

**SCHEDULE A-4**

**Permit Application**

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☐ Development Variance Permit

☒ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 1535.00 as stipulated in FVRD Application Fees Bylaw No. 1560, 2019 must be paid upon submission of this application.

Civic Address 20955 Hemlock Valley Road, Electoral Area C PID 006-343-546

Legal Description See attachment A Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Plan \_\_\_\_\_

*The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.*

Owner's  
Declaration

Name of Owner (print) 0762608 BC Ltd (Berezan Resort, c/o Ralph Berezan)	Signature of Owner	Date Feb 14 2025
Name of Owner (print)	Signature of Owner	Date

Owner's  
Contact  
Information

Address #210 200-8399 200th Street		City Langley
Email RBerezan@berezan.ca		Postal Code V2Y 3C2
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]

<b>Office Use Only</b>	Date	File No.
	Received By	Folio No.
	Receipt No.	Fees Paid: \$

**Agent**

I hereby give permission to Teresa Pratt to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent <b>Teresa (Terry) Pratt</b>		Company <b>Teresa Pratt Consulting</b>	
Address [REDACTED]		City [REDACTED]	
Email [REDACTED]		Postal Code [REDACTED]	
Phone [REDACTED]	[REDACTED]	Fax [REDACTED]	

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent <b>T. Pratt</b> <i>T. Pratt</i>	Date <b>Feb 18 2025</b>
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**Development Details**

Property Size 0.3 ha Present Zoning Limited Use (L-1)  
Existing Use short term residential accommodation for resort staff, involving the use of 3 existing structures(A,D and E as per previous TUP)  
Proposed Development No new development is proposed. This is a renewal of TUP #2021-01.

Proposed Variation / Supplement The current TUP (2021-01) expires on March 17, 2025.  
No changes to the site and buildings are proposed. This renewal is required so Sasquatch Mountain Resort (SMR) can continue to provide short term residential accommodation for resort staff and SMR operations can continue.

(use separate sheet if necessary)

Reasons in Support of Application SMR continues to engage specialists and work diligently to upgrade the existing utilities and develop and Water and Wastewater Master Servicing Plan. Since August 2023, SMR has spend \$1.97M working with Trilobite-AECOM to develop servicing options for the resort. The proposed options are not feasible for the resort and they are now exploring the potential for wells. Please see attached letter with a summary of work done to date for more details.

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## Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

### Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes  
☒

no  
☐

30 metres of the high water mark of any water body

yes  
☒

no  
☐

a ravine or within 30 metres of the top of a ravine bank

"Water body" includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

### Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes  
☐

no  
☒

the property has been used for commercial or industrial purposes.

If you responded 'yes,' you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

### Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes  
☐

no  
☒

I don't know  
☐

If you responded 'yes' or 'I don't know' you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.



## Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

	Required	Received	Details
<b>Location Map</b>		<b>X</b>	Showing the parcel (s) to which this application pertains and uses on adjacent parcels
<b>Site Plan</b>		x	Reduced sets of metric plans
At a scale of: 1: _____			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>			Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan			Contour information ( _____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
		see Att. B for list	Other:
<b>Title Search</b>			Provide one for each property included in an application, and dated within 30 days of submission. Obtain a title search through <a href="http://LTSA.ca">LTSA.ca</a>

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to [planning](#), [land use management](#) and related [services delivered](#), or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 [FOI@fvr.ca](mailto:FOI@fvr.ca).

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<b>Site Plan</b>  At a scale of:  1:_____		x	Reduced sets of metric plans
			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
<b>Floor Plans</b>			Uses of spaces & building dimensions
			Other:
<b>Landscape Plan</b>  Same scale as site plan			Location, quantity, size & species of existing & proposed plants, trees & turf
			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
<b>Reports</b>			Geotechnical Report
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**TEMPORARY USE PERMIT 2021-01**  
**SCHEDULE "A"**  
**Location Map**







