

ATTACHMENT

A

This forms part of application
A23-0008



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM

OKANAGAN VALLEY ARTS & MUSIC WEEK FESTIVAL

CITY OF KELOWNA PRESENTATION

CONTENTS

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WHY HERE, WHY NOW?

We believe in the beauty of the Okanagan and the power of music.

We want to showcase to the world what Kelowna and the Okanagan has to offer by providing a music festival experience like no other.

Against a backdrop of stunning natural beauty we will bring some of the worlds brightest music talent to the region, many for the very first time.

Within the festival we will showcase The Okanagan's rich indigenous culture as well as providing a platform to showcase some of the leading wine brands in the region.

The Okanagan attracts close to 2 million visitors each year over the summer, it should have globally recognized music festival.

The site we are suggesting is perfect in that it is close enough to downtown and easily accessible yet still somewhat away from any major residential areas so as provide minimal disruption to the community.

STAKEHOLDERS



Michael Cohen - Event Producer

With over 25 years experience in the music industry Michael has worked with some of the biggest artists in the world in varying capacities. Starting his career at Polygram Records in the late 90's, Michael went onto senior positions at Warner Music and Capitol Records before forming his own artist management company, Control Management Group.

During this time he was also instrumental in the growth of leading electronic music booking agency, AM Only. Some of the artists Michael has worked with during his career include Tiesto, David Guetta, Skrillex and Phoenix. Michael moved to the Okanagan in 2019 and is based here full-time, and is an active member of the music industry community serving on the Music Advisory Group for Creative Okanagan's Music Action Committee.

STAKEHOLDERS



Amy Cohen - Event Producer

Amy's career as a Professional Makeup Artist took her from Calgary to all over the world before she started her business Chic Studios School of Makeup in New York City in 2010.

She has since expanded Chic into the events business putting on one of kind beauty and business leadership events and retreats all over the world including in the Okanagan at Sparkling Hill Resort. Amy moved to the Okanagan in 2019 and is now based here full-time, and is an active member of the Kelowna Chamber of Commerce.

STAKEHOLDERS



Blueprint Events/Alvaro Prol - Event Producer

Based in Vancouver, BC, Blueprint is one of the largest lifestyle, concerts and events companies in western Canada – dedicated to providing the best in entertainment. Always at the forefront of entertainment culture, Blueprint, founded by Alvaro Prol, Bill Kerasiotis and Chris Kerasiotis offers an impressive scale of nightclubs, over 250 blow out events annually, along with a boundless array of pubs and liquor stores.

With Blueprint, the entertainment experience truly begins ‘at the ticket’ and extends through every aspect including service, music, food and beverage, talent and events. The management group is built on a strong foundation of skilled staff that are leaders in their field of expertise. These employees are in avenues such as accounting, security, graphic design, talent booking, marketing, and event planning and product development allowing us to seamlessly take on new projects ensuring we have a solid team behind us. With a relentless focus on current & upcoming trends and an unparalleled passion for detail, Blueprint’s goal is to continue producing the best in entertainment and lifestyle culture in Vancouver and beyond.

Blueprint produce some of the biggest festivals in BC and Alberta including FVDED In The Park, Badlands, and Chasing Summer.

Alvaro is based in Vancouver, BC.

STAKEHOLDERS



Chris Kerr - XA Security - Event Producer

Chris' path into crowd safety and major event management began at the University of Calgary where he was Vice President Events on the Students' Union in 2001. It was here that he was exposed to the fundamental values of tolerance, patience, and diplomacy in difficult crowd situations. In 2004, he founded the company to staff local live events. In 2005, he brought the company into the security industry and over the following 15 years, grew the team to over 800 with offices in Calgary and Edmonton, and has established the company as a recognized crowd safety leader.

Today, in addition to leading the XA Security team, Chris is also a respected production manager of concert tours, music festivals, and major ticketed events with global experience. Among his many roles, Chris is the Production Manager for Grammy Award winning recording artist Zedd, and the Festival Operations Director for the annual FVDED in the Park music festival in Surrey, BC which hosts 25,000 music fans annually.

His strong relationships with government agencies and regulators are a result of his collaborative approach to site operations and crowd safety, and his successful management of large, ticketed events on government properties.

He is the Vice-Chair of the Event Safety Alliance Canada, and a vocal advocate of elevating global event and crowd safety standards. He is driven by ethics, social responsibility, and community building.

Chris is based in Calgary, AB.

STAKEHOLDERS

Mitch Carefoot & Kurt Jury - Thick As Thieves Entertainment



Thick As Thieves Entertainment are responsible for some of Kelowna's biggest and best outdoor experiences such as Denim On The Diamond, Altitudes and the Kelowna Beer Fest. They have worked with brands such as Monster Energy/Coca-Cola, White Claw/Mark Anthony Group, Sleeman Breweries, Nutri/Labatt, First Wave Credit Union, Toyota, and many more.

They employ hundreds of people in their hospitality and events business and have extensive experience with digital media, finance, hospitality and live events.

