

**Monday March 31, 2014  
Village Offices (White Building)  
5:00 pm-6:30 pm**

- 1. CALL TO ORDER**
- 2. MINUTES**
  - March 5, 2013 Meeting
- 3. DRAFT PARKING MANAGEMENT PLAN**
- 4. TEMPORARY USE PERMIT – PEMBERTON MUSIC FESTIVAL TUP  
005**
- 5. NEXT MEETING**
- 6. ADJOURNMENT**

## ADVISORY LAND USE COMMITTEE MINUTES

**Minutes** for the Advisory Land Use Commission of the Village of Pemberton held March 5, 2014 at 5:30 pm at 7400 Prospect Street.

---

**IN ATTENDANCE:**

Saad Hasan, Chairperson  
Niki VanKirk, Member  
Kristin McLeod, Member  
Drew Meredith, Members

**STAFF IN ATTENDANCE:**

Caroline Lamont, Manager of Development Services  
Suzanne Bélanger-Project Coordinator

**PUBLIC IN ATTENDANCE:**

Claude Denault, CRB-ebc Applicant

---

**1) CALL TO ORDER**

At 5:40 the Chair called the Meeting to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the ALUC meeting held October 30, 2013 be approved as circulated  
**CARRIED**

**3) TEMPORARY COMMERCIAL USE PERMIT-TUP006**

CRT-ebc/Short term workers camp/7359 Industrial Park

The Development Services Manager gave an overview of the Temporary Use Permit application:

- The current Zoning Bylaw adopted in 2008 allowed the introduction of temporary use permits at the Industrial Park (2008) to accommodate the Winter Olympic & Paralympic Games.
- The Bylaw however requires an amendment to remove the Olympic condition
- Temporary permits are legislated by requirements of the *Local Government Act*
- The project intent: temporary 106 beds/camp accommodation will include bedrooms, washrooms, kitchen facility for a period from April-August.
- Parking will accommodate 25 vehicles and 4 buses to and from the camps, additional parking will be provided at their Pemberton mechanical site (Lil'wat Properties).
- Water Servicing would be done through a service agreement between the Village of Pemberton & Mount Currie First Nation (Lil'Wat).
- Sewer Servicing-Would rely on gravity sewer connection going to Village service and would be done through agreement with the Village.
- Removal would be guaranteed at the end of the end of the permit.

The applicant gave an overview of the camp set-up and the reason why the temporary camp application was brought forward:

- The on-site set-up of a temporary camp was underway near Mount Meager (km38). Following an environment review the camp had to be relocated 1.5 km away due to landslide dangers.
- Currently, multiple rental agreements are in place for the work force needed for the project. However the total men power will reach well above 300 people and therefore further accommodation is needed.
- The company is promoting local hiring (Job Fair of March 8) and some core-specialized staff are being brought in from BC and other provinces.
- The industrial park location will a “dry-camp” (no alcohol).
- The land will be returned to its original condition or better.

The Advisory Land Use Commission discussed the application with the applicant and Village Staff:

- Will the water service be metered? The Village will be metering and charging for use.
- What would the Village do should the camp not be removed at the end of the permit? Enforce the zoning bylaw that has significant fines.
- The applicant mentioned that their intent was to be good corporate citizen,

Following discussion the Advisory Land Use Commission:

Moved/Seconded

**THAT** the ALUC recommend that Council support the temporary camp installation subject to:

- Consideration with the civil engineering review and servicing
- Ensure that the camp is removed at end of the agreement

**CARRIED**

4) **DEVELOPMENT UPDATE**

- TUP Pemberton Music Festival-ALUC Referral Upcoming
- Recreation Update-Upcoming Stakeholder consultation
- Downtown Community Barn Update-May 12 to 24 Barn Raising Event

5) **NEXT MEETING**

The next meeting will be schedule late March/Early April to review the Pemberton Music Festival.

6) **ADJOURNMENT**

At 6:25 p.m. the meeting was terminated.

This is a true and correct copy of a meeting of the Advisory Land Use Commission of the Village of Pemberton, held March 5, 2014.

