

FRASER VALLEY REGIONAL DISTRICT

TEMPORARY USE PERMIT

Permit No. 2025-01

Folio No. 776.10022.880

Issued to: Berezan Resort (Sasquatch) Ltd.

Address: 210- 8399 200th Street Langley, BC V2Y 3C2

Telephone:

Applicant: Teresa Pratt (Teresa Pratt Consulting)

Site Address: 20955 Hemlock Valley Road, Area C

The lands affected by this permit are shown on Schedule A, Location Map, attached hereto and which forms an integral part of this permit and are legally described as:

DISTRICT LOT 7601 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 3849 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 5030 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 3848 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 2383 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 4059 GROUP 1 NEW WESTMINSTER DISTRICT
DISTRICT LOT 3936 GROUP 1 NEW WESTMINSTER DISTRICT
LOT 1 DISTRICT LOT 3609 AND 3615 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP54250
LOT 2 DISTRICT LOT 3609 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP4250

PID: 006-343-546

LIST OF ATTACHMENTS:

Schedule A: Location Map

Schedule B: Site Plan

LAND USE REGULATIONS

Zoning: Limited Use (LU)

Fraser Valley Regional District Zoning Bylaw No. 1638, 2021

Official Community Plan Designation: Village Planning Area (VP)

*Fraser Valley Regional District Hemlock Valley Official Community Plan
Bylaw No. 1626, 2021*

AUTHORITY TO ISSUE

1. This Temporary Permit is issued pursuant to Part 14 - Division 8 of the *Local Government Act*.

2. Official Community Plan policy: This permit is issued specifically in accordance with Section 12: Temporary Use Permits.
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LAND USE PERMITTED FOR THE DURATION OF THIS PERMIT

1. This permit is valid for eighteen (18) months from the date of issue.
 2. The permit is issued for the short term residential accommodation of resort staff, involving the use of temporary structures as shown on Schedule B attached hereto.
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BUILDINGS OR STRUCTURES AUTHORIZED BY THIS PERMIT

1. No new buildings have been authorized by Temporary Use Permit 2025-01 only the three existing temporary buildings (Buildings A, D, and E) are authorized under Temporary Use Permit 2025-01.
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SPECIAL TERMS AND CONDITIONS

Site Development

1. Development of the site shall be undertaken strictly in accordance with the Site Plan attached hereto as Schedule B.
2. The use of Buildings A, D, and E shall be limited to the temporary accommodation of resort staff and construction workers engaged in work with the resort.
3. No alteration to the natural drainage, construction or excavation shall be undertaken which might cause or contribute to hazardous conditions on the site or on adjacent lands.
4. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to undertake any activities requiring a building permit, demolition permit, or development permit on the subject property including excavation, construction or land alteration.

Site Servicing

5. The three (3) buildings as shown on Schedule B are to be serviced with potable water in accordance with Fraser Health Regulations through connection to Hemlock Valley Utilities community water system.
 6. The three (3) buildings as shown on Schedule B are to be serviced with on-site sewage disposal in accordance with Fraser Health Regulations on an interim basis, pending connection to Hemlock Valley Utilities community sanitary sewer system.
 7. The on-site sewage systems servicing the three (3) buildings as shown on Schedule B shall be decommissioned and removed from the site upon connection the community sanitary sewer system or at the expiration of this permit.
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Permit Security

8. The Fraser Valley Regional District shall require a security deposit of \$75,000 to secure the following:
 - a. Removal of the interim on-site sewage systems prior to the expiration of this permit or at expiry; and,
 - b. Full remediation of the site prior to the expiration of the permit.
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GENERAL TERMS AND CONDITIONS

1. This Temporary Use Permit is issued pursuant to Part 14 - Division 8 of the *Local Government Act*.
 2. Nothing in this permit shall waive the developer's obligation to ensure that the development proposal complies in every way with statutes, regulations, requirements, covenants and licenses applicable to the undertaking.
 3. Nothing in this permit shall in any way relieve the developer's obligation to comply with all setback regulations for the construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act* and any other provincial statutes.
 4. The owner of the subject property shall provide the general contractor and all professionals associated with this project with copies of this permit as issued by the Regional Board.
 5. The owner of the subject property shall notify the Fraser Valley Regional District in writing of any intention to excavate, construct or alter the subject property or building site thereon.
 6. The Archaeology Branch of the Province of British Columbia must be contacted (phone 250-953-3334) if archaeological material is encountered on the subject property. Archaeological material may be indicated by dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified Archaeologist to monitor the work.
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SECURITY DEPOSIT

As a condition of the issuance of this permit, and pursuant to Section 502 of the *Local Government Act*, the Regional Board is holding the security specified in the permit to ensure that development is carried out in accordance with the terms and conditions of this permit.

Should the holder of this permit:

- a) Fail to complete the works required to satisfy the landscaping conditions contained herein;
- b) Contravene a condition of the permit in such a way as to create an unsafe condition;

The Regional Board may undertake and complete the works required to satisfy the landscaping conditions, or carry out any construction required to correct an unsafe condition at the cost of the holder

of the permit and may apply the security in payment of the costs of the works, with any excess to be returned to the holder of the permit.

In addition, the Regional Board is holding the security specified in the permit, pursuant to Section 496 of the *Local Government Act*, to generate the performance of the terms of the permit. Pursuant to Section 496 of the *Local Government Act*, the Regional Board shall determine by resolution when there is a default under this permit. The entire amount of the security posted pursuant to Section 496 shall be forfeited to the Regional District in the event of a default unless otherwise specified in this permit or otherwise determined by resolution of the Regional Board.

Security Posted: (a) an irrevocable letter of credit in the amount of \$ N/A.
(b) the deposit of the following specified security: \$ 75,000.

Note: The Regional District shall file a notice of this permit in the Land Title Office stating that the land described in the notice is subject to Temporary Use Permit Number 2025-01. The notice shall take the form of Appendix I attached hereto.

AUTHORIZING RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 27TH DAY OF MARCH 2025.

Chief Administrative Officer/
Deputy Secretary

THIS IS NOT A BUILDING PERMIT

TEMPORARY USE PERMIT 2025-01
SCHEDULE "A"
Location Map



TEMPORARY USE PERMIT 2025-01
SCHEDULE "B"
Site Plan

