



January 12, 2026

**Dear Hemlock Valley Property Owner,**

Each of us chose this place for our own reasons: its quiet beauty, its sense of community, its closeness to nature. Over the years, homeowners have invested significantly, building and improving homes, spending time here with family and friends, and showing up for one another. Yet for all that individual commitment, there has been one thing missing: a shared way to shape the future of the place we care deeply about.

We all see the potential of Hemlock Valley, but it's clear there are key pieces missing. We need a durable and financially influential structure that gives homeowners a leading voice in setting priorities, delivering tangible community initiatives, and collaborating with Sts'ailes and the Resort Operator to shape the valley's present and future.

The proposed **Hemlock Valley Resort Association (HVRA)** represents a turning point.

It is not about changing the character of Hemlock Valley, nor is it about growth for growth's sake. It is about ensuring that as change inevitably comes, it is guided thoughtfully, collaboratively, and in a way that protects what makes this place special. A community that plans together can protect its character, strengthen its resilience, and ensure it is well cared for over time. A valley that grows wisely can sustain its infrastructure, strengthen emergency services, and reduce costs that otherwise fall on too few shoulders.

The HVRA creates a framework for partnership. Importantly, it does so in a way that places homeowners at the centre of decision-making, while fostering collaboration rather than conflict. Under the proposed structure, homeowners will hold the majority of seats on the HVRA board. This is both rare and powerful. For the first time, those who live here and invest here would have both the voice and the financial resources to make immediate improvements, help guide long-term planning, secure external funding, and support the services to make our community safe and sustainable.

An opportunity like this does not come often, and it is unlikely to return if not embraced now.

The Fraser Valley Regional District has approved the Resort Promotion Area and HVRA bylaws—which were directly shaped by the input and feedback received during the community engagement sessions over the past half year—allowing the decision about forming the HVRA to come to property owners. What happens next is up to you.

This petition is more than a procedural step. It is a moment of choice. It asks whether Hemlock Valley's future will be shaped by circumstance or by the people who have believed in it all along.

Thank you for taking the time to consider this important moment for our community. Whatever you choose, your participation matters. Hemlock Valley has always been built by those who care enough to engage.

Sincerely,

The HVRA Steering Committee

## HOW TO COMPLETE YOUR PETITION

*(Please read carefully)*

### Paper Copy

Complete **page 3** of the enclosed petition following the instructions below, then return it by:

- **Email:** Scan and send to [info@hemlockvalleyresortassociation.com](mailto:info@hemlockvalleyresortassociation.com)
- OR
- **Mail:** use the enclosed postage-paid pre-addressed return envelope

### Electronic Alternative

Request an electronic copy by emailing [info@hemlockvalleyresortassociation.com](mailto:info@hemlockvalleyresortassociation.com) with the following information:

- Hemlock property address
- Name and email address of each registered owner, or authorized signor (for corporately-owned properties)

A petition with all property & owner details pre-filled will be emailed for electronic signing.

**To ensure your petition is valid, follow these steps:**

### 1. Vote

Indicate "IN FAVOUR" or "AGAINST" by marking a checkmark or "X" in the appropriate box.

### 2. Property Details

Provide the complete property information for the parcel you are signing for, including:

- Civic address
- Legal description
- PID (Parcel Identifier)
- Name(s) of legal owner(s)

*You can find all three by visiting [bcassessment.ca](http://bcassessment.ca), entering your property address, and opening the property details page or checking your property tax notice.*

### 2. Signatures

- If a property has multiple owners, a majority of the listed owners must sign.
- Strata councils cannot sign on behalf of owners. Each owner must sign individually.
- If property is owned by a company, an authorized signing officer signs on the company's behalf.

Any questions or issues, please contact the Steering Committee at:  
[info@hemlockvalleyresortassociation.com](mailto:info@hemlockvalleyresortassociation.com)

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### Confidentiality Statement for Petition

All personal information provided in connection with this petition—including ownership and property details—will be treated as strictly confidential. This information will be used exclusively for the purposes of verifying and processing the petition and will not be shared with any third parties or used for any other purpose. Your privacy and trust are of utmost importance, and every measure will be taken to ensure your data remains secure and protected throughout this process.

