

FILE: PRO.DEV.ALR
ALR11-001

To: Chief Administrative Officer
From: Planner
Date: April 18, 2011
Subject: **Agricultural Land Reserve Non-Farm Use Application ALR11-001 for 31042 Silverdale Avenue**

For Consideration

1. That Agricultural Land Reserve Non-Farm Use Application ALR11-001 for 31042 Silverdale Avenue and legally described as:

Parcel Identifier: 003-706-494

North East Quarter section 24 Township 14, New Westminster District Except: Firstly: Part on Plan 908, Secondly: part on Plan 4898, Thirdly: Part on Plan with Bylaw filed 23489, Fourthly: Part on Plan 14512, Fifthly Parcel "A" (Reference Plan 22448), Sixthly: Part on Plan 40188, Seventhly: Part on Plan 65457, Eighthly: Plan BCP 45451.

Be forwarded to the Agricultural Land Reserve Commission with support to allow for the Rockin River Productions to hold a country music festival each August for the years 2011, 2012 and 2013 for a period not exceeding 10 (ten) days.

Summary of Proposal

The proponents of Rockin River country musical festival wish to relocate their annual country music festival to 31042 Silverdale Avenue (**Map 1**). The festival has been running for the past 3 years in Mission during a three day weekend in August. As the property is located within the Agricultural Land Reserve, an application to the Land Reserve Commission is required for any use proposed that is not a farm use. The application to the Land Reserve Commission is attached as **Appendix 1**.

Background

The proponents of Rockin' River Productions need to relocate their country musical festival from the current location, where it has been held for three years, due to the pending sale of the property where the camping has been located.

The musical portion of the event will be held over 3 days. The applicant originally requested an additional 3 days for setup and removal, however, in reviewing the proposal with the applicant they wish to request the non-farm use application from the Land Reserve Commission be for a total of 10 days. Allowing for the non-farm use application for 10 days will ensure there is adequate time for the setup and dismantling of the structures and for site clean-up.

Plan 1 shows the proposed layout of the music festival site; there will be 2 camps, A and B, one main stage, a food section, beer section and a parking section.

Official Community Plan Designation

As the subject property is located in the Agricultural Land Reserve, the property is designated Agricultural in the Official Community Plan.

Any use proposed on land that is within the Agricultural Land Reserve that is not a farm use requires a non-farm use an application to the Agricultural Land Reserve Commission.

Non-farm use applications are made to the District and the application is forwarded to the Commission with the resolution from Council.

Zoning

The property is zoned Rural 80 (RU 80). A country musical festival is not a permitted use under the Rural 80 zone. Therefore, the applicant will need to apply for a Temporary Commercial Permit, where the use will be further scrutinized by staff as to its impacts; such as traffic, site planning noise, festival times and environmental setbacks, etc. Also, thorough the Temporary Commercial Permit process, public feedback will be sought.

The applicant wishes to undertake only the ALR non-farm use application at this time, as the fee for a Temporary Commercial Permit is \$4,423.00. The applicant wishes to have a better idea as to whether the Land Reserve Commission will grant approval of the non-farm use application prior to paying the application fee for the Temporary Commercial Permit.

If the Land Reserve Commission grants approval for the non-farm use, the applicant then proceeds with the Temporary Commercial Permit application. Issues regarding land use will be addressed with that application.

Analysis of Proposal

Site Description

The property is approximately 33 hectares (83 acres). Approximately 50% of the site is wet bog area and the remaining 50% is in hay production. There is one large barn on the property and one machine shed.

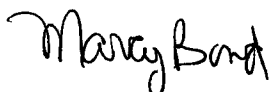
The site slopes gently down from Silverdale Avenue with the majority of the property being flat. There are two watercourses on the property which will require a 30 metre setback as part of the Temporary Commercial Permit application. The 30 metre setback will be delineated with fencing which will be in place for the duration of the 10 days. No restrictive covenant will be required as this would impact farming during the rest of the year.

Impact on Agricultural Land

All structures, including the stage, will be removed once the festival is over; the impact on the Agricultural Land will be minimal.

