



# Provincial Agricultural Land Commission - Staff Report

## Application: 52281

**Applicants:** Loretta Wyness, Terri & Murray Jackson  
**Agent:** Michael Smith  
**Local Government:** Columbia Shuswap Regional District

**Proposal:** Non-farm Use - The applicants would like to use the subject properties for a campground and musical festival venue from July 13 to July 18, 2011. The event is proposed for just this year (2011) for the subject site.

There are four (4) properties totalling 14.4 ha in the ALR proposed for this event called the 'Salmon Arm Summer Stomp Musical Festival.'

The subject properties are located at 885 and 919 Salmon River Road, in the Silver Creek area. The applicant has provided information indicating that the properties fronting Salmon River Road will be utilized for parking and access and that the property to the east, but only that portion west of Salmon River, would be used for the Stomp event. The attached site plan indicates that the event grounds would be utilized for tent camping, a large fire pit, public washrooms, vendor booths, beer sales and an entertainment stage. The applicants estimate the event will host between 2000 to 4000 attendees.

## BACKGROUND INFORMATION

This musical event has been an annual event for the past 22 years, held on CSRD owned Park property lying outside of the ALR. For the past number of years the organizers have entered into specific parks use agreements with the CSRD regarding such things as post-event cleanup, liability insurance, health and safety issues etc.

The subject properties are currently subject to Salmon Valley Land Use Bylaw No. 2500, which is a comprehensive general bylaw. The subject properties are currently designated and zoned RH - Rural Holdings. The RH zone does not permit the proposed use (music festival/campground) as a permitted use. However, subject to ALC approval, local staff will not enforce the Salmon Valley Land Use Bylaw No. 2500 for the duration of the event, and an agreement between the CSRD, the property owners and the organizers for the use of the property for the event will be negotiated.

## PROPERTY INFORMATION

**PID:** 014-112-787  
**Legal Description:** Legal Subdivision 4 Section 8 Township 19 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans B271, B1521, B5004, 4158, 6512, 27208, DD 19868OF and H839

**Property Area:** 6.4 ha  
**ALR Area:** 6.4 ha  
**Purchase Date:** February 3, 1990  
**Location:** Salmon River Road  
**Owner:** Terri & Murray Jackson

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**PID:** 002-317-583  
**Legal Description:** That Part of Legal Subdivision 4 Shown on Plan B5004; Section 8 Township 19 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plan H839

**Property Area:** 2.0 ha  
**ALR Area:** 2.0 ha  
**Purchase Date:** April 5, 2011  
**Location:** 885 Salmon River Road  
**Owner:** Terri & Murray Jackson

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## PROPERTY INFORMATION

<b>PID:</b>	014-112-761
<b>Legal Description:</b>	The South 1/2 of the South 1/2 of Legal Subdivision 6 Section 8 Township 19 Range 10 West of the 6th Meridian Kamloops Division Yale District
<b>Property Area:</b>	4.1 ha
<b>ALR Area:</b>	4.1 ha
<b>Purchase Date:</b>	December 15, 1999
<b>Location:</b>	Salmon River Road
<b>Owner:</b>	591522 B.C. Ltd
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<b>PID:</b>	008-597-316
<b>Legal Description:</b>	Lot A Section 8 Township 19 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 16487
<b>Property Area:</b>	1.9 ha
<b>ALR Area:</b>	1.9 ha
<b>Purchase Date:</b>	December 15, 1999
<b>Location:</b>	Salmon River Road
<b>Owner:</b>	591523 B.C. Ltd
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<b>Total Land Area:</b>	14.4 ha
<b>Total ALR Area:</b>	14.4 ha

## LAND USE

### Current Land Use:

The applicant indicates that the subject properties are not currently actively farmed, however some forage crop production and grazing activities have been taken place in the past.

Assessment authority records indicate that the properties fronting Salmon River Road each have a house located on them, while the property to the east has no improvements.