---

Chair

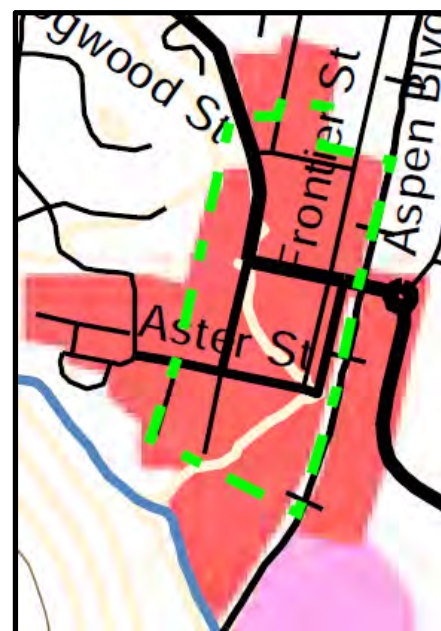
## VILLAGE OF PEMBERTON DOWNTOWN PARKING MANAGEMENT PLAN

The intent of the Downtown Parking Management Plan identifies certain recommendations to ensure the efficient use of parking resources in the Village core. This document provides information with regard to: the existing parking situation; policies and plans and parking regulations in Downtown Pemberton.

### 1.0 EXISTING SITUATION

**Location:** Downtown Pemberton is designated in the Official Community Plan within the property shaded in pink on the map to the right. This Management Plan, however, considers only the area outlined in green as it encompasses the primary demand for parking in the core area. An additional illustration below, highlights the primary destinations at this time, within the downtown.

OCP Designation

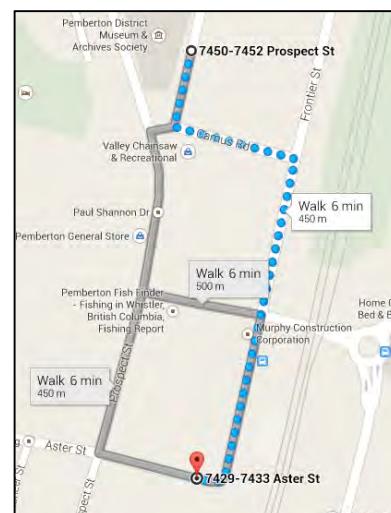


#### Parking Inventory:

There are approximately 428 parking spaces within the primary destination and is allocated between public and private uses at a ratio of 44:56, as listed in the table below (also refer to Schedule A for a map):

<b>Public Parking</b>	<b>186</b>
Frontier (north) barn	39
Frontier (south)	52
Pioneer Park	9
Village offices	25
Prospect (south)	5
Prospect (Rona)	12
Prospect (north)	24
Birch	11
Aster	9
<b>Private Parking</b>	<b>242</b>
Drug Store	7
AG Foods and Plaza	19
Pemberton Hotel	25
PVDD	7
Courthouse	29
Post Office	16
Tire Shop	9
Scotiabank	14
Esso/Small Potatoes	8
Spud Valley	4
General Store	3
Supermarket	40
Legion	12

Primary Destinations



Valley Chainsaw	15
Elements	27
RCMP/Dentist	9

There are approximately 222 (53 public +169 private) parking spaces available in primary destination area.

**Walking Distances**

**Parking Situation:**

The most direct route to walk from one end of the downtown to the other is approximately 450 metres and taking 5 minutes. All parking in the downtown is currently free. Future developments will either have to construct parking on-site or pay parking in lieu.

80% of the Village population of 2369 residents is within a 1 km walk of downtown (15 minutes). The total population for the Village/Area C/Lil'wat is 5823 of which 32.5% are within a 15 minute walk to Downtown. There are 1,111 households in Pemberton, with 2.13 people per household.

The 2010 Community Census indicated that there are approximately 1.4 cars per household, whereby they are allocated as 27% compact car, 28.5% midsize, 42% large truck, minivan or SUV and 2.5% motorcycles. There are 3.4 bicycles per household.

The Village has not prepared official parking demand surveys for the downtown, however, it is recognized that there are areas with high usage (both sides of Birch Street, Frontier Street servicing AG Foods, Centennial Café, the Pemberton Pharmacy and the Government Liquor Store, Prospect Street in front of Pemberton Supermarket and Rona). Underutilized lots include the new Elements building, the Pharmacy, Centennial Café, the Pemberton Hotel and on-street parking near Pioneer Park.