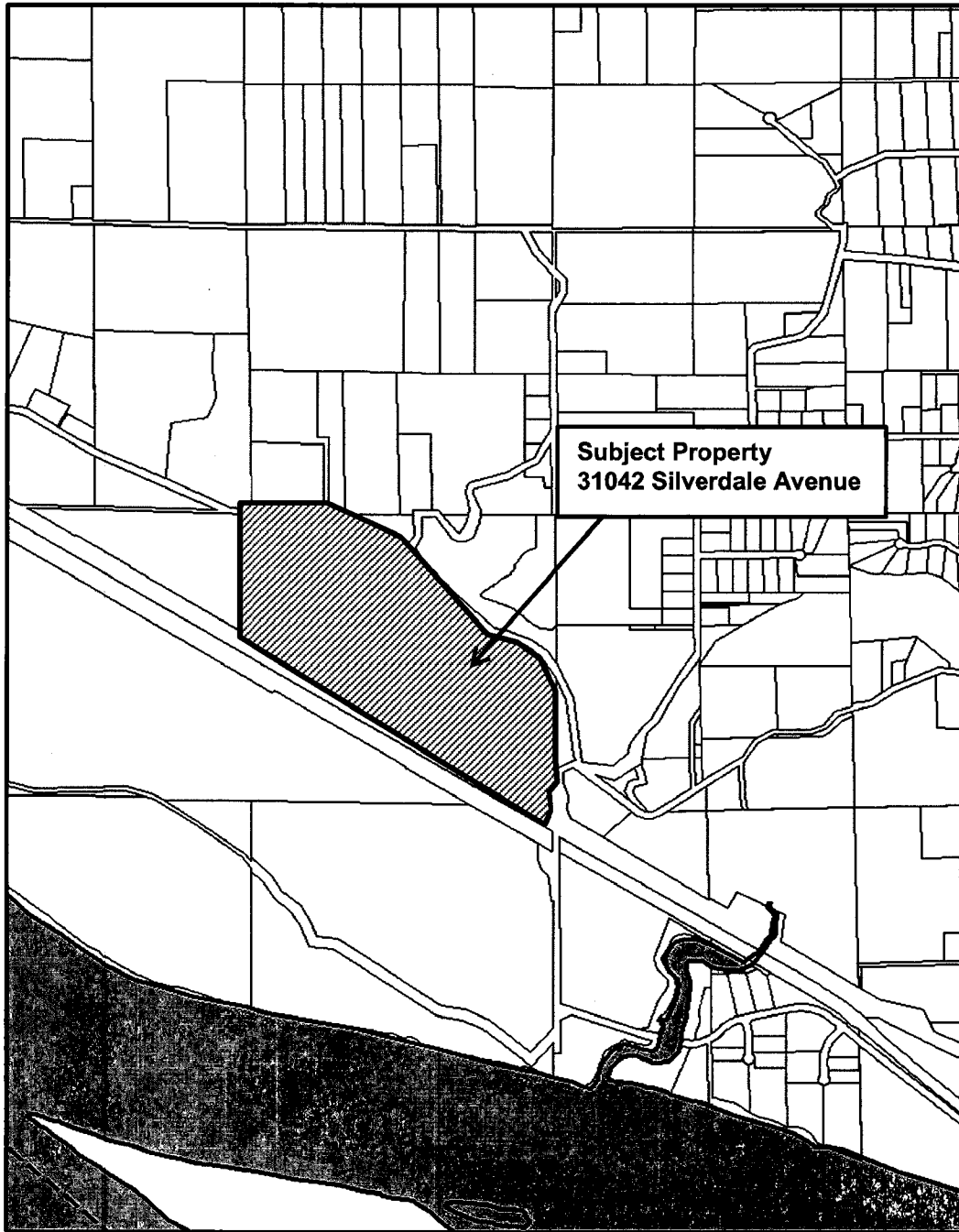
The area identified on the site plan for parking, is hardpan and is not used for farming production.

The applicant will conduct additional seeding and fertilizing that the property may require for rehabilitation purposes immediately following the festival to ensure next seasons crops will not be impeded.