### Surrounding Land Uses:

North: Residential, hobby farm  
East: Agricultural forage crop production Salmon River  
South: Silver Creek Elementary School, Library  
West: Slamon River road, treed hillside

## PROPOSAL DETAILS

**Non- Farm Use Area:** 14.4 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/11

## RELEVANT APPLICATIONS

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**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:** Sturgis North, located to the north of the subject property.

**Application ID:** 43614

**Legacy #:** 37081

**Applicant:** Alexander and Hermine Imre

**Proposal:** To subdivide the 4.4 subject property into two 2.2 ha parcels.

**Decision:**

Resolution #	Decision Date	Decision Description
15/2007	February 13, 2007	The Commission allowed the subdivision as proposed because the land had very limited capability for agriculture.

**Note:** Located to the south of the subject properties.

**Application ID:** 42564

**Legacy #:** 36385

**Applicant:** Hamid Saatchi

**Proposal:** To subdivide two lots (one of 1.2 , and one of 2 ha) from two adjoining 10 ha properties as divided by Salmon Valley Rd.

**Decision:**

Resolution #	Decision Date	Decision Description
202/2006	April 20, 2006	Refuse as proposed, allow subdivision of one lot. The Commission viewed Salmon River Road as a slight impediment to farming and would allow the subdivision of the two subject parcels by the road subject to their consolidation into one lot. This would create only one new lot.

**Note:** Located to the south of the subject properties.

**Application ID:** 15911

**Legacy #:** 33350

**Applicant:** Riverside Meats

**Proposal:** the applicant is requesting permission to re-open an existing slaughter house and meat processing facility

**Decision:**

Resolution #	Decision Date	Decision Description
311/2000	June 20, 2000	allow as the proposed use will act as a benefit to local area producers, the structure already exists and there will be no impact, and in view of the status of the larger processing facility approved by the Commission

**Note:** Located south of the subject properties.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Salmon Valley Land Use Bylaw No. 2500

**Designation:** Rural Holdings (RH)

**OCP Compliance:** No

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** Bylaw 2500  
**Zoning Designation:** Rural Holdings (RH)  
**Minimum Lot Size:** 8.0 ha  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Advisory Planning Committee**

The APC 'D' recommended approval.

#### **Board/Council**

Be forwarded to the ALC recommending approval subject to the conditions outlined in the April 21, 2011 resolution.

#### **Planning Staff**

Development Services supports this application for the following reasons:

- The event represents an economic benefit of regional and community significance;
- The impact on agriculture of this one-time event will be negligible;
- The proposed recommendation from staff will allow staff to deal with the potential bylaw complaints effectively;
- The proposed recommendation from staff will allow the CSRD to regulate the event on private land to protect regional interests; and
- Electoral Area 'D' APC supports the application

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- The Canada Land Inventory Soil mapping shows that the subject site's soils are improvable to (6:4TM - 4:4TM), (8:3MF - 2:6PM) and (7:5TM - 3:6T). This indicates that most of the site's soils are improvable to Class 3 with topography, moisture deficiency and low fertility limitations.
- The agent indicates that a crop of hay will be grown on one of the fields and harvested before the festival. The five day festival may impact the ability to further utilize this field for hay production this year.
- The application was reviewed by the CSRD Board of Directors at its regular meeting of April 21, 2011. The Board recognized that the proposed event does not comply with the Salmon Valley Land Use Bylaw No. 2500, but was prepared to forward the application to the ALC recommending its approval subject to the conditions outlined in the attached Resolution.
- Should the Commission permit the music festival then it is suggested a professional Agrologist specializing in soil reclamation be retained to firstly prepare a pre-event plan to mitigate soil damage and secondly to oversee reclamation and to submit a closure report confirming the post-event clean-up has been satisfactorily completed to an agricultural standard
- In addition, a security in the Commission's favour should be submitted to the Commission to ensure the land is reclaimed.
- Three letters have been received, two in opposition of the event and one in support of the event. The letters are attached.

## ATTACHMENTS

52281\_ContextMap25k.pdf  
52281\_AirphotoMap5k.pdf  
52281\_AgCapabilityMap.pdf  
52281board reso.pdf  
52281letters.pdf  
52281Maps.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, May 2011