



Provincial Agricultural Land Commission - Staff Report

Application: 52336

Applicant: 0847774 BC Ltd
Agent: Steve Hammer
Local Government: City of Salmon Arm

Proposal: Non-farm Use - Sturgis North Campground. The proposal is to use a portion of each subject parcel for a temporary campground for the Sturgis North Music Festival. The applicant is requesting approval for a total of fourteen (14) days from July 8-21 (for 2011 only) to allow vendor and recreational vehicle (RV) camping during the event (July 12-17), including set-up, tear-down, and clean-up. The site plan indicates a total of 346 sites.

The applicant has submitted a Temporary Use Permit (TUP) application concurrently with the ALC non-farm use application.

BACKGROUND INFORMATION

The ALC has approved temporary camping on the subject parcels for a maximum ten day period on August for the annual Salmon Arm Roots and Blues Festival since 2005. The most recent approval for this use on the subject parcels was granted by the ALC on March 26, 2009 and will expire on September 1, 2011. An additional requirement is the submission of an annual status report (including photos) from the landowners verifying the land has been returned to an equal or better agricultural standard following the campground use. To date the ALC has been satisfied that this condition has been met.

PROPERTY INFORMATION

PID: 004-831-853
Legal Description: Lot 1, Section 11, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plan 27414
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: September 1, 2010
Location: 550 - 10th Avenue SW, Salmon Arm
Owner: 0847774 BC Ltd

PID: 014-072-009
Legal Description: Parcel B (Plan B5839, North West 1/4, Section 11, Township 20, Range 10, W6M, Kamloops Division of Yale District
Property Area: 2.1 ha
ALR Area: 2.1 ha
Purchase Date: November 30, 1984
Location: 690 - 10th Avenue SW, Salmon Arm
Owner: Johan & Judy DeDood

Total Land Area: 4.1 ha
Total ALR Area: 4.1 ha

LAND USE

Current Land Use:

The properties are used for hay production and there is a dwelling on each parcel.

Surrounding Land Uses:

North: Fair Grounds and Blackburn Park
East: Large lot with residence zoned A-2 (Rrural Holding)
South: Large parcel zoned A-2 (Rural Holding)
West: Large lot zoned A-2 (Rural Holding)

PROPOSAL DETAILS

Non- Farm Use Area: 4.1 ha

Non- Farm Use Type: Commercial / Retail: Campground (Private) & RV Park

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/11

PREVIOUS APPLICATIONS

Application ID: 45749

Legacy #: 38803

Applicant: Ole and Mildred Ekren

Proposal: To use approximately 7 ha of ALR on three properties for 600 temporary campsites for the annual three day Roots and Blues festival in August of each year. No amendments or filling is required. The lands are used for hay production and cattle grazing.

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|----------------|---|
| 97/2009 | March 26, 2009 | The Commission allowed the request for temporary campground uses subject to conditions. |

Note: The applicant has completed annual status reports as required by the ALC, showing that the land has been returned to an equal or better agricultural standard following the campground use.

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. |

RELEVANT APPLICATIONS

Application ID: 43946

Legacy #: 37352

Applicant: Willie Wright

Proposal: Subdivide 4 parcels (16.14ha) into 33 lots ranging in size from 0.4ha to 1.0ha

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|---------------|---------------------------------------|
| 345/2007 | July 9, 2007 | Refused due to impact on agriculture. |

Note: Located to the west of the subject properties.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw No. 3000
Designation: City of Salmon Arm OCP
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 2303
Zoning Designation: Rural Holding Zone (A-2)
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The use be authorized for submission to the ALC.

Planning Staff

The planning staff recommended that this application be forwarded to the ALC for its consideration based on the following:

- The OCP provides for the consideration of temporary commercial uses on lands designated Acreage Reserve;
- Similar approvals have been granted by the ALC and Council for temporary camping on the subject parcels for the Roots and Blues Festival. The City has had relatively good experience with temporary camping for the Roots and Blues festival;
- The proposed temporary camping would be in close proximity to part of the Sturgis North event which is planned for the fair Grounds;
- The temporary nature of the proposed camping would not result in the construction of any permanent structures;
- The ALC has the experience and knowledge to determine if the proposed temporary camping would be detrimental to agriculture on the subject parcels;' and
- As part of the TUP application process, notification of the proposal would be advertized in the newspaper and mailed to all property owners/occupiers within 30 m of the subject parcels.

ALC STAFF COMMENTS

- The ALC has approved temporary camping on the subject parcels for a maximum ten day period in August for the annual Salmon Arm Roots and Blues Festival since 2005. The most recent approval for this use on the subject parcels was granted by the ALC on March 26, 2009 and will expire on September 1, 2011.

- As a condition of the approval for temporary campsite use, an annual status report (including photos) from the landowners verifying the land has been returned to an equal or better agricultural standard following the event is required. To date the owners have fulfilled this condition.

- The current proposal would not conflict with the Roots and Blues festival as the Sturgis North Music Festival is from July 8 to 21 (for 2011 only).

- The subject parcels have very good agricultural potential and are currently used for hay production. The CLI ratings indicate that the soils are improvable to (6:2X - 4:4W). The proposed camping use in July together with the approved camping use in August would significantly limit the ability to grow hay on the subject parcels this summer. Also, the additional use of the parcels for camping could create more compaction of the soils with the

ALC STAFF COMMENTS

associated negative impacts to hay production.

- Should the Commission permit the temporary campground for the festival then it is suggested that, similar to the condition for the Roots and Blues festival camping use, a status report (including photos) from the landowners verifying the land has been returned to an equal or better agricultural standard be submitted following the campground use.

ATTACHMENTS

52336_ContextMap20k.pdf
52336_AgCapabilityMap.pdf
52336_AirphotoMap10k.pdf
52336plan.pdf

END OF REPORT

Prepared by: Ron Wallace, June 2011