Marcy Bond
PLANNER

Location Map Map 1

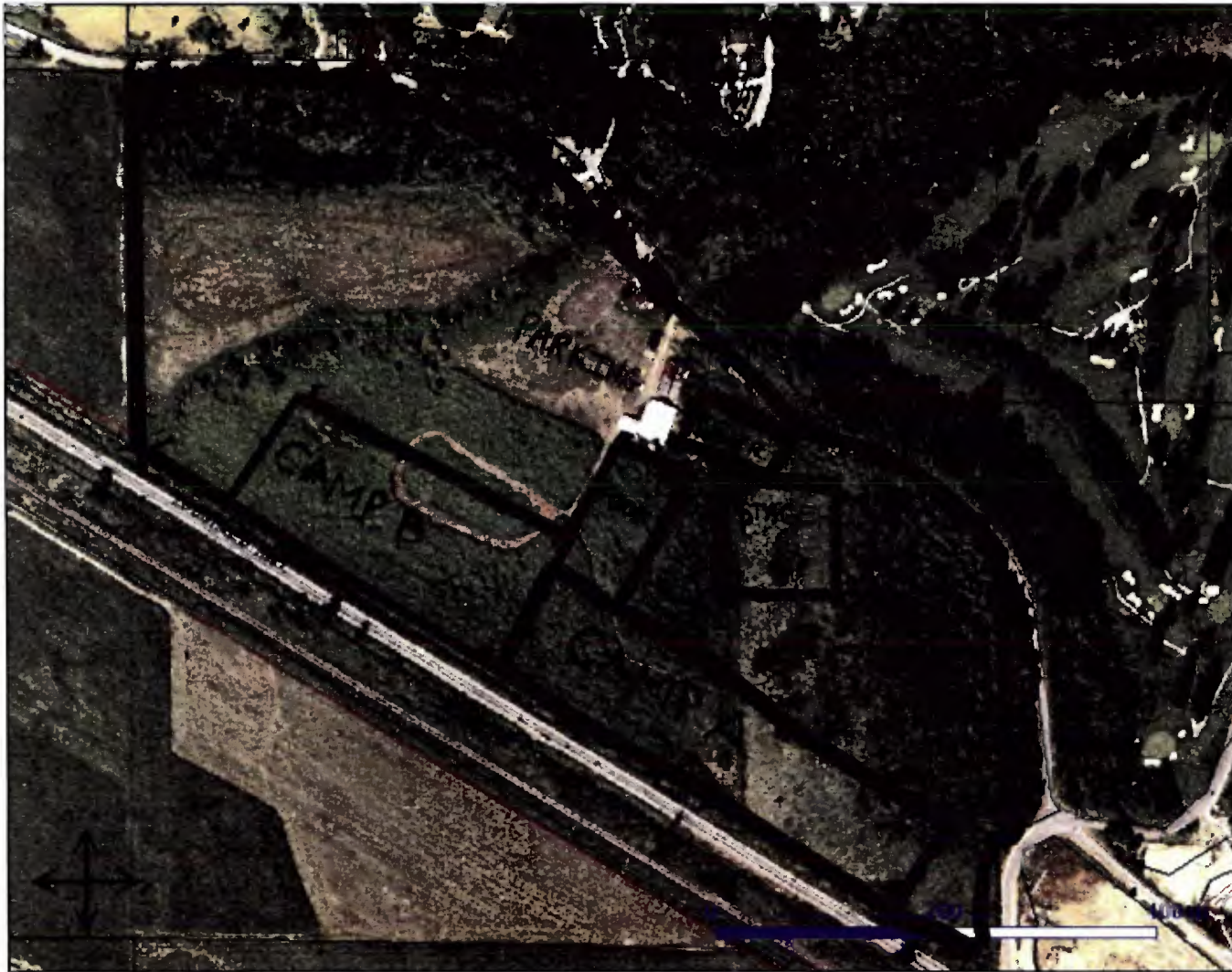


Plan 1



Legend

-  Property Parcels
-  Rights of Ways
-  CPR
-  Municipal Boundary
-  Water Boundary
-  Water - Fill



Disclaimer: This map was compiled by the District of Mission, using data believed to be accurate; however, the District of Mission does not accept responsibility for errors or omissions. All utility or watercourse information must be confirmed in the field by the user.

Scale 1:6103

14 April 2011, 12:36



Appendix I

APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
- SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
- INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act
- Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered Owner: WINTER BLOSSOM HOLDINGS LTD	Agent: KENNY HESS
Address: 147-5 th AVE W.	Address: 33518 9 th AVE
VANCOUVER	MISSION BC
BC	Postal Code V2V 2J2
Tel. (home) () (work) (604) 874-2889	Tel. (604) 864-7163 623-698-9490
Fax (604) 874-2867	Fax (604) 820-1363
E-mail	E-mail KENNYHESS@SHAW.CA

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

DISTRICT OF MISSION.