EVENT PLAN - FESTIVAL

- **We aim to produce an internationally recognized music festival experience in the heart of The Okanagan.**
- **Featuring international and nationally known artists, as well as providing a platform for local artists.**
- **The event will take place over a week to 10 days in the summer, most likely July, and run from 2pm - 10pm each day.**
- **There will be a main stage area, a secondary stage tented area, and a VIP tented area.**
- **We would also like to use the tent structure for individual events in the week leading up to the festival. This helps mitigate risk and brings cost benefits.**
- **There will be food and beverage options on site sold through a variety of local vendors.**
- **The music programming will be broad and inclusive aiming to attract a broad audience of music enthusiasts.**

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - MAINSTAGE

Mainstage - 8.30 - 10pm - Headliner

- 7 - 8pm - Support Act

- 5.45 - 6.45 - Support Act

- 4.30 - 5.30 - Support Act

- 3.15 - 4.15pm - Local Support Act

- 2.15 - 3.15pm - Local Support Act

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - DANCE TENT

Dance Tent - 8.30 - 10pm - Headliner

- 7 - 8pm - Support Act

- 5.45 - 6.45 - Support Act

- 4.30 - 5.30 - Support Act

- 3.15 - 4.15pm - Local Support Act

- 2.15 - 3.15pm - Local Support Act

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - VIP TENT

VIP Tent - 5.45 - 6.45 - DJ

- 4.30 - 5.30 - DJ

- 3.15 - 4.15pm - Local DJ

- 2.15 - 3.15pm - Local DJ

EVENT PLAN - *KELOWNA*FORNIA MUSIC WEEK

The dance tent structure that will be built for the festival will have a capacity of 5000 and will be used throughout the week leading up to the festival for single day events.

This is the same model used by *Blueprint* in Calgary, during Stampede. <https://www.badlandsmusicfest.com/>

This allows for weather and smoke mitigation and also makes the event more economically viable by amortizing costs across multiple events.

We plan to work closely with *Creative Okanagan* to build a branded Kelowna Music Week event to co-incide with their overall strategy of a Kelowna Music Month.

★ **BADLANDS** ★
MUSIC FESTIVAL
2022



ROGERS

LIVE NATION

Red Bull

JAMESON



ABSOLUT

COORS LIGHT

VIZZY

RBC/MUSIC



BADLANDSMUSICFEST.COM

18+

SNEAK-A-PEEK
TROYBOI
SKIITOUR
DJ C-SIK DJ SONIDEF
JOANNA MAGIK BLKFT
TWO FACED

07 08

FIRST FRIDAY
YUNG GRAVY
CHASE B
HARRY MACK
JOASH CHARLES MIKEY THE KID
TRASHGARDEN DJ C-SIK

SEVEN LIONS
GEM & TAURI
OBLVYN GINSONG
BRYCE KENNETH

09 10

ILLENIUM
BENNY BENASSI
WE ARE ROBOTS
SARA SUKHA JADE TANG

DON TOLIVER
MANILA GREY
HARM FRANKLIN
DISORIENTAL W/ FUJI FRANK

11 12

THE ROAD HAMMERS
ROBYN OTTOLINI
ANDREW HYATT
ANTHEM JAXX

THE CHAINSMOKERS
GUEST WHO B2B MHNUS
SARA SUKHA
JADÉ 4LOW

13 14

LIGHTS
CHROME0 DJ SET
BRATPACK
STEPHANIE PRINCE
DJ HANNAH JOANNA MAGIK

ZEDD
CAPOZZI
SEELO TRAVIS LYDIAN
KELLAND

15 16

MARC REBILLET
SMALLTOWN DJS
BURCHILL DR DANCE
SKY MILLZ DJ SONIDEF

REWIND
DJ AL-V & DJ C-SIK
HOSTED BY BIG DREW

17

LOCAL PARTNERS

Creative Okanagan

Mark Anthony Group

ATB Wealth Partners

Kelowna Now

Wyant Group

Joe & Sons Concrete

Bell Media

Delta Hotels

Sparkling Hill Resort

Karma Farming

Humo Izakaya

Indigenous Wine

Kekuli Cafe

Hyatt Hotels

Sandhill Winery

Salt & Brick

Pattinson Media

Wilson Beck

Tourism Kelowna

Porter Ramsey

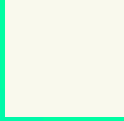


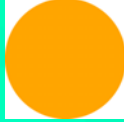

The Chic Experience

SITE PLAN









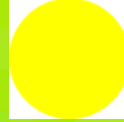
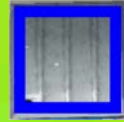
VIEW : Festival Site



K E Y

-  Concession Area (1)
-  Event Managment Office (1)
-  Marquee Stretch 16x32 - Vip Area (1)
-  Police (1)
-  Stage - Mainstage (1)