347737

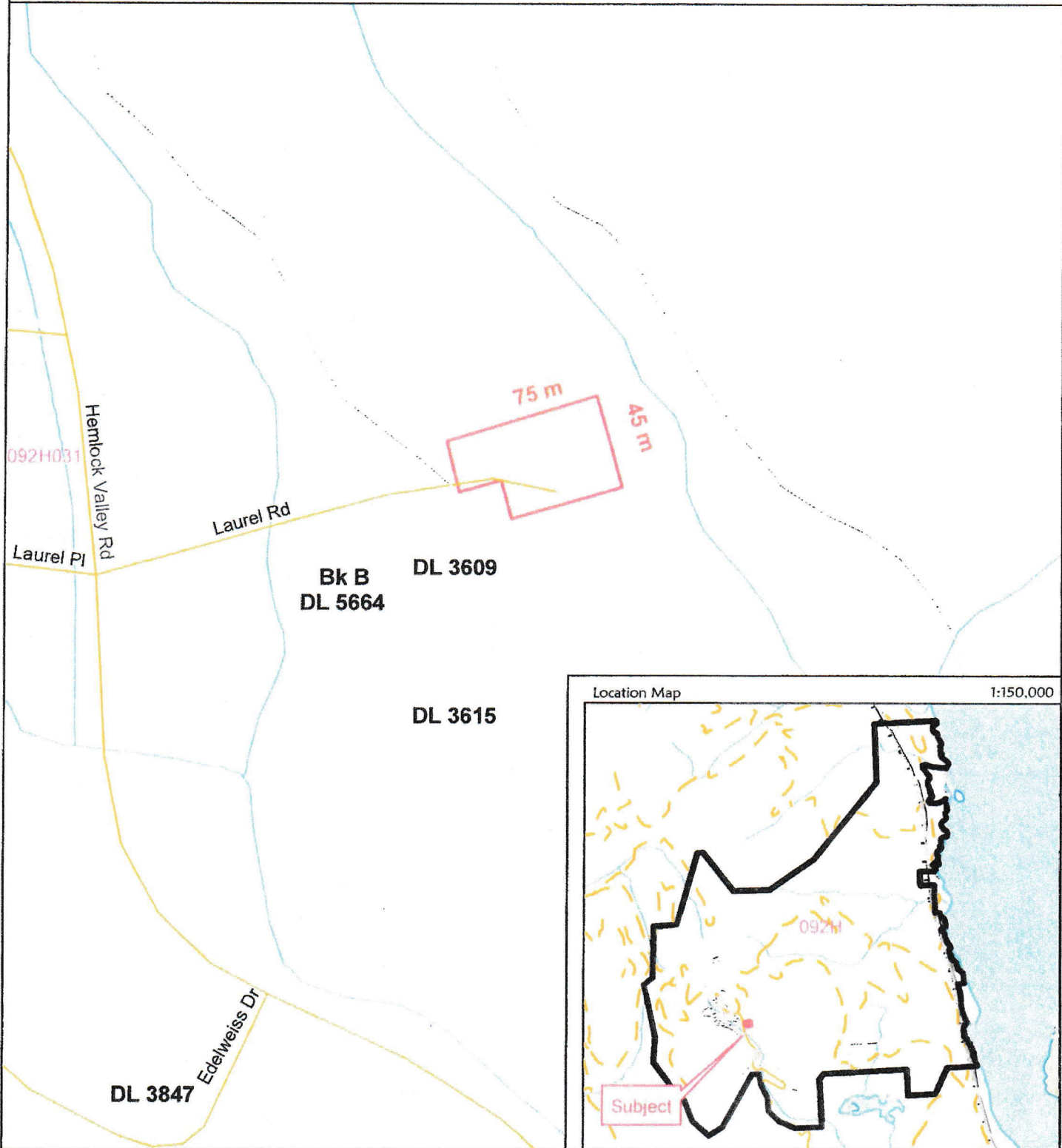
# PROVINCIAL LAND TENURE

Hemlock Valley Resort  
Employee Housing



- File: 2410109 - 0.3 hectares
- Hemlock Valley Resort - Development Area
- All Survey Parcels
- Mapsheet Grid (1:20,000)

File: 2410109  
Date: March 17, 2016  
Scale: 1:2,500  
hemlock\_2410109\_8x11\_2\_5k.pdf







To whom this may concern,

Sasquatch Limited Partnership acknowledges the requirement to submit a Septic System Condition Report for their occupancy permit application but faces two significant challenges:

1. Access to septic tank: The access points are currently covered by approximately 5 feet of snow, preventing the contracted septic company from emptying the tanks for assessment.
2. Availability of a Registered On-Site Wastewater Practitioner (ROWP): Despite efforts, the company has been unable to secure an available ROWP to complete the assessment in time.