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase Month	Year
BB1177295	102.48 ACRES		

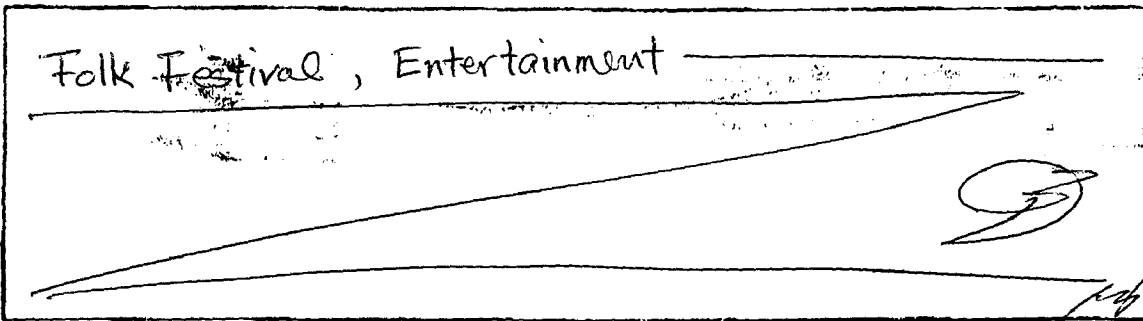
OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s):

PROPOSAL (Please describe and show on plan or sketch)



CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

ONE BIG BARN & ONE MACHINE SHED - BOTH EMPTY - LAND IS 90% BOG & 50% HAY PRODUCTION.

USES ON ADJACENT LOTS (Show information on plan or sketch)

North SILVERDALE AVE
East NELSON ST.
South HIGHWAY 7
West FARM

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the Agricultural Land Commission Act and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