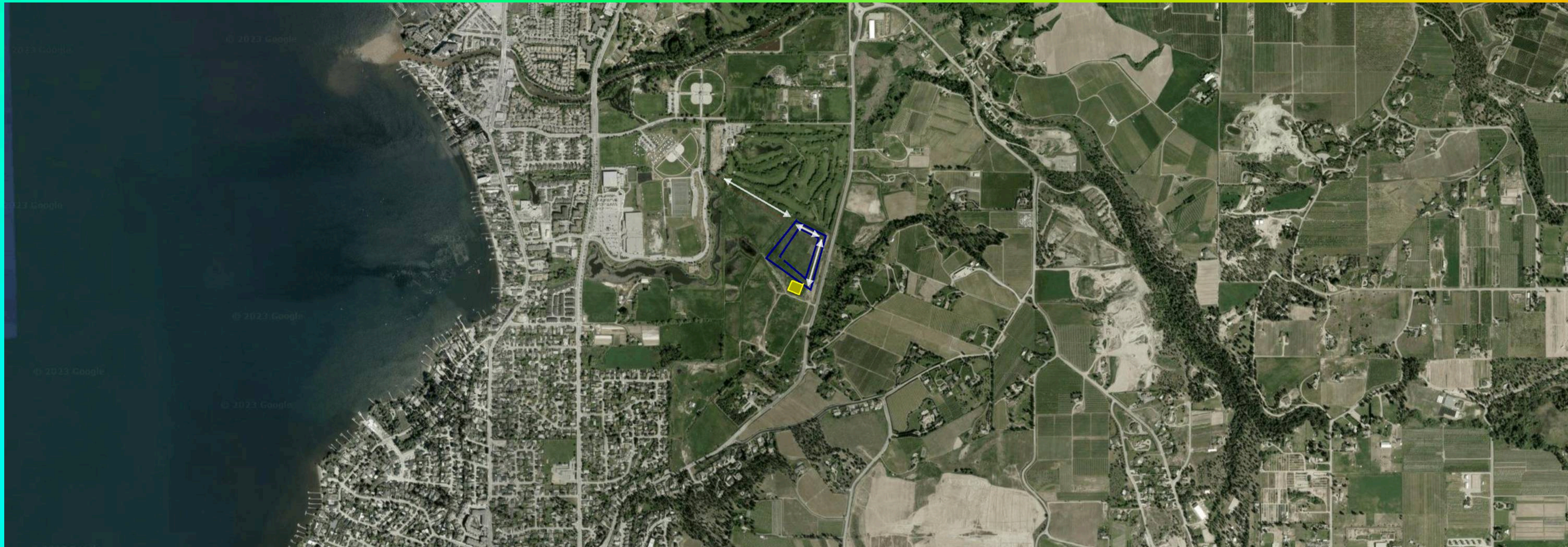
V I E W : Festival Site

-  Emergency Exit (1)
-  First Aid Point (1)
-  Measure Line (2)
-  Porta Loos (5)
-  Tent White - Dance Tent (1)
-  Entry Exit Gantry (1)
-  Heras / Perimeter Fencing Custom (2)
-  Medical (1)
-  Security (1)
-  Toilet Trailer (1)