**VILLAGE VISION URBAN DESIGN PRINCIPLES  
(Excerpts related to Downtown)**

*The intent of the Urban Design Principles is to create an image for the Village that reinforces the Rural Mountain Village Theme and the Agricultural and Mountain setting. The Design Principles are intended to reflect the village character and spectacular setting of Pemberton.*

- *Develop a Quaint Mountain Village character, theme, and building vernacular to celebrate and reflect Pemberton's heritage, setting and amenities.*
- *Provide a strong sense of arrival with the use of natural and built gateways elements.*
- *Ensure street corners are marked with buildings, structure, or landscape. Provide strong corners that respect pedestrian travel.*
- *Encourage planning that reinforces a pedestrian friendly circulation system by covered arcades and connections to a comprehensive valley trail system.*
- *Encourage the development of a Village Square linked to the pedestrian circulation system.*
- *Provide a streetscape that is memorable and identifiable as the Village of Pemberton's.*

**2.0 DOWNTOWN POLICIES AND PLANS**

For several decades, local businesses, residents and the Village have undertaken many initiatives in support of enhancing the character and vitality of the downtown. The most significant efforts included the following:

**1997-1999 Village Vision** – The Village’s OCP included detailed Design Guidelines focused on building siting, streetscape design, gateways, drainage, servicing loading, parking, open spaces, lighting and signage”. The text box to the right identifies the principles of this document (that was incorporated into the Official Community Plan). There were additional comments related to parking lots including:

- *Parking lots in the village core should be out of sight wherever possible. Large parking areas in front of buildings are very disorienting and take away from the character of the building and the pedestrian experience.*
- *Reclaim the existing parking lots for people. Ensure that if there is parking in front of buildings, that there are also 'people places'.*
- *Consider providing separate parking areas for buses, larger trucks and recreational vehicles.*

Schedule B provides a Proposed Village Plan, which identifies both public spaces and parking areas.

**2009 Downtown Workshops** – The Village held several downtown workshops and meetings with local stakeholders (also advertised to general public) including a questionnaire. The following are highlights of the findings related to downtown enhancement (results of survey are attached as Schedule C):

**Questionnaire:**

Top 5 Most Important Improvements

1. *Beautify downtown (greening, cleaning and decorating)*
2. *Renovate existing businesses*
3. *Activate parks for families and gathering*
4. *Create great public spaces and meeting areas*
5. *Fill in the gaps (redevelopment) for a cohesive business area*

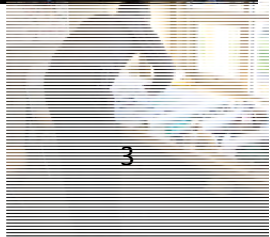
85% of respondents indicated that the downtown core has suitable parking yet that parking issues include:

1. *Not orderly or organized*
2. *Frontier St. Parking lots are unsightly*
3. *Not convenient, too much in some areas, none in others*
4. *More crosswalks and sidewalks to distinguish parking areas*
5. *Inadequate parking at the Supermarket*

**2009 Downtown Enhancement Strategy**

A key component of the success of the community's future is to ensure that the downtown core is a vibrant and functional focal point that is capable of providing the appropriate goods, services and activities needed by the community. It is with this goal, that the municipality prepared the Downtown Enhancement Strategy. The downtown workshops identified the following principles for Downtown Enhancement, which identifies the direction the community would like to proceed.

- 1) Provide a mix of land uses at increased densities
- 2) Environmentally, socially and economically
- 3) Great, focused & designed open spaces
- 4) Pedestrian, bike & stroller friendly/accessible
- 5) Strong sense of arrival
- 6) Appropriate Parking and Transit
- 7) Economically Vibrant
- 8) Showcase Natural Asset.



- 9) Share Pemberton's Authentic
- 10) Working Together

The Conceptual Plan is attached as Schedule D.

### **2010 Frontier Street Master Plan**

In July of 2010, MVH Urban Planning & Design Inc. was again retained, building on their earlier work, to engage the community again to develop a detailed design for Frontier Street. A community walk-about, followed by an outdoor workshop, then an evening workshop resulted in a plan that was very well received by community members at the presentation the following evening. The following are the design directions:

- *Increase public space by creating a public square, expanding and programming park space, and widening sidewalks.*
- *Develop a major sheltered community gathering area – "Pemberton Valley Market Hall".*
- *Redesign the existing parking lots and circulation so the area is safer, greened with trees, and easy to access.*
- *This area is the "front door" to Pemberton and reflects the image of the downtown.*
- *The existing angle parking is enhanced with tree and shrub plantings.*



A package outlining the proposals was mailed to Downtown businesses and residents for their comments. Schedule E provides the site plan that was developed for the Downtown.

