



Provincial Agricultural Land Commission - Staff Report

Application: 52295

Applicant: Ali Abolfathi
Agent: Greater Vancouver Interactive Arts Society
Local Government: Squamish-Lillooet Regional District

Proposal: The Greater Vancouver Interactive Arts Society (GVIAS) is applying on the behalf of the property owner for a non-farm use to hold "Burn in the Forest", an interactive community art festival. The festival will be held July 8th to July 10th, 2011 and will include camping, live music, interactive art, drumming, workshops, theme camps, theatre video, fire spinning and a large fire show.

BACKGROUND INFORMATION

The "Burn in the Forest" festival has occurred on the subject property since 2009. Although there was no previous application for this specific festival, the organizers did receive written permission from ALC staff in 2010 as it was understood that the ALR portion of the proposed festival would be contained to the campground previously approved by the Commission (resolution # 521/2004). The current application has been directed to the Commission because the organizer intend on making the festival a regular annual event and as such would like official Commission approval. The campground and associated access roads on the property, which were previously approved by the Commission (resolution #521/2004), comprise the only land use of ALR land for the proposed festival. The remaining festival events will be held on the non-ALR portion of the subject property. The festival is expected to have 400 participants; this is fewer than the 500 that would require a "Special Events" permit from the Squamish-Lillooet Regional District.

PROPERTY INFORMATION

PID: 004-942-191
Legal Description: District Lot 994 Group 1 New Westminster District
Property Area: 81.8 ha
ALR Area: 46.2 ha
Purchase Date: December 30, 1993
Location: 16.5 Mile, Squamish Valley Road
Owner: Ali Abolfathi

LAND USE

Current Land Use:

Squamish Valley Campground site; the subject property also has a single family dwelling and is primarily wooded.

Surrounding Land Uses:

North: Vacant lots, primarily treed.
East: Glacier Valley Farm.
South: First Nation Reserve, primarily treed.
West: Squamish River, Crown Land, primarily treed.

PROPOSAL DETAILS

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Non- Farm Use Area: 10.0 ha

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

Agricultural Capability:

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

Source: CLI

Mapsheet: 92G/14

PREVIOUS APPLICATIONS

Application ID: 51732

Applicant: Ali Abolfathi

Proposal: The applicants are seeking approval to hold the Bass Coast music festival as in 2009, but to amend their original application to request approval for the festival to be held as an annual 4-day event for the next 4 years (through 2013).
In 2009 the Commission supported the music festival for a single event. Based on the successful outcome from last year's festival, the proponents wish to continue to host this event, and are seeking approval for the annual event.
The proposed music festival has not changed in nature from the original proposal, and remains a 4-day event (including arrival and departure days), with the majority of the festival activities occurring outside the ALR. Only the festival gates, a security check-point, and a portable toilet will be within the ALR, at the entrance to the property.

Decision:

Resolution #	Decision Date	Decision Description
2457/2010	June 7, 2010	Allow subject to no more land being used for the concert than was used in 2009 and subject to security to ensure land is reclaimed for future agriculture.

Note: The Commission previously approved the Bass Coast music festival to be held on the subject property for 4 years starting in 2009 with a similar layout to the proposed "Burn in the Forest" festival (limited use of the ALR portion of the subject property).

Application ID: 5010

Legacy #: 30447

Applicant: Ali Abolfathi

Proposal: The applicant is seeking permission to subdivide the property along the Squamish Valley Road in order to create a 7 ha northern parcel and a larger 72 ha southern lot to be used for tourist commercial recreation and accommodation.

Decision:

Resolution #	Decision Date	Decision Description
586/1996	June 26, 1996	That the application be refused as submitted. However, the Commission is prepared to allow in principle the construction of a maximum of twenty cabins on the property subject to the following conditions: <ol style="list-style-type: none">1. The cabin ground cedar support posts must be treated to prevent rotting.2. There is to be no separate septic tanks for each of the cabins.3. The access trail to the cabins cannot be paved or gravelled.4. There is to be no cement laid for the cabin foundations. The Commission requests that a final site plan for the approved twenty cabin development be submitted for its review prior to final approval being granted.

Note: The Commission refused the subdivision as proposed. However, the Commission was prepared to allow in principle the construction of a maximum of twenty cabins on the property subject to conditions.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: SLRD OCP Bylaw No. 495, 1994
Designation: Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 540, 1994
Zoning Designation: Unzoned
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Forwarded the application to the Commission with support.

Planning Staff

Recommended that the application be forwarded to the Commission with support.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The campground that will be used by the proposed festival was previously approved by the Commission (resolution # 521/2004).
- Events in addition to the camping will be held on the non-ALR portion of the subject property.

ATTACHMENTS

52295_ContextMap50k.pdf
52295_AgCapabilityMap.pdf
52295_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Eamonn Watson, June 2011