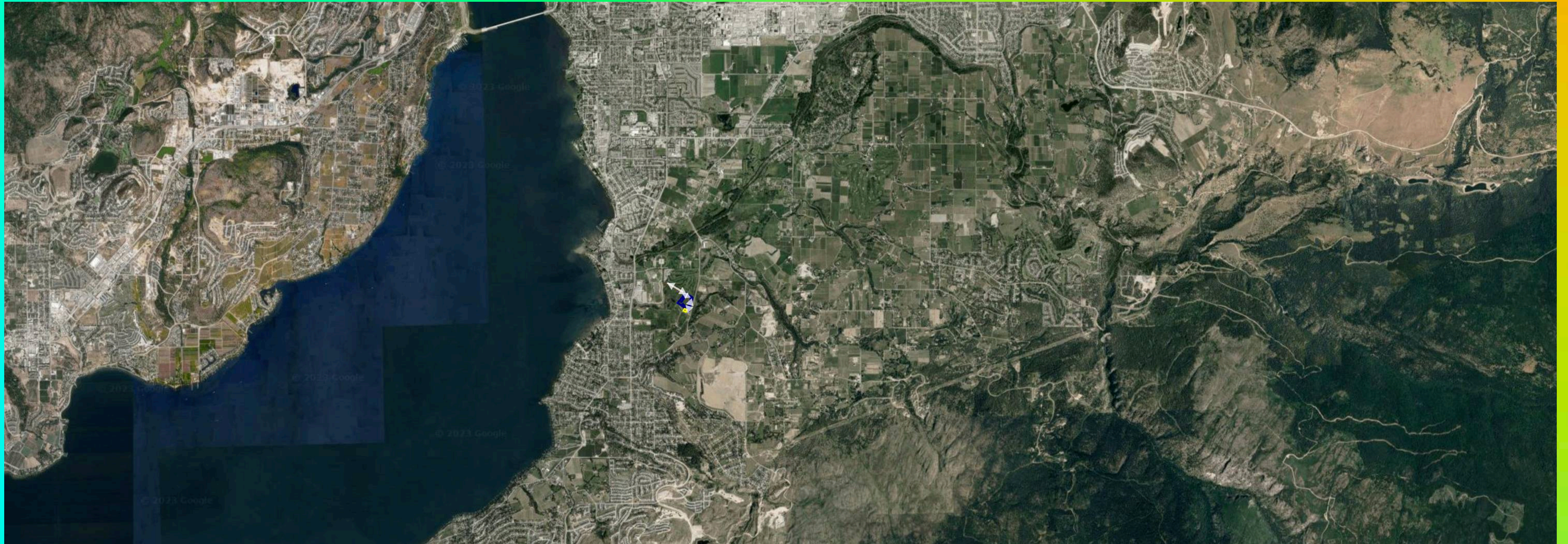
VIEW : Parking



VIEW : Shuttle Route



V I E W : City View



SUSTAINABILITY

SUSTAINABILITY

We aim to minimize the negative impact on environment an event like this can produce.

Reduction of waste, water and energy, use of fair trade or organic food, using local suppliers and locally sourced products, providing education about environmental impacts and more.

We aim to build a transportation plan that focuses on public transport, minimal parking on site, sufficient bike racks, provide local shuttle service powered by green energy.

Zero waste. This will be done through the reduction of waste such as no single serving containers, composting of organic matter, recycling and reusing of paper, metal, plastic and glass.

Food and/or material which are left over from the event are to be donated to a charitable organization.

AGROLOGIST REPORT

Agrologists Report: 4150 Swamp Road, Kelowna B.C.

Proponents: Michael and Amy Cohen

9512 Benchland Dr, Lake Country, B.C.

ALC Application: 68500



Photo #1: proposed festival location looking approximately west.

This report has been prepared at the request of the daughter and son-in-law of the owner of 4150 Swamp Road (Alex Rezansoff) as they wish to host a 15, 000 person arts and music festival on lands within the ALR. To support this application a request was made by City of Kelowna planning staff for an Agrologist's report to give comfort that the festival will have no net negative impact on the agricultural land that is proposed on.

To complete this report a site review was held on Tuesday August 15, 2023, with the project proponent and a field review was conducted. Following the site review a basic literature review was completed, SIFT and Google reviews were conducted, and some basic sketch drawings compared to existing land management. Added to this, the author of this report has been familiar with the property in question both as a Ministry of Agriculture employee and now, as a consulting Agrologist.

Site Description: The property in question is an approximately 50-acre farm parcel that has a mix of farming activities, but primarily focusses on the production of sub-irrigated forage for

use locally. The parcel has suffered with water inundation over a period of time with the placement and construction of a local recreation facility (H2O Recreation Center) and various changes to Swamp Road and its resultant re-alignment of sub-surface and surface water flows. Ephemeral water immunization of this site may preclude festival activities until the soils are dry and stable.



Photo #2: looking generally North at festival site. Swamp road is to right in photo.

Soil description: in reviewing the soil classification on the SIFT website it is noted that the proposed festival site is within one soil polygon dominated (80%) by Rego-Gleysol (RUMHOR) soils which are mineral in their parent material and development. Specific to this site the soils are organic (not gleyed) and in various locations around the property covered by up to 24" of fill (see photo above). The fill on site is very sandy and coarse likely from excavations on Truswell Road and surrounding locations. This has been completed with ALC approval and improved the agricultural capability of this parcel immensely.