APR 10/11
Date

[Signature]
Signature of Owner or Agent

Kenny Hess
Print Name

APR 12/11
Date

[Signature]
Signature of Owner or Agent Director

Winter Blossom Holdings Ltd.
Print Name

Date

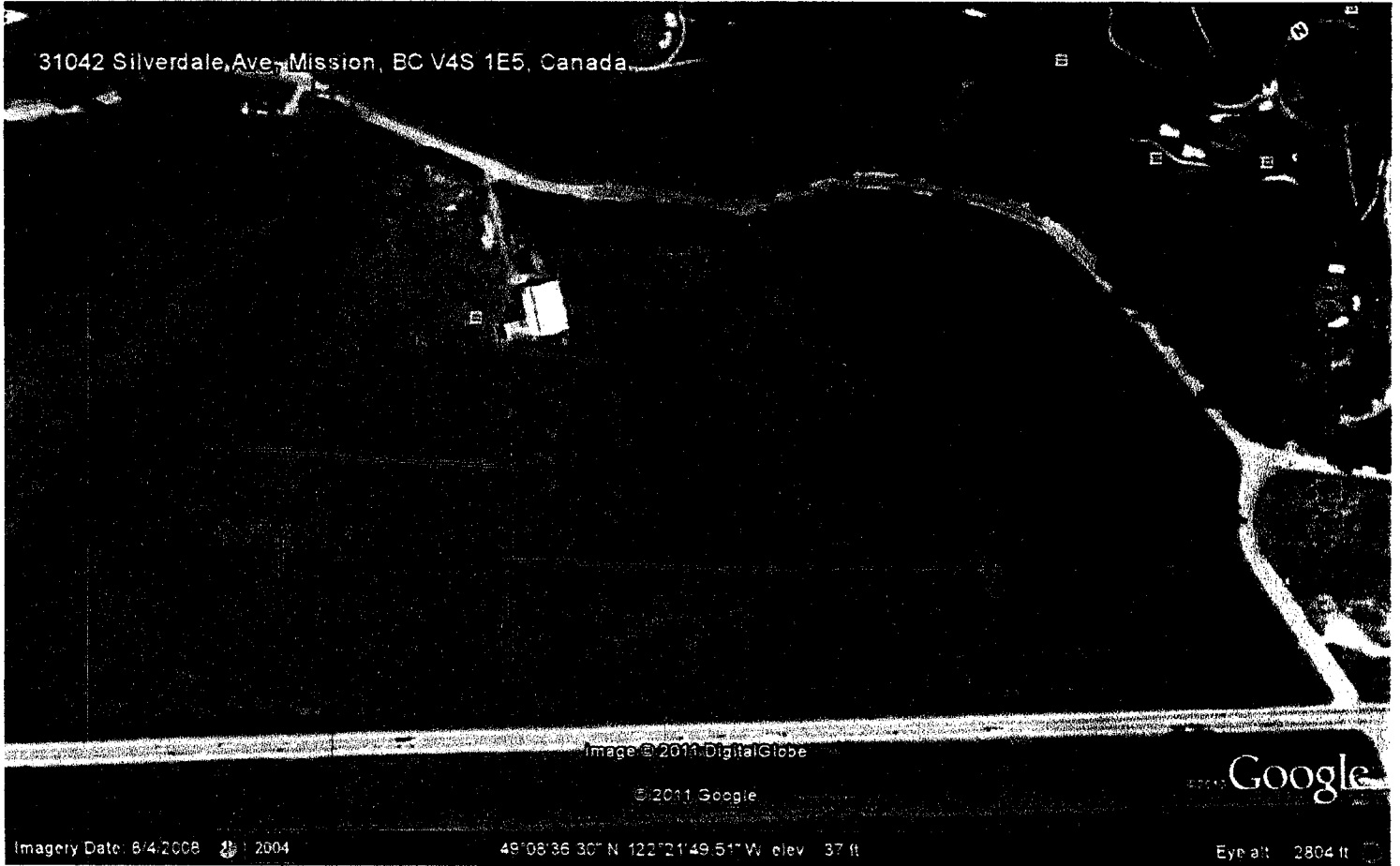
Signature of Owner or Agent

Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)

31042 SILVERDALE AVE MISSION BC





**The Merritt Mountain Music Festival ("Mountainfest")
is the largest outdoor country music festival in Canada.**

It takes place on private ALR land just southwest of Merritt and happens the third weekend of every July. In 2005 there were over 155,000 patrons. The festival has been home to some of the biggest names in country music Tim McGraw, Johnny Cash, Lonestar, Alan Jackson, the Dixie Chicks, Brooks & Dunn, Martina McBride, LeAnn Rimes, Kenny Rogers, Michelle Wright...the list goes on.

Mountainfest's popularity has seen a steady increase of 20% per year to date. Seventy percent of their patrons stay for the entire event however several thousand more complement the overall attendance by joining them for 1, 2 or 3 day-stays. The majority of patrons are from B.C. however the festival has welcomed patrons from as far away as R'ioerta, Ontario, Washington State, Montana State, England and New Zealand. The age demographics are focused with 59% of its attendees aged 19 - 44 years.

The Event

Merritt is home to just under 10,000 people but when the RV's, cars and campers start rolling in for Mountainfest the population skyrockets. It has huge economic benefits to Merritt and the Thompson Okanagan Regional District and brings people back year after year.

To put the show on, a full year of preparation, organization and planning takes place. Management begins looking at the artists who may be available for the following year right after the show. It takes patience, months of negotiations and follow up calls to secure the artists. The event has allowed them to further develop the relationships with the artists, management and agents in the tightly knitted Nashville community.

The Site

Mountainfest is held on a 500+ acre scenic ranch, located one mile south-west of the city of Merritt'. The property hosts a two mile stretch of the Cold Water River and is comprised of 250 acres of flat hay fields at river level, with a 250 + acre plateau of grazing lands.

Date: 04-Apr-2011 TITLE SEARCH PRINT
Requestor: (PA31242) TIMBERWOOD EQUIPMENT INC
Folio: TITLE - BB1177295

Time: 15:54:34
Page 001 of 002

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BB1177295
FROM TITLE NO: BB1178661

APPLICATION FOR REGISTRATION RECEIVED ON: 18 AUGUST, 2010
ENTERED: 18 AUGUST, 2010

REGISTERED OWNER IN FEE SIMPLE:
WINTER BLOSSUM HOLDINGS LTD., INC.NO. 870079
147 WEST 5TH AVENUE
VANCOUVER, BC
V5Y 1H9

TAXATION AUTHORITY:
MUNICIPALITY OF MISSION

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 003-706-494
NORTH EAST QUARTER SECTION 24 TOWNSHIP 14 NEW WESTMINSTER DISTRICT EXCEPT:
FIRSTLY: PART ON PLAN 908
SECONDLY: PART ON PLAN 4898
THIRDLY: PART ON PLAN WITH BYLAW FILED 23489
FOURTHLY: PART ON PLAN 14512
FIFTHLY: PARCEL "A" (REFERENCE PLAN 22448)
SIXTHLY: PART ON PLAN 40188
SEVENTHLY: PART ON PLAN 65457
EIGHTHLY: PLAN BCP45451

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 16
DEPOSITED JULY 30TH, 1974.

