



Agricultural Land Commission

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June 12, 2014

ALC File: 53620

Peter Page
460 10th Ave SW
Salmon Arm, B.C.
V1E 1T5

Dear Sir:

Re: Application for Non-Farm Uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #213/2014 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the City of Salmon Arm.

If you have any questions about the decision please contact ALC staff Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Colin Fry', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #213/2014
Sketch Plan

cc: City of Salmon Arm File: ALC 355



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28th, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53620.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Planner
Colin Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To use the 3.3 ha subject property for a temporary 100 unit campsite for the Salmon Arm Root and Blues music festival for a five day weekend in August.

PROPERTY INFORMATION:

Owner: Peter Page

Legal: PID: 004-831-861
Lot 2, Section 11, Twp 20, R. 10, W6M, KDYD, Plan 27414

Location: Salmon Arm

Size: 3.3 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
 - (a) to preserve agricultural land;

...2

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

COMMISSION CONSIDERATION

The Commission reviewed a previous application involving the subject property:

Application #52140 (Page, 2011)	Proposal: To use the 3.3 ha property for a temporary campground for the Salmon Arm Roots and Blues Music Festival for a weekend in August Decision: Allow for three years with reclamation conditions
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After considering the information the Commission concluded as follows:

1. The Commission assessed the agricultural capability of the subject property.

Conclusion:

The Commission noted that the Canada Land Inventory (CLI) ratings for the subject property are improvable to 6:2X 4:4W, indicating that the land has capability for agriculture. The limiting factors to agriculture are cumulative and minor adverse characteristics (X) and excessive wetness (W). The subject property is used for growing hay.

2. The Commission considered the impacts of the campground on agriculture

Conclusion:

The Commission believed that the temporary campground use will prohibit a wide range of agricultural uses, including the planting of most crops. However, it is possible that livestock grazing or the existing hay production could continue. The Commission is also concerned that the longer the campground use continues that pressures will arise to make the campground use permanent.

3. The Commission considered its previous decisions on the property and other nearby ALR parcels

Conclusion:

The Commission confirmed that it conditionally approved campground uses on the subject property in 2011 and two other nearby properties for the Salmon Arm Roots and Blues music festival, subject to reclamation. The Commission recalled that all the applicants fulfilled the reclamation conditions as specified and that none of the affected parcels suffered any long term negative effects arising from the temporary camping use.

IT WAS

MOVED BY: Commissioner Bert Miles
SECONDED BY: Commissioner Jim Johnson

THAT the application for 100 temporary campsites on the 3.3. ha property be allowed subject to the following conditions:

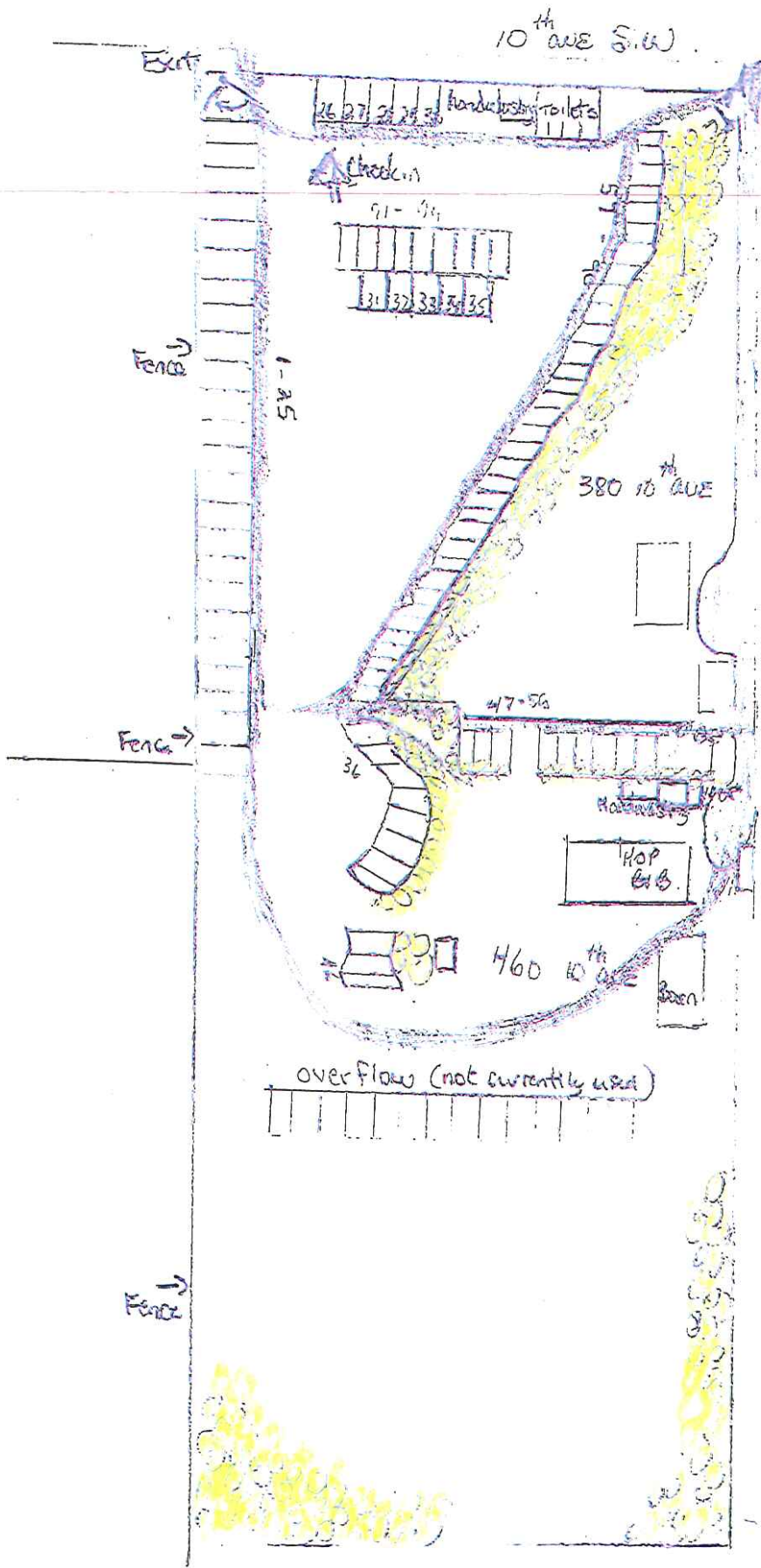
- The campground uses are limited to a 5 day period in August for the annual Salmon Arm Roots and Blues Festival Weekend;
- The permission for camping uses expires September 1, 2017;
- No permanent facilities are to be placed or constructed on the land, including fill;
- The submission of an annual status report (including photos) from the applicant/landowners verifying the land has been returned to an equal or better agricultural standard.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 213/2014

SKETCH PLAN: ALC APPLICATION #53620 RESOLUTION #213/2014



APPROVED 100 UNIT
TEMPORARY CAMPSITE

Current 100 sites

4 portable toilets

2 handwashing stations

tree line for shade

on site buildings

exits from field

driveway / parking paths

check in