Sasquatch Limited Partnership commits to completing the assessment as soon as possible by:

- Locating the septic access points once the snowpack has sufficiently reduced
- Securing an available ROWP to perform the assessment promptly thereafter

The company assures that there have been no issues with the newly installed septic system and does not anticipate any problems arising before the assessment can be conducted

Steven Giddens  
Outdoor Operations Manager  
Sasquatch Mountain Resort

Feb. 13, 2025

Signed On



## HEMLOCK VALLEY UTILITIES

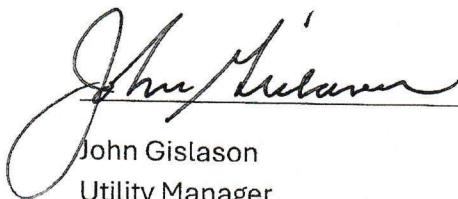
February 13, 2025

To whom this may concern,

This statement confirms that the water system serving the staff accommodations at Sasquatch Mountain Resort, hereinafter referred to as 'SMR' will remain fully functional and operational for the entire duration of our renewed temporary use permit. Our water system has been thoroughly inspected and maintained to ensure its reliability and compliance with all applicable health and safety regulations.

We are committed to providing safe and adequate water supply to our staff accommodation facilities throughout the permit period. Regular monitoring and maintenance will be conducted to uphold the system's integrity and performance. Should any unforeseen issues arise, we have contingency plans in place to address them promptly and effectively, ensuring uninterrupted water services to our staff accommodations.

Together, with the assurance of a representative from Hemlock Valley Utilities, SMR affirms that all above statements are true and correct to the best of our knowledge and belief.



John Gislason  
Utility Manager  
Hemlock Valley Utilities

Feb 13, 2025

Signed on



Steven Giddens  
Outdoor Operations Manager  
Sasquatch Mountain Resort

February 13, 2025

Signed on





## HEMLOCK VALLEY UTILITIES

February 13, 2025

To whom this may concern,

This statement is to confirm that the sanitary sewage system serving our facility is not connected to or associated with the Staff Accommodations in which we are filing a TUP for. The design, construction, and operation of the sewage system have been implemented in accordance with all relevant regulations and standards to ensure proper functionality and separation from Staff Accommodations.

The Staff Accommodation sewage system operates independently, with no shared infrastructure or overlap with the Hemlock Valley Utilities sanitary sewage system and is managed and inspected by SMR operations. This separation has been established to maintain compliance with health, safety, and environmental guidelines.

Together, with the assurance of a representative from Hemlock Valley Utilities, SMR affirms that all above statements are true and correct to the best of our knowledge and belief.

John Gislason  
Utility Manager  
Hemlock Valley Utilities

Feb 13, 2025

Signed on

Steven Giddens  
Outdoor Operations Manager  
Sasquatch Mountain Resort

February 13, 2025

Signed on



**February 18, 2025**

**Andrea Antifaeff, Planner II**

Fraser Valley Regional District

1-45950 Cheam Ave, Chilliwack, B.C. V2P 1N6

Via Email: [antifaeff@fvrd.ca](mailto:antifaeff@fvrd.ca)

Dear Andrea:

**RE: Sasquatch Mountain Resort TUP #2021-01Renewal**

Please find attached an application by Berezan Resort (Hemlock) Ltd (Berezan) at Sasquatch Mountain Resort (SMR) for a renewal of Temporary Use Permit (TUP) #2021-01 for Employee Housing at SMR which expires on March 17, 2025.

