



Provincial Agricultural Land Commission - Staff Report

Application: 52100

Applicant: Moore Farm Ltd
Agent: Steve Hammer
Local Government: City of Salmon Arm

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

BACKGROUND INFORMATION

The first cut of hay precedes the festival, and then other cuts can occur in August/September.

PROPERTY INFORMATION

PID: 014-077-841
Legal Description: That Part of the South West 1/4 of Section 16 Which is Bounded on the North by the South Limit of the Indian Reserve; Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans B4822, 5227, 6454, 7469, 7962, 8971, 20042, 23759, 26804, M8516, 37957 and H401
Property Area: 26.2 ha
ALR Area: 26.2 ha
Purchase Date: January 5, 2001
Location: 4321 10th Avenue SW
Owner: Moore Farm Ltd

LAND USE

Current Land Use:
Hay farm, residence and farm structures.

Surrounding Land Uses:

North: Commercial/industrial not in the ALR
East: Highway #1, Commercial, Small residential not in the ALR
South: School, farms, residences all in the ALR
West: ALR farm parcel.

PROPOSAL DETAILS

Non- Farm Use Area: 26.2 ha
Non- Farm Use Type: Other: Other Uses

Agricultural Capability:

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

Source: CLI

Mapsheet: 82 L/11

PREVIOUS APPLICATIONS

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Application ID: 37159

Legacy #: 21797

Applicant: Walter L. Ross

Proposal: To subdivide the ~26 ha parcel into six 4 ha parcels for the applicant's children.

Note: Refuse as proposed.

Application ID: 36930

Legacy #: 26180

Applicant: Walter & Fae ROSS

Proposal: To exclude 2 ha from the 26 ha parcel.

Note: Refuse as proposed

RELEVANT 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: 45495

Legacy #: 38570

Applicant: Leonard and Patricia Ritchie

Proposal: To hold the Pemberton Music Festival on land in the Agricultural Land Reserve (ALR) for a period of ten (10) years.

Decisions:

Resolution #	Decision Date	Decision Description
2564/2010	July 22, 2010	The Commission supported the ammended draft Memorandum of Understanding to be completed and executed by all parties.
726/2008	November 18, 2008	Approved in principle subject to conditions.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Salmon Arm Bylaw #3000

Designation: Salmon Valley Agricultural

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Zoning Bylaw #2303

Zoning Designation: A-1 Agriculture zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The City of Salmon Arm Council forwarded the application for a recommendation of support for one year (not five years as proposed)

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

ALC STAFF COMMENTS

- 1) The subject property has very good agricultural potential and is currently in agricultural production. The CLI ratings indicate that the soils are improvable to (3:2X 3:4TW) and (7:3TP 3:6T).
- 2) The applicant indicates that a crop of hay will be taken off before, and after the festival, However, it may not be possible to get a third cut if 10 days of prime growing days are lost to the festival. Also, with compaction and turf damage from the festival it may be necessary to rejuvenate the fields more frequently (deep ripping and re-seeding).
- 3) It is the Commission's experience that music festivals become semi-permanent events and pressures increase to establish permanent camping facilities and stage infrastructure.
- 4) On balance the Commission's experience with the Roots and Blues festival has been positive, in that for the past five years the two adjoining 2 ha lots used for camping facilities have been successfully rehabilitated and used for hay/grazing. That being said, the festival is held elsewhere - outside the ALR.
- 5) Another large music festival located in the ALR "The Merritt Mountain Music Festival" has become a quasi-permanent festival facility with very limited potential for rehabilitation to agricultural uses.
- 6) Should the Commission permit the music festival then it is suggested that bonding be required to ensure rehabilitation and clean-up after the festival.
- 7) The City of Salmon Arm Council has recommended that the festival be approved for one year only.
- 8) Two letters have been received which oppose the music festival. They are attached.

ATTACHMENTS

52100_ContextMap20k.pdf
52100_AirphotoMap5k.pdf
52100 letters of opposition.pdf
52100 support letter.pdf
52100 applicant's rationale.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011