



Provincial Agricultural Land Commission - Staff Report Application: 52608

Applicant: Jerry Thompson
Agent: Salmon Arm Folk Music Society
Local Government: City of Salmon Arm

Proposal: Non-farm Use - Camp for Salmon Arm Roots and Blues Festival. To use portions of each of the three subject properties for temporary campgrounds to accommodate the annual Salmon Arm Roots and Blues Festival. The three campgrounds would consist of 594 sites open to tent and recreation vehicle campers for four days during the festival (August 16 - 19). The requested duration of the non-farm use is a two week period in August to allow for installation and removal of the campgrounds.

It is noted that the owner of the corner lot (1300 - 10 Street SW) identified with Campground No. 3 has authorized the applicant to apply for the August 1012 festival only. For the other two lots identified with Campgrounds 1 and 2, the applicant is seeking non-farm use approval for 2012 and beyond.

BACKGROUND INFORMATION

Along with being in the ALR, the three properties are designated "Acreage Reserve" and "Temporary Commercial Use Permit Area" in the new OCP and zoned Rural Holding Zone (A-2) in the Zoning Bylaw.

Dating back to 2005, four non-farm use applications have been approved by City Council and the ALC for temporary campgrounds in this location. The number of properties involved has increased from two to four and the number of individual campsites has increased from 217 to approximately 700 (including the lot located at 460 - 10 Avenue SW). The most recent approval granted for the three subject properties in 2009 expired after the August 2011 festival.

The combined area of three campgrounds is approximately 5 ha. In terms of size and scale, this proposal is similar to what was approved for the years 2009 - 2011. One difference is with the proposal for the campgrounds to be open for four days (Thursday to Sunday) instead of three days (Friday to Sunday).

The applicant will also need the City's approval of a Temporary Use Permit (TUP) because a campground is not a permitted use in the City's A-2 Zone.

PROPERTY INFORMATION

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

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: 009-460-411
Legal Description: Lot 1, Section 11, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plan 4279, EXCEPT Parcel A on Plan B7061, Plans 29487 and 42166
Property Area: 8.5 ha
ALR Area: 8.5 ha
Purchase Date: April 3, 2002
Location: 1300 - 10th Street, SW Salmon Arm (southeast corner of 10th street and 10th Avenue)
Owner: 636776 BC Ltd

Total Land Area: 12.6 ha
Total ALR Area: 12.6 ha

LAND USE

Current Land Use:

All of the subject properties are used for pasture / hayland.

Surrounding Land Uses:

North: Non-ALR community ball fields
East: Hay/pasture land, within ALR
South: Hay/pasture land, within ALR
West: Non-ALR urban residential - high density

PROPOSAL DETAILS

Non- Farm Use Area: 5.0 ha
Non- Farm Use Type: Commercial / Retail: Exhibitions and Festivals

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L.064

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.

Application ID: 43907

Legacy #: 37325

Applicant: Salmon Arm Roots and Blues Festival

Proposal: Non-farm use to create a temporary overflow campsite on the northern 4.7 ha portion of the 8.6 ha subject property for the Salmon Arm Roots and Blues Festival.

Decision:

Resolution #	Decision Date	Decision Description
278/2007	June 6, 2007	Allow

Application ID: 41968

Legacy #: 35986

Applicant: Salmon Arm Roots & Blues Festival

Proposal: To establish a temporary campground on 2.9 ha of the combined 4.2 ha area of the two subject properties. The campground would accommodate 217 campsites and be used for the Salmon Arm Annual Roots and Blues Festival held each year in August.

Decision:

Resolution #	Decision Date	Decision Description
203/2005	April 27, 2005	The Commission allowed the establishment of a temporary campground for August 7 to 16, 2005 on 2.9 ha of the combined 4.2 ha area of the two properties subject to the submission of a report (including photos) from the landowners following the festival verifying that the land has been returned to an adequate state. The Commission will consider extending the approval to subsequent years pending receipt of a favorable report.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Acreage Reserve and Temporary Commercial Use Area

Designation: Rural Holding Zone

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Zoning Bylaw no. 2302 (1995)

Zoning Designation: A-2

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Recommend approval.

Planning Staff

The application is supported by the local government planning staff. Although the A-2 zone does not permit the proposed use, the applicant intends to apply for a Temporary Commercial Use Permit.

ALC STAFF COMMENTS

Staff has the following comments:

- The proposed use has previously been supported by City Council and the ALC subject to conditions including 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.

ATTACHMENTS

52608_ContextMap10k.pdf
52608_AgCapabilityMap.pdf
52608_AirphotoMap10k.pdf
52608letter.pdf
52608DevServices.pdf

END OF REPORT

Prepared by: Ron Wallace, May 7, 2012