As you know from our work with you, Berezan has made significant investment in SMR since it acquired the Resort in 2006. New investment and upgrades to lifts, trails, utilities, road infrastructure and other facilities is over \$23.7M, including investments of \$5.1M from 2018 through 2022 and significant funding for assessment and planning for utility servicing planning at the Resort. A significant component of the investments has been for servicing including work completed in the mapping of underground utility infrastructure, wastewater treatment upgrades and repairs, electrical infrastructure, the Valley's water distribution system and a water well project. The investment provided by Hemlock Utilities for the last two years was estimated at \$1.971M (see *Hemlock Utilities update 2024 01 22, attached*).

**Water and Wastewater Servicing**

In August 2023, SMR engaged AECOM Canada, Ltd (AECOM) and Trilobite Consulting, Ltd (Trilobite) engineering firms of Kelowna, B.C. to provide assessments of current conditions and proposed options for upgrades and expansions to utility servicing:

- Sasquatch Resort Water and Wastewater Master Servicing Plan
  - *Trilobite-AECOM WMP Professional Services Agreement (2023-08-04)(attached)*

On May 29, 2024, SMR received AECOM's Draft Memo: *Water Servicing Plan- Water Servicing Options and Opinion of Probable Cost* (attached). The draft memo identifies two conceptual options for surface water sources: Weaver Lake and Harrison Lake. However, both options are unfeasible given the size of the resort, with conceptual project cost estimates of \$35M and \$55M respectively. Due to the high-cost estimate for surface water options at the resort, SMR has





requested that AECOM explore groundwater sources for potential water servicing options. That work is currently underway.

With respect to the wastewater treatment plant analysis, Trilobite advised SMR on February 5, 2025, that it is waiting for some final budgetary proposals. Once received it will submit the draft master plan to SMR for review.

In addition to these most recent investigations, Fraser Valley Regional District (FVRD) has received the Wedler Engineering's report: *Hemlock Resort Staff Accommodations: Water System Review (2021-12-13)* confirming that the existing water system can accommodate the incremental additional demands of the staff housing for 70 existing staff.

The total cost of these water and wastewater investigations are \$123,291. The final reports will inform the Master Servicing Plan needed for P4 and Phase 1A OCP and Rezoning Applications for future developments.

### **Resort Base Area Mapping**

In addition to the planning for services, SMR is also updating its resort base area plans to reflect proposed changes in the timing of Phase 1A developments. SMR is working closely with planning staff from FVRD and Mountain Resorts Branch (MRB) on these plans, and last spring, all parties agreed that updated base area mapping is important to reflect SMR's changing development priorities as market demand changes. In June 2024, SMR engaged GIS specialists at Brent Harley and Associates to update the base area mapping so that it meets the needs of SMR, MRB and FVRD for permitting and rezoning requirements. That work is underway. SMR appreciates FVRD's input on the draft plans and will finalize them in the coming weeks. These plans will form part of SMR's application for re-zoning and Official Community Plan (OCP) amendments as base area development plans move forward in the coming years.

### **Other Initiatives:**

SMR and the Hemlock Valley Homeowners Association (HVHA) have forged a strong and collaborative relationship. HVHA has expressed strong support for the TUP renewal and can provide a letter to that effect if requested. In addition, for the past two years, SMR has been working closely with the HVHA to establish a Resort Association at SMR. As a Resort Association, the community will be directly eligible for the 3% Municipal Regional District Tax and other funding streams to support the Hemlock community. This work is ongoing. The HVHA estimates that homeowners have invested \$50M in the last 10 years at SMR, demonstrating confidence in the Resort.



SMR and Sts'ailes First Nation have a strong relationship and continue to work closely on all aspects of the Resort's developments.

**Employee Housing/TUP Renewal Request:**

SMR employs 105 seasonal employees and 20 permanent employees. The current temporary employee housing is critical to the successful operation of the Resort and without it, the Resort would have to close. Realistically, SMR will require 3 years to complete the Master Servicing Plan, OCP amendment and rezoning processes and provincial Crown grant process for the P4 permanent employee housing development. Please let me know if you have any questions or require more information related to the renewal of TUP #2021-01.

SMR is an important part of the Fraser Valley's diverse recreation landscape, and SMR appreciates FVRD's ongoing support of its efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Pratt'.