**2011 Official Community Plan** - The policy directions of the Downtown Enhancement Plan has been incorporated in the OCP as well as the following DP Guidelines:

The **Development Permit Guidelines** for downtown also identify the need to

- *Incorporate landscaped areas within parking lots to breakup large paved areas. The landscaped areas can also be used in the winter for snow storage*
- *Circulation and Parking - A development's accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.*
- *Screen or camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images.*
- *Accommodate efficient snow removal, including designated snow storage and drainage areas for access roads, loading and parking areas.*
- *Abide by the Village Construction Requirements as not to unsafely or inconveniently disrupt adjacent business operations or pedestrian movements during construction.*

**Downtown Enhancement Best Practices** - It is important that in considering parking needs in downtown Pemberton, that many other community priorities also be considered. Attached as Schedule E is an article from the Project for Public Spaces entitled "Finding a Place for Parking". The following are key statements contained in the article as they relate to best practices for parking include the following:

*...nobody goes to a place solely because it has parking. In fact the current obsession with parking is one of the biggest obstacles to achieving livable cities and towns, because it usually runs counter to what should be our paramount concern; creating places where people enjoy spending time.*

*Get businesses and other parties to cooperate creatively with each other...create the kind of parking infrastructure that supports public spaces.*

The Village has tried various initiatives with limited success since the 1990's that have tried to improve the vitality of the downtown for residents, businesses and visitors. Local businesses have also enhanced their properties.

### **3.0 VILLAGE PARKING REQUIREMENTS**

The parking requirements of the area are dictated by the Zoning Bylaw and various covenants on title.

**Zoning Bylaw** - The Village's Zoning Bylaw regulates off-street parking requirements for land uses. Although the downtown is zoned C-1, the parking generation in the bylaw is dependent on the type of use such as a bank, gas service station, spa, hotel, office, retail, restaurant, etc. The commercial development uses existing in the downtown area focused on this report totals approximately 110,308 square feet (10,248 m<sup>2</sup>). Assuming that this space was all retail (the highest generation formula applicable) then the downtown shall provide 366 spaces (currently there are 428 spaces).

In 2010 the Village had the *Pemberton Commercial Analysis* prepared that considered the current supply of commercial space in the community, given the trade area. Although this study did not focus on parking supply, it did consider the viability of new commercial development. In particular it highlighted a concern with the Village's parking requirements, as noted:

- *The viability of downtown mixed use development could be enhanced if the Village were to consider relaxing their parking requirements. Two spaces per residential development and 3 spaces per 1,000 sq. ft. of commercial area may not be required from a market perspective in the downtown area.*
- *Under current economic and market conditions (i.e. limited demand able to pay economic rents of over \$20 N3 per sq.ft. of space) and onerous parking requirements, such a building is not financially feasible to pursue.*
- *With improved economic and market conditions and relaxed parking requirements, it is possible that one small commercial building could be developed in the downtown over the next 5-10 years.*

**Off-Site Parking** – The Village allows off-site parking in the downtown core either by registering a covenant on nearby properties or paying cash in lieu of parking. Since 2009, the Village has collected approximately \$78,000, whereby \$53,000 has been used to formalize the parking along Birch Street (including curbs and sidewalks). There currently remains \$25,000 in the account which the Village will be allocating in the 2014 to further improve the downtown parking opportunities.

**Patios** – The Village has permitted certain outdoor patios to occupy private parking spaces from May to October as to allow businesses to provide an enhanced customer experience. These patios are removed