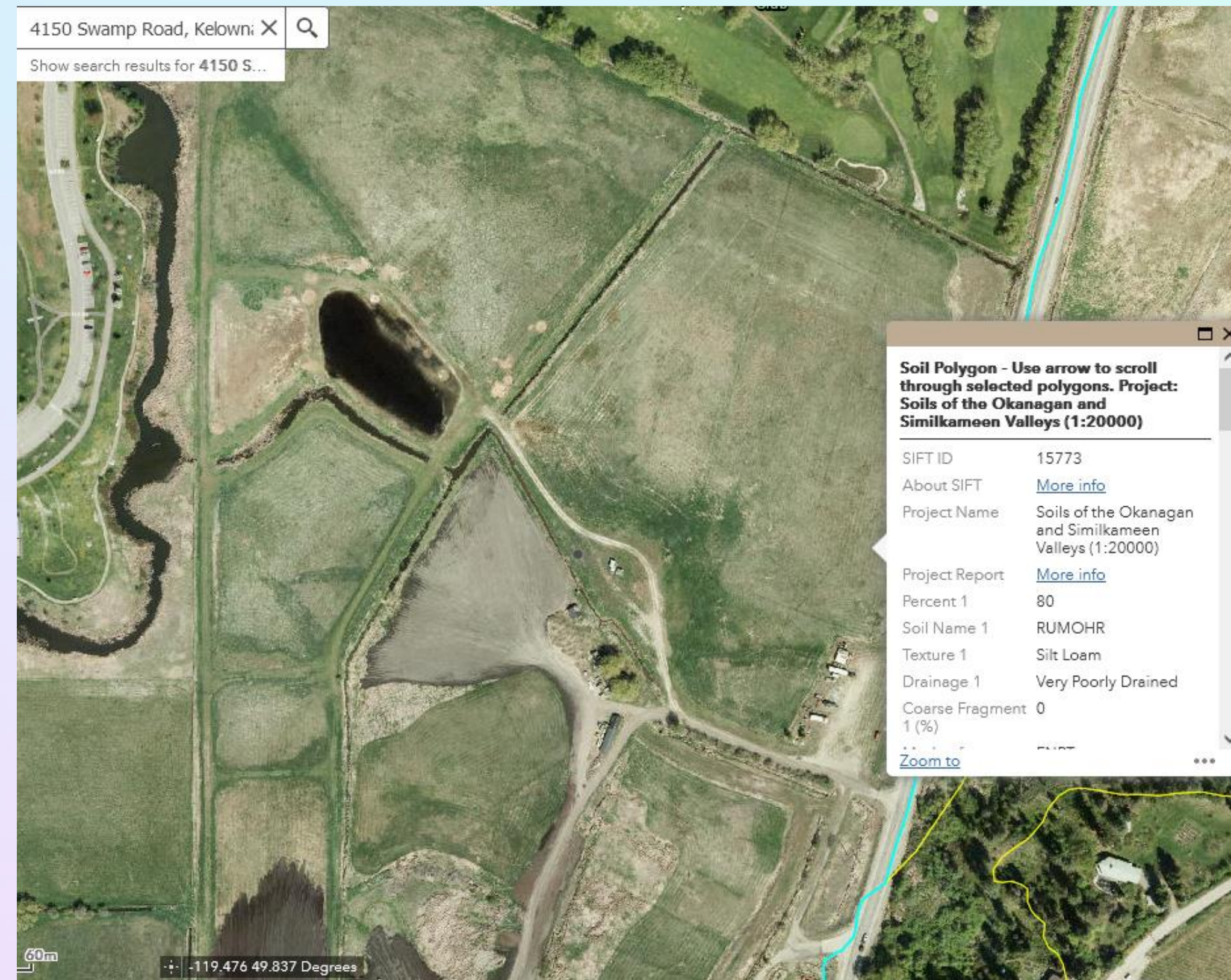


Image #1; SIFT screenshot showing predominant soil in proposed festival location.

Current Agriculture Capability mapping for this site shows an unimproved class of 80% Class 4 with water (W) being the limiting factor. Again, the removal/reduction of subsurface moisture on this site through the placement of fill has likely improved the agricultural capability of this site. This is evidenced by the production of tame forage at this site where traditionally hydrophobic peat materials were on site and only rushes and meadow grasses were grown and harvested.

