius as outlined in the Development Procedures Bylaw.

COST

The application fee for the renewal of \$1,535 has been paid in full. Of this total application fee, the planning fees were \$1,270 and the engineering fees were \$265.

The applicant provided FVRD with an irrevocable letter of credit for \$50,000 as part of TUP 2017-01 to remove the on-site sewage disposal systems. An increased letter of credit for \$75,000 is requested as a condition of the permit renewal.

CONCLUSION

Staff recommend that the Fraser Valley Regional District Board issue Temporary Use Permit 2025-01 for the temporary staff accommodation use at Sasquatch Mountain Resort in Hemlock Valley for an eighteen (18) month term, expiring on September 27, 2026.

This recommendation balances the operational needs of the resort with the necessity of transitioning to a permanent and bylaw-compliant staff accommodation solution.

While the resort plays a significant economic role in Area C, ongoing non-compliance with the condition of the previous permit requires oversight. The issuance of an eighteen (18) month TUP renewal provides a reasonable timeframe for the applicant to address compliance issues and advance permanent land use approvals, including a zoning amendment. Staff will work closely with the applicant to ensure timely progress in this process and recommend that no further TUP applications be considered beyond these proposed terms. This approach ensures that the applicant prioritizes the transition to a permanent accommodation solution, rather than continued reliance on temporary approvals.

A zoning amendment at this site to facilitate the permanent establishment of staff accommodation would require a connection to the community sanitary sewer system. FVRD staff are aware that the community sanitary sewer system operated by Hemlock Valley Utilities requires upgrades to accommodate additional capacity, and that infrastructure extensions would be needed to facilitate this connection. Sasquatch Mountain Resort has informed FVRD staff that the timelines for these upgrades are uncertain and that costs may be prohibitive. Staff will collaborate with Sasquatch

Mountain Resort and their qualified professionals to resolve any issues surrounding the level of service for the site.

Option 1: Issue (Staff Recommendation)

MOTION: THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2025-01 for temporary staff accommodation at Buildings A, D, and E at Sasquatch Mountain Resort, Hemlock Valley, Area C, for a term of eighteen (18) months, subject to a \$75,000 security to be increased and renewed from the previous temporary use permit, and consideration of any comments and concerns raised as a result of public notification.

Option 2: Refer to Staff

MOTION: THAT the Fraser Valley Regional District Board refer Temporary Use Permit 2025-01 for temporary staff accommodation buildings at Sasquatch Mountain Resort, Electoral Area C back to staff to work with the applicants to obtain a condition assessment of the on-site sewage system being utilized by the buildings prior to consideration of the permit.

Option 3: Refuse

MOTION: THAT the Fraser Valley Regional District Board refuse Temporary Use Permit 2025-01 for temporary staff accommodation buildings at Sasquatch Mountain Resort, Electoral Area C.