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## PETITION For Establishment of the Hemlock Valley Resort Association

### To: The Minister of Housing and Municipal Affairs

1. Pursuant to section 3(2) of the *Resort Associations Act*, we petition the Minister of Housing and Municipal Affairs to create a Resort Association having the name Hemlock Valley Resort Association (the “**Resort Association**”) to promote, facilitate and encourage the development, maintenance and operation of the Resort Promotion Area as further described in this Petition.
2. The boundaries of the resort promotion area are outlined in the map attached to this Petition as Schedule 2 (the “**Resort Promotion Area**”).
3. The Resort Association is a community-driven organization committed to enhancing the quality of life for residents and visitors, guiding sustainable development that reflects and respects the area’s natural beauty and rich history, and protecting the future of the Resort Area for generations to come. The following programs and/or services provided by the Resort Association may include:
  - a. Advocating for the resort community
  - b. Community area improvements, developments and maintenance
  - c. Special event planning and execution
  - d. Visitor information services
  - e. Signage
  - f. Communications
  - g. Research
  - h. Marketing and Sales
4. If the Resort Association is established, each member of the Resort Association will be required to pay the assessments described in the bylaws of the Resort Association. The annual assessments on members are summarized in the following table (see next page):

MEMBERSHIP	FEE TYPE	ANNUAL ASSESSMENT
<b>Resort Operator per Part 20 of Bylaws</b>		
All properties owned by the Resort Operator EXCLUDING any Hotel Lodging Resort Lots or arms-length leased Commercial Lots	Percentage of Resort Association fees collected	An aggregate amount equal to 25% of total Resort Fee Assessments charged to other Members, with a minimum of \$22,000 per fiscal year.
Resort Operator-owned Hotel Lodging Resort Lot	Per <a href="#">Part 21 of Bylaws</a>	Hotel Lodging Resort Lot fees as per <a href="#">Part 21 of Bylaws</a>
Resort Operator property leased or licensed to any other legal entity not an affiliated company of the Resort Operator	Based on total square footage (sqft) leased or licensed per property	Commercial Lot fees as per <a href="#">Part 21 of Bylaws</a>
<b>All other Members per Part 21 of Bylaws</b>		
Vacant/Undeveloped Lot	Flat fee per lot	\$100
Residential lot without rental unit used for short-term overnight stays	Flat fee per lot	\$200
Residential lot with rental unit(s) used for short-term overnight stays ( <i>less than 28 consecutive nights</i> )	Per rental unit based on the number of bathrooms in each unit	1 Bathroom - \$350
Hotel Lodging Resort Lot		2 Bathrooms - \$500
		3 Bathrooms - \$650
		4+ Bathrooms - \$800
Commercial Lots	Based on square footage (sqft) used for commercial purposes	0-799 sqft - \$800
		800-1,399 sqft - \$950
		1,400-1,999 sqft - \$1,100
		2,000-2,499 sqft - \$1,250
		2,500 sqft or more - \$1,400
Commercial Occupier ( <i>non-property owner operating a business on a Commercial Lot</i> )	Flat Fee	\$750
Non-Resident Business Owner	Flat Fee	\$500

