



Provincial Agricultural Land Commission - Staff Report

Application: 52278

Applicant: Winter Blossom Holdings Ltd
Agent: Kenny Hess
Local Government: District of Mission

Proposal: Non-farm use – Rockin River Productions is requesting to relocate a 3-day country music festival to the subject property. The proposal involves hosting the festival each August for the years of 2011, 2012, and 2013. The proposed festival would utilize approximately 33 ha of ALR land and would require 10 days of access to the subject property. The festival would require areas for music, camping, parking, food and beverages.

BACKGROUND INFORMATION

Rockin River Productions have hosted a successful country music festival for the past three years at the Mission Raceway. However, they have been forced to find a new location for their country music festival due to an increase in the cost of the camping area adjacent to the raceway. The previous location was not in the ALR, but the camping area was used as a hay field.

The current owner of the subject property, Winter Blossom Holdings Ltd, has owned the subject property since August 2010. Similar to the past site, Rockin River Productions intend on keeping the land in its original condition and will make sure that any seeding and fertilizing the subject property may require will be done immediately after conclusion of the event to insure that next seasons crops will not be impeded. Since the proposed use is not permitted under the Rural 80 zone, Rockin River Productions will also have to apply for a Temporary Commercial Permit from the District of Mission.

It is also the intention of Rockin River Productions to financially support the agricultural improvement of the subject property. Potential improvements may include irrigation, soil upgrading and levelling.

PROPERTY INFORMATION

PID: 003-706-494
Legal Description: North East Quarter Section 24 Township 14 New Westminster District Except: Firstly: Part on Plan 908 Secondly: Part on Plan 4898 Thirdly: Part on Plan with Bylaw Filed 23489 Fourthly: Part on Plan 14512 Fifthly: Parcel "A" (Reference Plan 22448) Sixthly: Part on Plan 40188 Seventhly: Part on Plan 65457 Eighthly: Plan BCP45451
Property Area: 41.2 ha
ALR Area: 35.9 ha
Purchase Date: August 18, 2010
Location: 31042 Silverdale Ave, Mission
Owner: Winter Blossom Holdings Ltd

LAND USE

Current Land Use:

Hay production on the majority of the farmable portion of the property. An unused barn and machine shed also exist on the property.

PROPOSAL DETAILS

Non- Farm Use Area: 35.9 ha
Non- Farm Use Type: Commercial / Retail: Exhibitions and Festivals

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: BCLI

Mapsheet: 92G.019

PREVIOUS APPLICATIONS

Application ID: 5421

Legacy #: 24749

Applicant: Circle Enterprises Ltd.

Proposal: To develop an 18 hole par 72 championship golf course with indoor banquet facilities, an English style pub lounge, dining area, pro-shop and change rooms.

Decision:

Resolution #	Decision Date	Decision Description
157/1991	February 12, 1991	Refer to file for the specific terms and conditions applied. On April 9, 1992, the applicant was informed that a review of the golf course proposal subject to the Moratorium was undertaken and the proposal had not been removed.

Note: Non-farm use application to establish an 18-hole championship golf course. Initially approved with conditions by the Commission, however, the application was cancelled due to the Golf Course Development Moratorium Regulation.

Application ID: 4436

Legacy #: 30247

Applicant: Poles Development Inc

Proposal: The applicant is seeking permission to exclude the ALR portion of the subject property in order to develop the land into a mixed residential and commercial village oriented around an executive 18 hole golf course.

Decision:

Resolution #	Decision Date	Decision Description
334/1999	May 18, 1999	Refused on the grounds of agricultural capability and contrary to the OCP.

Note: Application to exclude the subject property to create a residential and golf course development. Refuse by the Commission.

RELEVANT APPLICATIONS

Application ID: 52100

Applicant: Moore Farm Ltd

Proposal: To use the 26.2 ha parcel for "Sturgis North" - a 10 day outdoor music festival. The application is for a five year period. The festival will require camping, temporary stages, seating, food and toilet facilities. All of the proposed facilities are temporary and will be removed immediately after the 10 day festival

Decision:

Resolution #	Decision Date	Decision Description
98/2011	March 17, 2011	Refuse as proposed on the grounds that the festival will reduce the agricultural capability of the property.

Note: Recently, the Commission refused application #52100 proposing a 10-day music festival in the City of Salmon Arm.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw 4052-2008

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw 5050-2009

Zoning Designation: Rural 80 (RU 80)

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

Forwarded to the Commission with support.

Planning Staff

Recommended that the application be forwarded to the Commission with the support of Council.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- This application presents similar issues as other music festivals throughout the province.
- There have been both letters of support and concern over this proposal.

ATTACHMENTS

52278_public_concern.pdf
52278_ContextMap20k.pdf
52278_AirphotoMap10k.pdf
52278_AgCapabilityMap.pdf
52278_proposal_sketch.pdf
52278_public_support.pdf

END OF REPORT

Prepared by: Eamonn Watson, May 2011