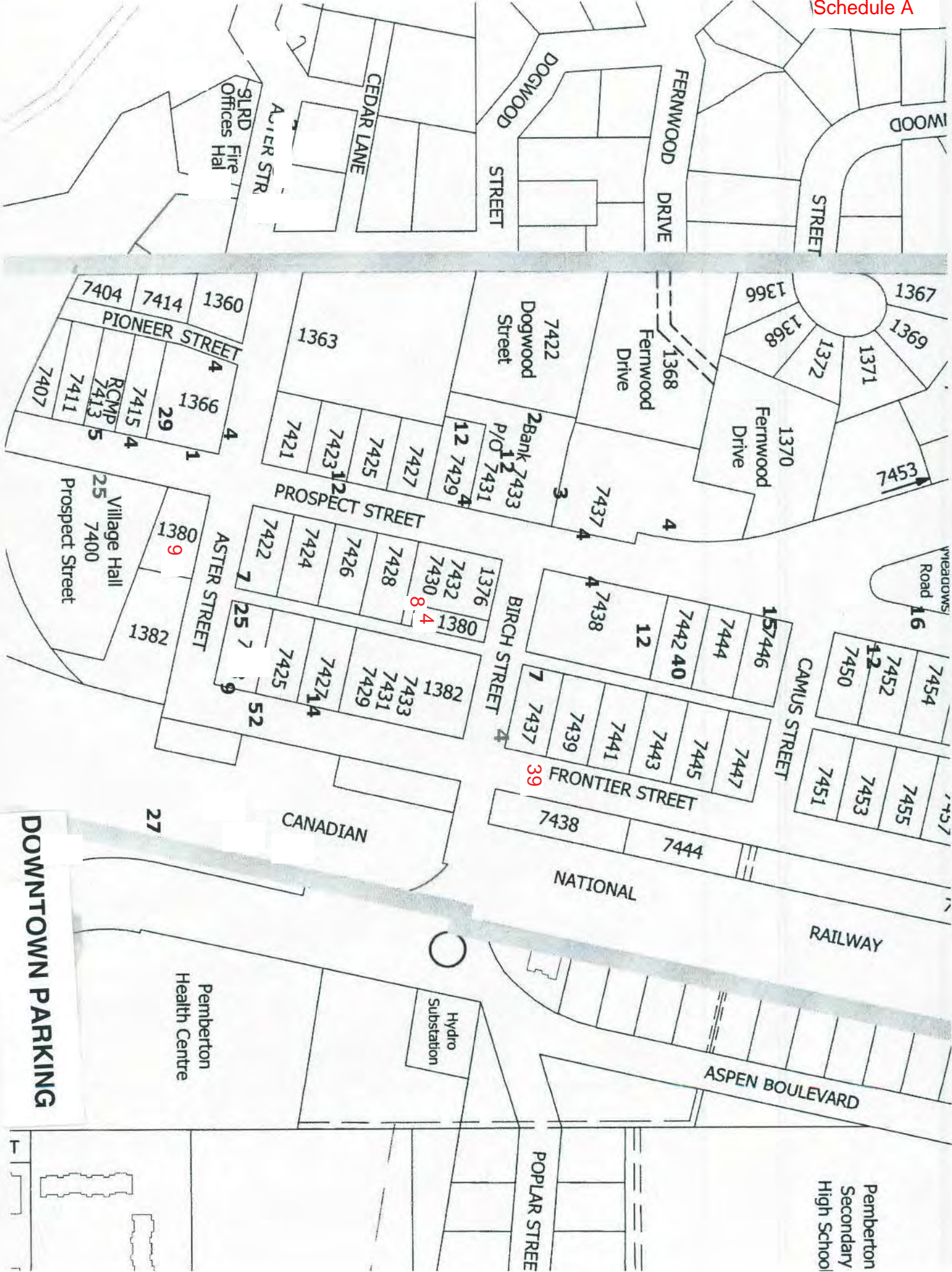


in the winter. Businesses have indicated that the patios are crucial to their viability, and enhanced the downtown character.

#### **4.0 RECOMMENDATIONS**

Although it is understood that parking is important to the livability of Pemberton, there needs to be a balance between the existing parking opportunities and the need to introduce additional improvements into the downtown such as landscaping, pedestrian crossings, snow storage, transit and improved public spaces. As a result, it is important to look beyond the supply of parking but also assist the community in discovering parking options as well as the reality that there is a considerable supply of parking currently within the downtown. The follow parking management approaches are recommended:

<b>Recommendations</b>	<b>Timeline</b>
1. Contact downtown businesses and request that they promote the availability of their on-site parking and recommend that employees park in more distant (less convenient for customers) parking spaces. The Village could assist with a consistent signage.	ASAP
2. Introduce a sign program which clearly identifies the availability of free public parking, including parking for oversize vehicles and RVs.	ASAP
3. Allocate the cash-in-lieu parking fund to improving parking in the downtown in 2014;	Spring/Summer2014
4. Monitor the parking situation in the downtown during peak demand periods (Farmers' Market days, Friday afternoons)	Spring/Summer 2014
5. Introduce information with regard to walking distances throughout the downtown.	ASAP
6. Review current parking designations to ensure there are sufficient "accessible" parking spaces. Consider "family" parking spaces	Spring/Summer
7. Consider whether certain more "convenient" parking spaces should have a time limit.	Fall 2014 (following monitoring)
8. Confirm that local businesses are providing the parking required at the time of their approval.	Spring 2014
9. Finalize the secured public parking in consideration of the Downtown Enhancement Strategy recommendations	2015
10. Negotiate with BC Rail Properties for lot north of the barn site for overflow and RV parking as well as a linear park buffer.	2014