**Additional Notes**

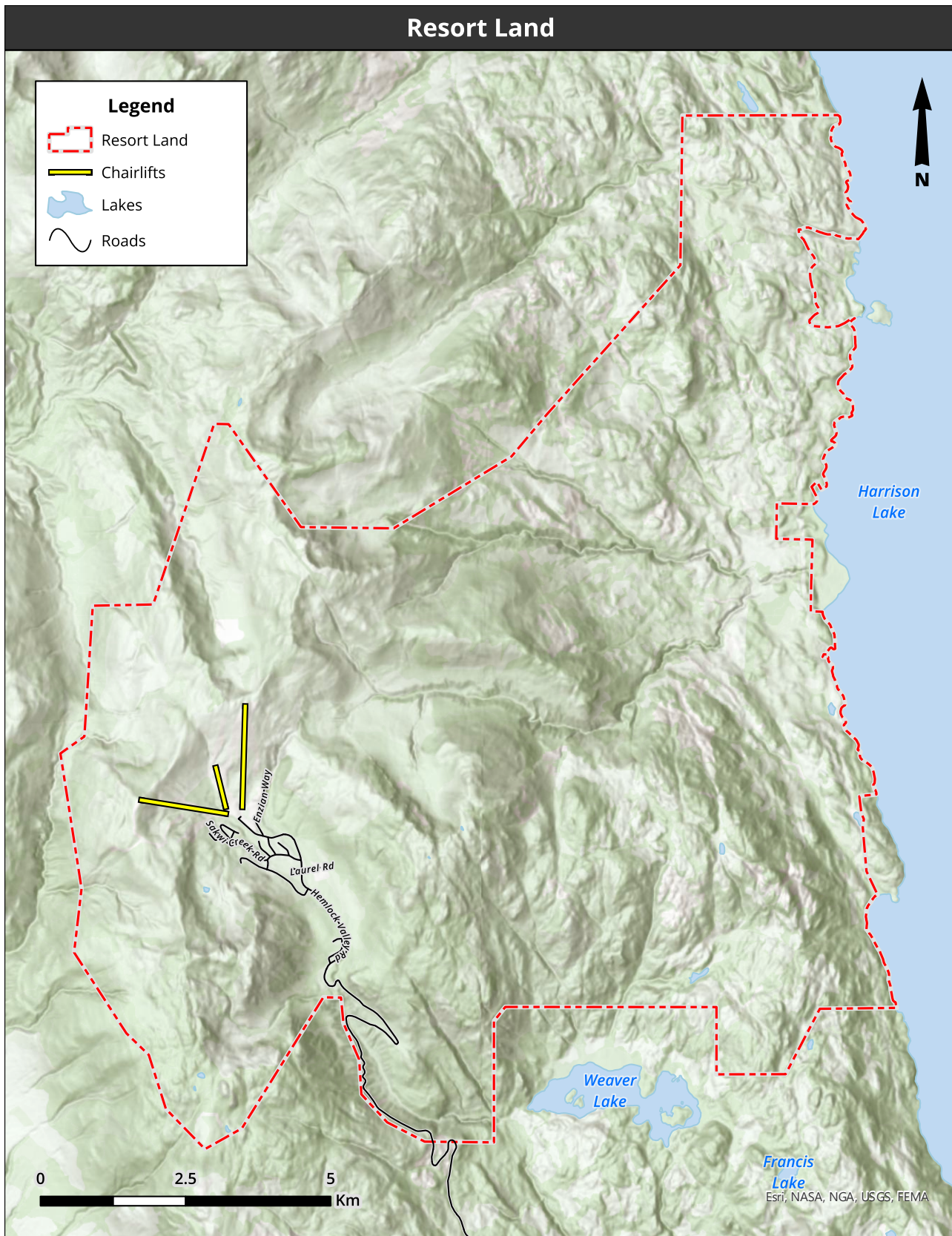
5. Assessments are levied annually and payable within 30 days. Late payments incur interest as determined by the Board.
6. The boundaries of the Resort Land are outlined in the map attached to this Petition as Schedule 1.
7. Only owners of land within the Resort Promotion Area are eligible to sign the petition. If there are two or more owners on the title, all owners should be listed, and owners representing at least 50% of the ownership in the property must sign.
8. ***We the undersigned are owners of land within the Resort Promotion Area and having reviewed pages 1 through 6 of the Petition including Schedules 1, 2 and 3.***
9. ***We submit this Petition:***
  - IN FAVOUR of establishing the Resort Association***
  - AGAINST establishing the Resort Association***

<b>PROPERTY ADDRESS</b>	
<b>LEGAL DESCRIPTION</b>	
<b>PID NUMBER</b>	
<b>LEGAL OWNER(S)</b> <i>(List all)</i>	

<b>NAME OF SIGNATORY(IES)</b> <i>(Print full name. If owner is a corporation, include name and title of signing authority)</i>	<b>SIGNATURE</b>	<b>DATE</b>

# Schedule 1

## Resort Land



# Schedule 2

## Resort Promotion Area