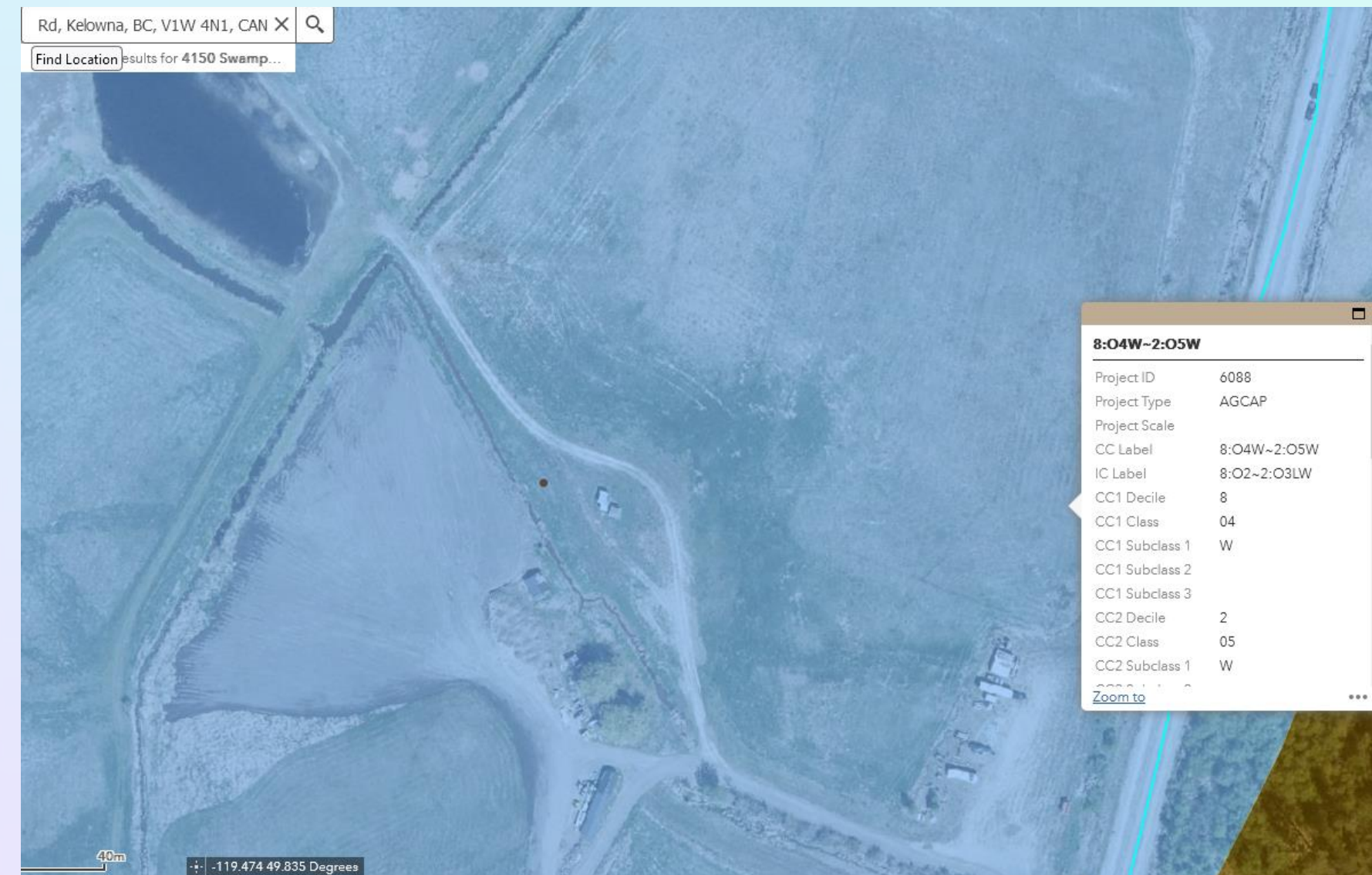


Image #2: screenshot of Agriculture Capability mapping 4150 Swamp Road.

Proposed Use and Agricultural Impact: After some discussions with the project proponents, a final proposed location was determined for this non-farm activity and a rough site map prepared. (See Appendix 1)

This location within the property was chosen to place the festival as it meets the basic size requirements for festival layout, is proximate to the road for easy access and egress, is on placed (fill) soils which are more resilient to the activities proposed and keeps activities and participants away from the riparian area of the property reducing risk to existing vegetation and species that benefit from that.

Because of the considerations noted above the impact to existing agricultural production will be limited to a basic mow of tame vegetation and very minor exposure of soils where the stage is placed, and a tent peg or office is temporarily placed.

General Commentary and Recommendations: this proposal is not dissimilar to other music festivals held on agricultural lands across the province including, but not limited to Shambala,

Rockin River and Pemberton. These temporary uses of ALR lands have limited impact on perennial forage production locations such this as the proposal does not create hard surfaces (pavement, gravel), exist for brief periods of time and distribute most of the ground pressure across wide areas of land.

I am supportive of this proposal as discussed and described, with some basic land management recommendations:

- The festival should not be held on water inundated soils (March-May)
- The festival should not be placed closer than 30m to the stream.
- All garbage shall be removed within two days of festival finish.
- All exposed mineral soils should be seeded with Canada number one forage mix at a minimum of 5 kgs/ha.
- Irrigation should be supplied for 5 days post festival to assist in forage recovery and retain the natural biodiversity of the soils.
- A final report/letter signing off these conditions should be submitted to City staff post festival.

In providing this report I remain committed to the project proponents to ensure that the information provided is accurate, the recommendations are achievable and the timelines realistic. I am also available to City of Kelowna and ALC staff to clarify questions and provide further information as requested.

Respectfully submitted.

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read 'Carl Withler'.

Carl Withler P.Ag. (#695)*

*Professional qualifications statement upon request.

TRAFFIC, PARKING, SECURITY & EMERGENCY PLAN

TRAFFIC & PARKING PLAN

Our plan is to utilize public transit and local livery partners (Uber, Current, Lime) to encourage attendees not to bring a car to the event.

We plan to work with local neighbors (Michaelbrook, H20) and partners to devise a parking plan for those that do drive to the event.

Our plan is to utilize Swamp Road as production and emergency access only.

We would push attendees to access the site via Gordon Avenue and the back of the H20.

Stakeholders have extensive experience in working with local govt to devise and execute plans.

SECURITY & EMERGENCY PLAN

Stakeholder XA Security has extensive experience in building and executing security plans around events such as these.

Utilizing its long term good working relationship with BC RCMP we would sit down early with local RCMP to devise a plan that works for all.

Location is close to Kelowna General for access to emergency medical needs.

Onsite security and medical teams will be provided.

Zero tolerance policy toward drug and alcohol intoxication with searches carried out at all entry points.

