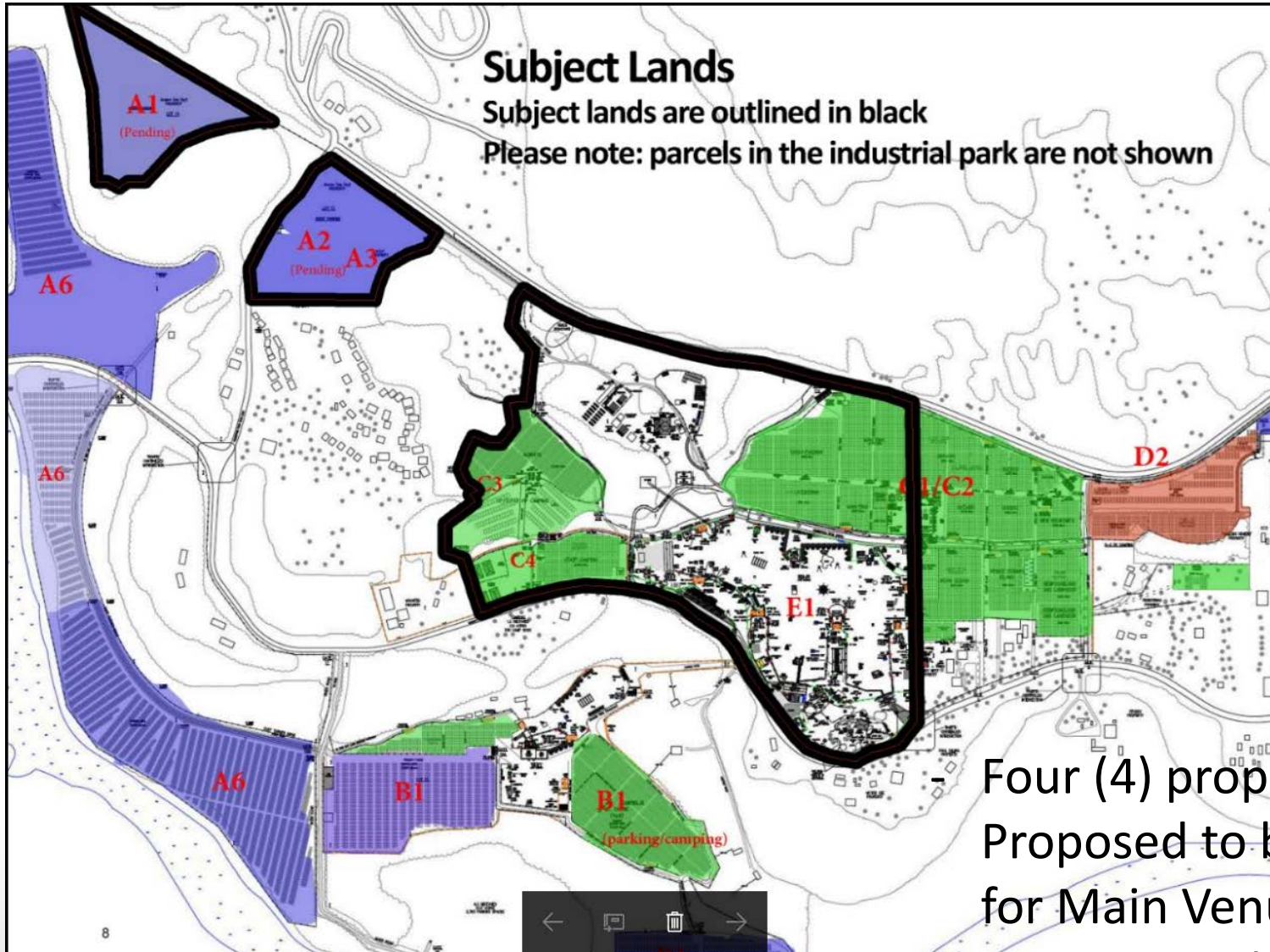


HUKA Application for Temporary Use Permit Renewal – Pemberton Music Festival 2017, 2018, 2019