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
141828C 1951-09-06 13:50
REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
141828C
REMARKS: PLAN 10692 ANCILLARY RIGHTS
INTER ALIA

MORTGAGE
BA433929 2006-10-13 11:21
REGISTERED OWNER OF CHARGE:
HSBC BANK CANADA
BA433929
REMARKS: MODIFIED BY CA1834688

ASSIGNMENT OF RENTS
BA433930 2006-10-13 11:21
REGISTERED OWNER OF CHARGE:

Date: 04-Apr-2011 TITLE SEARCH PRINT
Requestor: (PA31242) TIMBERWOOD EQUIPMENT INC
Folio: TITLE - BB1177295

Time: 15:54:34
Page 002 of 002

HSBC BANK CANADA

BA433930

REMARKS: MODIFIED BY CA1834689

MODIFICATION

CA1834688 2010-12-09 14:57

REMARKS: MODIFICATION OF BA433929

MODIFICATION

CA1834689 2010-12-09 14:57

REMARKS; MODIFICATION OF BA433930

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Owner Location Report**Disclaimer**

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

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Report Date:	Apr 04, 2011	Report Time:	03:53:49 PM
Folio:		For:	PA31242
Roll Year:	2011	Roll Number:	750501-000
Area:	15	Jurisdiction:	314
School District:	75		
Neighbourhood:	700 - AREA NE OF SILVERDALE		
Property Address:	31042 SILVERDALE AVE MISSION BC		
Owner Name:	WINTER BLOSSUM HOLDINGS LTD	# of Owners:	1
Owner Address:	147 5TH AVE W VANCOUVER BC V5Y 1H9		
Document No:	BB1177295		
PID:	003-706-494		
Legal Description:	Part NE1/4, Section 24, Township 14, New Westminster Land District, Except Plan 908, & EXC NWP4898, NWP23489, NWP14512, PCL A (REF PL 22448), PL NWP40188, PL NWP65457 & PL BCP45451		

Additional Owners:

No Additional Owners

Associated PIDs:

**RiverFest Hotline
604.733.2235**

604.733.2235
riverfest@rockinriver.com
www.rockinriver.com
3632 West 8th Ave.
Vancouver, BC V6R 1Z1



Rockin' River Productions has been holding a country music festival in Mission BC for the past three years. The site for this festival has been perfectly maintained with no damage either environmentally or otherwise and the owners of said property have been more than pleased with our efforts to maintain the land. We have had over 500 campers and some 6000 patrons come to our show each year with virtually no adverse impact to the property or surrounding area what so ever. However this year due to the pending sale of the property on which we have our camping, we are in need of another site with good solid land and easy traffic access. This location that we are proposing would be perfect for all involved, it would allow us to put on our annual event and allow the property owner to turn a profit during a time when his crop has already been taken. Like the last site, we have full intent on keeping the land in its original condition and will make sure that any additional seeding and fertilizing the property may require will be done immediately after the conclusion of the event so as to insure that next seasons crops will not be impeded at all.

The festival is for 3 days Aug 11, 12, 13 2011 and we would require an additional 3 days for set up and teardown.

Rockin' River Productions is a 100% family owned and operated business.



Corporate Administration
Memorandum

To: Chief Administrative Officer
From: Deputy Chief Administrative Officer
Date: April 18, 2011
Subject: **New Fingerprinting Rules for Volunteers**

Recommendation:

That the following resolution be forwarded to the Lower Mainland Local Government Association, the Union of British Columbia Municipalities and the Federation of Canadian Municipalities:

“WHEREAS the use of volunteers in community-based organizations is vital to the health of the Community;

AND WHEREAS volunteers are required to complete a criminal records check with the Royal Canadian Mounted Police prior to working as a volunteer in the Community;

AND WHEREAS due to the volume of applications and the time involved in processing criminal records checks, many volunteers become discouraged;

THEREFORE BE IT RESOLVED that the Federal Government institute appropriate steps to expedite volunteer fingerprint processing times through the Royal Canadian Mounted Police.”

Background:

On January 24, 2011 Council passed the following resolution:

1. That a letter be sent to RCMP headquarters in Ottawa and to Randy Kamp, MP expressing concern with the long timeline for processing volunteer fingerprints;
2. That staff prepare a draft resolution to expedite the volunteer fingerprint processing time at the RCMP headquarters for Council’s consideration; and
3. That the approved resolution be forwarded to the Lower Mainland Local Government Association, the Union of British Columbia Municipalities and the Federation of Canadian Municipalities.

Although this will not be forwarded to the Lower Mainland Local Government Association, we are still able to submit this to UBCM for their full consideration at this year’s convention. Regrettably, due to other work priorities, I was not able to bring this item forward for Council’s consideration in time for the LMLGA deadline of March 25th.


Paul Gipps