SECURITY & EMERGENCY PLAN

CONTINUED

Stakeholders will work to the guidelines presented in *Public Health Guidelines - BC Major Planned Events* by the Health Protection Branch of the Ministry Of Health to provide plans around:

- Safe Food**
- Sanitation**
- Waste Management**
- Harm Reduction**
- Opiod Overdose Response**

SECURITY & EMERGENCY PLAN

CONTINUED

Stakeholders will work with the Major Planned Events guidelines provided by the Province of BC to provide detailed planning around:

- Event Medical Team**
- Event Security**
- Event Communications**
- Event Transport Management**
- Event Waste Management**
- BC Ambulance Service**
- Police**
- Fire**
- Liquor Control and Licensing**
- Public Health**

PRECEDENTS



Agricultural Land Commission Staff Report

DATE: March 4, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51488

PROPOSAL: To use portions (~40 ha) of a 202 ha ranch for the annual Shambhala Music Festival (held in early August). The music festival attracts approximately 10,000 over four days. There are six "stages" scattered through the forested areas. The cleared fields are used for parking and camping. Other semi-permanent structures such as stages, storage, and concessions are scattered throughout the wooded portions of the property.

PROPOSAL INFORMATION

Background: Shambhala Music Festival has been leasing Salmo River Ranch from Richard and Suzanne Bundschuh for the last 12 years.
Received Date: February 1, 2010
Applicant: Richard & Suzanne Bundschuh, Corrine Zawaduk
Agent: N/A
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 006-081-673
Legal Description: Sublot 36 District Lot 1236 Kootenay District Plan X69, Except (1) Parcel "A" (Explanatory Plan 887451), (2) Parcel "A" (Reference Plan 528671), (3) Parcel "A" (Reference Plan 563941), (4) Parts Included in Plans 2493, 13841, 15425 and 16382 (5) Part Included in RW Plan 1958 (6) Part Included in Reference Plan 614571 Together with the Land Immediately Adjoining Same to the West Being of an Imaginary Line Down the Centre of the Salmo River as of May 28 1945 and (7) Part Included in SRW Plan 14293
Civic Address: Salmo River Ranch
Area: 135 ha
ALR Area: 70 ha
Purchase Date: June 17, 1994
Owner: Richard & Suzanne Bundschuh

PID: 013-351-583
Legal Description: That Part of Parcel A (Explanatory Plan 180421) Sublot 1 Included in Explanatory Plan 579231 District Lot 1236 Kootenay District Pplan X69
Civic Address: Salmo River Ranch
Area: 65 ha

ALR Area: 35 ha
Purchase Date: June 17, 1994
Owner: Richard & Suzanne Bundschuh

Total Land Area: 200 ha
Total ALR Area: 105 ha
Current Land Use: Cattle ranching, hay crops and small sawmill.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
40.0	Prime	CLI

Surrounding Land Uses:

North Forested non ALR
East Forested river bottomlands in the ALR
South Forested crown land in the ALR
West Forested non ALR hillside

Official Community Plan

Bylaw Name: No OCP exists in this area
Designation:
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: No zoning bylaw exists in this area
Zoning Designation:
Minimum Lot Size:
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45495
Applicant: Leonard and Patricia Ritchie
Proposal: To hold the Pemberton Music Festival on land in the Agricultural Land Reserve (ALR) for a period of ten (10) years.

Decisions: Resolution

Number	Decision Date	Decision Description
726	November 18, 2008	Approved in principle subject to conditions.

Note: Also see Issue Complaint File # 46651 (Thomas Loo)

Application #: 16990

Applicant: Active Mountain Entertainment Corp

Proposal: To exclude approximately 8 ha of ALR land and to use portions of the remainder for the following non-farm uses:

1. 18 hole golf links (approximately 40ha
Stage and Festival Area
Amphitheatre
18 hole Golf Course
Onsite Accommodation (RV and campsites)

Decisions:

**Resolution
Number**

Decision Date

Decision Description

316

June 26, 2001

Commission allowed the application with conditions that the irrigation improvements be in place BEFORE all other developments and that the vineyard be planted before the amphitheatre can be constructed. Bonding will still be a requirement and an agrologist report is req'd for the potential for grape growing. The Commission also requires a management plan detailing the agricultural use of the property in conjunction with non farm uses

Committee Recommendations

Type

Recommendation

Description

Board/Council

No Comment

The Regional District of Central Kootenay Board of Directors forwarded the application without comment.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The areas used for the festival parking and camping represent the best agricultural lands on the property. A site assessment report from Lawrence Refern P. Ag notes that the CLI Mapping is relatively accurate, but that non ALR land lying in the north portion of the property is also comprised of high capability soils.
- 2) The aforementioned report notes that the structures associated with the Festival are small in scale, and represent only a minor loss of grazing potential. Also, the structures are located on secondary soils that likely could not be cultivated. Fially many of the simple structures could be used for agriculture should the need arise. It is noted tha the income from the festival helps to support and improve the agricultural infrastructure i.e. irrigation, fencing, outbuildings etc.
- 3) The major potential negative issues associated with the festival are soil compaction, and possible contamination of the hayfield due to parking and camping. There is also potential for the intoduction of noxious weeds. The Agrologist's report recommends the following:
 - a weed inventory be undertaken and a weed management plan developed.
 - that a plan to mitigate detrimental compaction be developed.
 - festival organizers and a farm professional work together to identify modifications that will improve stewardship, particularly on the highest quality lands

4) The applicant's submission (attached) indicates that weed control and field improvements are on-going and are aided by the income achieved from the four day festival.