Regular Council Meeting No. 1442

January 17, 2017

Location of the Proposal



Four (4) properties
Proposed to be used
for Main Venue,
camping and parking

Temporary Use Permits

- Temporary Use Permits (TUP's) allow a commercial or industrial use, on a temporary basis, not otherwise permitted in the Zoning Bylaw.
- TUP's are meant to facilitate a short period only (6 year max.)
- Can be issued for a maximum of three (3) years, with one renewal.
- Conditions under which a Temporary Use may be allowed are established in the Permit, including site design, layout, impact mitigation and length of time the temporary use can occur.
- Security Deposits may be included to ensure conditions are met.
- Once the permit is issued, the land must be developed strictly in accordance with the permit. If any changes are made to the overall design or development plans, an amendment will be required.

Referral Agency Comments

- **Advisory Land Use Commission** – supported with a list of conditions
- **Agricultural Land Commission** – awaiting comments.
- **Chamber** – Suggestions re: timely payment to local contractors; an additional fee to be designated for economic development & agriculture; and sourcing local products
- **CN Rail** – Safety concerns: fencing, crossings, security & CN Police
- **Lil'wat Nation** – will provide comments after January 25th.
- **MFLNRO** - No concerns.
- **MOTI** – Will provide comments by the end of January in order to review the submission in conjunction with the SLRD applications.

Agency Comments...

- **Pemberton Ambulance Services** – No comments provided.
- **PVDD** – Will provide comments after January 20th
- **PFI** – Supplied comments of Non-Support, urged TUP be denied.
- **PFMS** – Comments suggested extra notice, and local procurement.
- **PVTA** – Did not supply comment.
- **RCMP** – Would be able to provide additional officers, cost to be borne by HUKA. Assurances that security guards are well trained.
- **RMOW** – Concerns related to shuttling/transportation, policing + impact on infrastructure with increased numbers
- **SLRD** – No concerns if the renewal is substantially same as original.
- **SPS** – Generally supportive with concerns related to fire, environmental impacts to water bodies and farm land.

Agency Comments...

- **Tourism Pemberton** – No comments received
- **Vancouver Coastal Health** – Supplied comments related to issues of drainage, portable water supplies, sewer management, harm reduction, emergency planning, environmental hazards, and Impacts to private water systems
- **Village Fire Chief** – Fire Protection Plan required
- **Village Engineer** – No comments (requirements will be addressed in Special Event Permit).

Recommended TUP Conditions

- **Pedestrian & Cycling Route Plan** – Safe, Practical for locals
- **Waste Reduction Plan** – Zero Waste principles
- **Independent Annual Monitoring of ALR Lands** – continuation
- **Riparian Area Regulations** – adhered to
- **Annual Special Events Permit** – to address operations conditions
- **PVDD Referral Comments** – incorporated as deemed appropriate by staff
- **Lil'wat Nation Referral Comments** – conditions incorporated as deemed appropriate by staff
- **SLRD Approval of TUP's for Area C Land Use** – authorizing temp use on adjacent Area C parcels
- **Lil'wat Nation Approval of I.R. Land Use** – authorizing temp use on adjacent I.R. parcels

Recommended TUP Conditions

- **Pemberton Music Festival Community Fund** – \$3 contribution continues
- **Local Procurement** – products, labour, talent, etc.
- **Environmental & Safety Protection** – Rivers and other water bodies
- **Increased Shuttling Opportunities** – endeavour to decrease amount of cars parking on ALR lands
- **MOU Conditions** - Support for agricultural enhancements
- **Reporting and Monitoring** - provide VoP with Annual Economic Impact Report and Post Event Closure Report
- **Payment of Fees (Staff Time)** – TUP renewal fees, over and above non-refundable deposit, as per VoP Bylaws

Recommended Special Event Permit (SEP) Conditions

- **Traffic Management Plan** - MOTI conditions incorporated
- **Fire Protection Plan** – reduce risk of wildland & onsite fires
- **Temporary On-site Water System** – VCH conditions
- **Sewerage Agreements** – VCH and Village
- **RCMP additional workforce & Security** – cost covered by HUKA
- **Site Plan Overview** – access, egress, attractions, etc.
- **MOU Conditions** – ALC conditions incorporated, continued support for agricultural enhancements
- **All Building, Engineering & Safety Authority Approvals**