



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 88745I), (2) Parcel "A" (Reference Plan 52867I), (3) Parcel "A" (Reference Plan 56394I), (4) Parts Included in Plans 2493, 13841, 15425 and 16382 (5) Part Included in RW Plan 1958 (6) Part Included in Reference Plan 61457I 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 18042I) Sublot 1 Included in Explanatory Plan 57923I District Lot 1236 Kootenay District Plan 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 _____