



# Provincial Agricultural Land Commission - Staff Report

## Application: 51813

**Applicant:** Richard & Suzanne Bundschuh  
**Agent:** Corrine Zawaduk  
**Local Government:** Regional District of Central Kootenay

**Proposal:** INCLUSION - to include 8.9 ha of land into the ALR as per the conditions of ALC Resolution 3 2314/2010. The inclusion would allow for the Shambhala Festival to occur as a Non-farm Use.

## BACKGROUND INFORMATION

The Commission approved the Shambhala Music Festival on condition that the entire field used for the festival be included into the ALR.

## PROPERTY INFORMATION

**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

**Property Area:** 115.8 ha  
**ALR Area:** 59.8 ha  
**Purchase Date:** June 17, 1994  
**Location:** Salmo River Ranch  
**Owner:** Richard & Suzanne Bundschuh

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**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

**Property Area:** 64.3 ha  
**ALR Area:** 40.2 ha  
**Purchase Date:** June 17, 1994  
**Location:** Salmo River Ranch  
**Owner:**

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**Total Land Area:** 180.1 ha  
**Total ALR Area:** 100.0 ha

## LAND USE

### Current Land Use:

Hay field. The field is used for an annual music festival for 4 days a year

### Surrounding Land Uses:

North: Forested non-ALR  
East: Forested river bottom lands in the ALR  
South: Forested crown land in the ALR  
West: Forested non-ALR hillside

## PROPOSAL DETAILS

**Inclusion Area:** 8.9 ha

**Agricultural Capability:**

The majority of the area under application is rated as: Secondary

**Source:** CLI

**Mapsheet:** 82F.004 and 014

## RELEVANT APPLICATIONS

**Application ID:** 51488

**Applicants:** Richard & Suzanne Bundschuh, Corrine Zawaduk

**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.

**Decision:**

Resolution #	Decision Date	Decision Description
2314/2010	March 23, 2010	Allow music festival use with conditions

## LOCAL GOVERNMENT INFORMATION

**Comments and Recommendations:**

**Board/Council**

The Regional Board supports the inclusion to allow the festival as a non-farm use

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The inclusion is a condition of the Commission's approval of the use of this land for a four day music festival.

The 8.9 ha area to be included is part of and forms the northern edge of the hay field used for the festival.

## ATTACHMENTS

51813\_ContextMap25k.pdf

51813Inclusion.pdf

51813\_ContextMap50k.pdf

51813\_AirphotoMap25k.pdf

## END OF REPORT

**Prepared by:** Roger Cheetham, Regional Planner