ATTACHMENTS

51488 airphoto map.pdf
51488 ALC map.pdf
51488 applicant's submission.pdf
51488 site map and airphoto.pdf

END OF REPORT

Signature

Date



Staff Report
Application # YY – 37970
Applicant: Ravens Crest Developments Ltd
Agent: Shane Bourbonnais
Live Nation

DATE RECEIVED: February 06, 2008

DATE PREPARED: February 28, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: This is non-farm use proposal for a summer music festival (Pemberton Festival) to occur July 25, 26 & 27, 2008. The organization responsible for the development of this festival is Live Nation and the contact is Shane Bourbonnais, President Touring, and Business Development Canada Music.

The vision for this festival is the following:

- Create an annual multi-day, multi-artist summer music festival in the Pemberton Valley
- European-style festival format with a diverse array of artists playing multi-stages, camping and a festival village
- Eco-friendly festival
- An amazing experience for artists and fans alike

The ALR portion of four (4) properties is proposed for the festival site plan as follows:

- Camping Fields ±23 ha
- Stage Arena ±13 ha
- Artist Campground ±3 ha
- Parking ±5 ha
- RV Site ±6 ha

It is proposed that all these uses are temporary and will be removed from the land after the festival. The land will then be cleaned and returned to be suitable for farming.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The area proposed for the music festival event is to be south of the CN Railroad right-of-way and north of Lillooet River of the subject property.

Local Government:

Squamish-Lillooet Regional District

Legal Description of Property:

1. PID: 010-309-306
The Easterly 310 acres more or less of District Lot 211, Lillooet District, EXCEPT Plans 9479, A21 and 39509
2. PID: 004-464-532
The Fractional North West 1/4 of District Lot 211, Lillooet District, EXCEPT Plans A21, B3576, B4215, KAP59366 and KAP59592
3. PID: 007-915-179
That part of Lot A, lying North of the Road shown on Plan 20157, District Lot 210, Lillooet District, Plan 20157
4. PID: 007-915-268
Lot B, District Lot 210, Lillooet District, Plan 20157

Purchase Date:

Various purchase dates

Location of Property:

Highway 99, Pemberton

Proposed Festival Area:

±50 ha

Present use of the Property:

Hayfield, gravel pit quarry, vineyard and home, sheep, fruit

Surrounding Land Uses:

WEST: Equestrian, hobby farm, hayfield, pasture, festival site
SOUTH: Highway 99, residential development
EAST: Residential, hay/grazing
NORTH: Forest, private crown

Agricultural Capability:

Data Source: Agricultural Capability Map # 92J/7
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 589
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning: Bylaw 765
Designation: Agriculture
Minimum Lot Size: 2 ha

PREVIOUS APPLICATIONS:

RELEVANT APPLICATIONS:

Application #15048 -0

Applicant: Clarke, Mark & Sarah
Decision Date: 15 July 1982
Proposal: To subdivide the subject property into three lots of 1.26, 1.85 and 2.85 ha and then sold as rural residential home sites.
Decision: Refused on the grounds that the subject property has good potential for agricultural use.

Application #12713-0

Applicant: Clarke, Mark
Decision Date: 2 September 1981
Proposal: To construct a building supplies operation from some renovated farm buildings.
Decision: Allowed with the conditions that the term of approval for the use as a building supply operation be for a five year term. After that time all activity must cease and an application for a lease extension, if desired, must be considered by the Commission.

Application #06802-0

Applicant: Csizmazia, Joseph
Decision Date: 6 July 1978
Proposal: Request for a temporary permit of five years for a commercial business on 0.6 ha of the 16 ha property. The proposed commercial use would be a building supplies retail store.
Decision: Refused. However, the Commission would be willing to consider a one year temporary permit for the commercial use.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Squamish Lillooet Regional District Board

During its meeting on 28 January 2008 it was moved and seconded:

That the Live Nation application for the non-farm use of the ALR (a summer music festival at the raven's Crest property and the neighbouring parcels within the ALR) be forwarded to the ALC for consideration, including the following recommendations:

That the proposed summer music festival be supported for a period of one year;

That following the festival, in order to retain the agricultural capability of the land, appropriate remediation measures be required, such as a no-till reseeding program;

And that prior to a 2009 festival taking place a second application by Live Nation for the same non-farm use be reviewed by the AAC.

Agricultural Advisory Committee

It was recommended that the application be supported for one year. That following the festival, in order to retain the agricultural capability of the land, appropriate remediation measures be required, such as a no-frill reseeding program. That prior to a 2009 festival taking place, a second application by Live Nation for the same non-farm use be reviewed by the AAC.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- That the Panel's Vice Chair conduct an on-site inspection with the applicant(s) and representative stakeholders to determine the impact of the proposed music festival on local agriculture.

ATTACHMENTS:

1. ALC Context Maps (2)
2. Provincial Orthophoto (1999)
3. Agricultural Capability Map
4. Pemberton Festival Site Maps (2)
5. Existing Land Use Map

END OF REPORT



Signature

3 March 2008
Date