Terry (Teresa) Pratt  
Authorized Agent for Berezan Resort/Sasquatch Mountain Resort  
0762608 B.C. LTD

cc.

Katelyn Hipwell, MPlan, Manager of Planning, FVRD  
[khipwell@fvrld.ca](mailto:khipwell@fvrld.ca)

Ralph Berezan, Berezan Resort (Hemlock), Ltd.  
[RBerezan@berezan.ca](mailto:RBerezan@berezan.ca)

Trina Radford, Land Officer, Mountain Resorts Branch  
[trina.radford@gov.bc.ca](mailto:trina.radford@gov.bc.ca)

Boyd Peters, Sts'ailes  
[Boyd.Peters@stsailles.com](mailto:Boyd.Peters@stsailles.com)

Willie Charlie, Sts'ailes



[willie.charlie@stsailles.com](mailto:willie.charlie@stsailles.com)

Kendra Von Hahn, President, Hemlock Vallet Homeowners Association  
[preshvha@gmail.com](mailto:preshvha@gmail.com)

Brad Giddens, General Manager, Sasquatch Mountain Resort  
[bgiddens@sasquatchmountain.ca](mailto:bgiddens@sasquatchmountain.ca)

Attachments:

1. *Hemlock Utilities update (2024-01- 22)*
2. *Trilobite-AECOM WMP Professional Services Agreement (2023-08-04)*
3. *Water Servicing Plan- Water Servicing Options and Opinion of Probable Cost (2024-05-29)*





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To whom this may concern,

Sasquatch Limited Partnership acknowledges that the requirement to submit a Septic System Condition Report for their occupancy permit application but faces two significant challenges:

1. Access to septic tank : The access points are currently covered by approximately 5 feet of snow, preventing the contracted septic company from emptying the tanks for assessment.
2. Availability of a Registered On-Site Wastewater Practitioner (ROWP): Despite efforts, the company has been unable to secure an available ROWP to complete the assessment in time.

Sasquatch Limited Partnership commits to completing the assessment by May 15, 2025 by:

- Locating the septic access points once the snowpack has been sufficiently reduced
- Securing an available ROWP to perform the assessment promptly thereafter.

The company assures that there have been no issues with the newly installed septic system and does not anticipate any problems arising before the assessment can be conducted.

*Brad Giddens*

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Brad Giddens  
General Manager  
Sasquatch Mountain Resort

February 26, 2025

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Signed On



February 27, 2025

To: FVRD Planning Department:  
TUP Application: Attachment #4

This is to provide you with an update as requested regarding Condition #9 of the current Temporary Employee Housing TUP#2021-01 that states: *"The septic system servicing the three (3) buildings as shown on Schedule "B" shall be decommissioned and removed from the site upon connection to the community sewer system and before the expiration of this permit."*

Sasquatch Mountain Resort (SMR) acknowledges how important it is to ultimately have the Temporary Employee Housing septic system connected to the community system at Hemlock Valley. However, as of February 27, 2025, SMR has not been in a financial or technical position to connect the septic system servicing the three (3) buildings as shown on Schedule B of the TUP#2021-01 to the community sewer system.

The existing septic system for the temporary employee housing was installed at a cost of \$80K. It was done as a one-off servicing development for the temporary employee housing because doing a hookup to the mainline of the community sewer system is estimated to be \$300K, which is not viable for a temporary development. Other options have been considered: crossing the creek via a bridge or underground tunnel, which are both estimated to cost \$250K, not including the cost of pipes and trenching connections. Although having the temporary employee housing on its own septic system is not ideal from SMR's perspective or FVRD's, it is the only viable option at this point, since the temporary employee housing structures, are exactly that, temporary. Our request to the FVRD is to allow this one-off septic system to remain in place until the expiration of the new Temporary Use Permit, if granted. This will provide SMR with 3 years to complete the overall servicing planning, OCP amendments and rezoning to allow Parking Lot 4 to be developed into permanent employee housing and commercial development, which we have been working with FVRD on over the last two years.

Sincerely

Ralph Berezan, Owner  
Sasquatch Mountain Resort