



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 68500

Application Status: Under LG Review

Applicant: Alexander Rezansoff

Agent: Michael Cohen

Local Government: City of Kelowna

Local Government Date of Receipt: 07/06/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Michael & Amy Cohen (www.thechicexperience.ca) are proposing to stage a 2-3 day arts and music festival for up to 15,000 people on the site during the summer. The proposed festival would utilize approximately half of the total land parcel and would require 14 days of access to the site. The festival would require a main stage and two additional temporary structures plus food and beverage vendors. The festival will be run using a sustainable model and we will reseed the land after the event. We will also provide a post event environmental impact report.

Agent Information

Agent : Michael Cohen

Mailing Address :

9512 Benchland Drive

Lake Country, BC

V4V 0A4

Canada

Primary Phone : (646) 824-9891

Email : michael@controlmgt.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 023-376-414

Legal Description : LOT A SECTION 6 TOWNSHIP 26 AND SECTION 31 TOWNSHIP 29
OSOYOOS DIVISION YALE DISTRICT PLAN KAP56611 EXCEPT PLAN KAP82461

Parcel Area : 19.3 ha

Civic Address : Southeast Kelowna, south of Mission Creek across the Mission Creek floodplain

Date of Purchase : 06/01/1991

Farm Classification : Yes

Owners

1. **Name :** Alexander Rezansoff

Address :

Applicant: Alexander Rezansoff

Box 557 Stn A
Kelowna , BC
V1Y 8T9
Canada
Phone : (403) 999-5510
Email : arezansoff@shaw.ca

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type :** Fee Simple
Parcel Identifier : 023-376-538
Owner with Parcel Interest : Alexander Rezansoff
Parcel Area : 10.2 ha
Land Use Type : Agricultural/Farm
Interest Type : Full Ownership
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
The land is and always has been a hay field under current ownership.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
The land is fully fenced and has natural irrigation from a stream running through it.
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
No non-agricultural uses currently on the parcel.

Adjacent Land Uses

North

Land Use Type: Recreational
Specify Activity : Golf Club

East

Land Use Type: Agricultural/Farm
Specify Activity : Unused

South

Land Use Type: Agricultural/Farm
Specify Activity : Rezansoff residence

West

Land Use Type: Recreational

Applicant: Alexander Rezansoff

Specify Activity : H20 Adventure Centre & Sports Fields

Proposal

1. How many hectares are proposed for non-farm use?

10 ha

2. What is the purpose of the proposal?

Michael & Amy Cohen (www.thechicexperience.ca) are proposing to stage a 2-3 day arts and music festival for up to 15,000 people on the site during the summer. The proposed festival would utilize approximately half of the total land parcel and would require 14 days of access to the site. The festival would require a main stage and two additional temporary structures plus food and beverage vendors. The festival will be run using a sustainable model and we will reseed the land after the event. We will also provide a post event environmental impact report.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No, there are no sites in the City of Kelowna available to stage a festival of this size.

4. Does the proposal support agriculture in the short or long term? Please explain.

We plan to leave the land in the same if not better condition post event.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Michael Cohen
- Proposal Sketch - 68500
- Site Photo - Google Maps
- Certificate of Title - 023-376-414

ALC Attachments

None.

Decisions

None.

Applicant: Alexander Rezansoff