SLRD Fire Offices Hall

Village Hall  
25 7400  
Prospect Street

Pemberton Health Centre

Hydro Substation

Pemberton Secondary High School

DOWNTOWN PARKING

ASPEN BOULEVARD

POPLAR STREET

RAILWAY

MEADOWS Road 16

PIONEER STREET

PROSPECT STREET

ASTER STREET

BIRCH STREET

FRONTIER STREET

NATIONAL

CANIS STREET

WOOD STREET

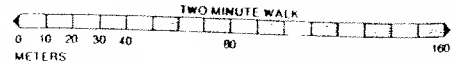
FERNWOOD DRIVE

DOGWOOD STREET

CEDAR LANE

ASTER STR

# PROPOSED VILLAGE PLAN

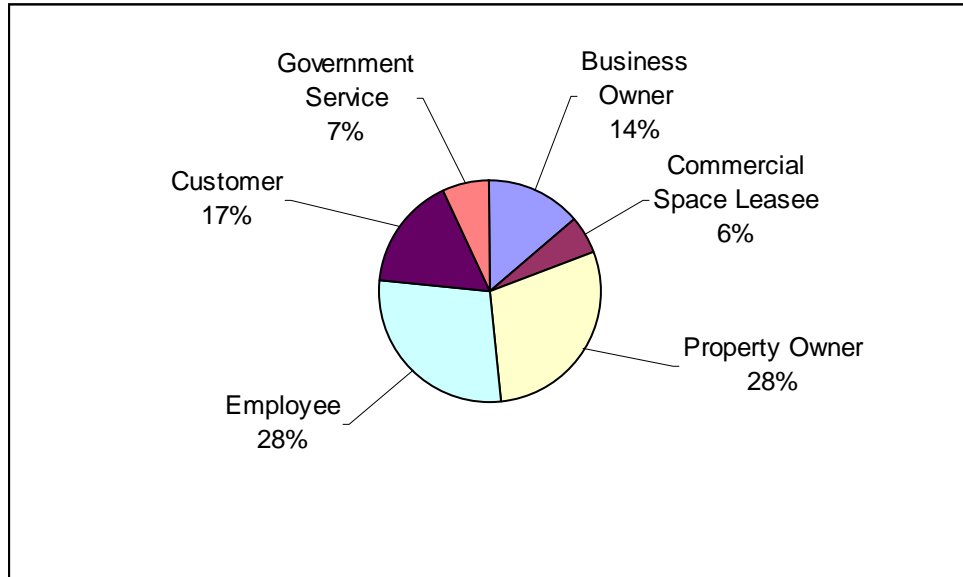


- EXISTING BUILDING
- EXISTING COMMERCIAL BUILDING
- FUTURE COMMERCIAL BUILDING
- EXISTING TREES
- PROPOSED HERITAGE TREES TO REMAIN
- PROPOSED TREES
- PROPOSED PARKS
- VILLAGE SQUARE
- PROPOSED WALKWAYS



**DOWNTOWN ENHANCEMENT SURVEY**  
*Making our downtown a great place to be!*

**Survey Respondent Interests in the Downtown Core**



**Average length of time involved in the above interests:**

- Downtown business owner..... 9 years
- Downtown landowner..... 9 years
- Downtown employee..... 5 years

**DOWNTOWN ENHANCEMENT SURVEY**  
*Making our downtown a great place to be!*

**TOP 5 FAVOURITE PLACES DOWNTOWN**

Your top 5 favourite places and/or aspects of being in the downtown core:

1. The people – meeting, gathering, interacting
2. Pioneer park\*\*
3. Walkability – ability to walk to shops and services
4. The Pony Espresso restaurant
5. Birch Street sidewalk from Pharmacy to Pemberton Valley Supermarket

\*\* Identified as a popular downtown place provided that issues in the park such as public drinking are resolved and the offering of more family oriented activities and amenities.

**TOP 5 PUBLIC FOCAL POINTS IN DOWNTOWN**

Your top 5 focal points in the downtown core:

1. Scotia bank/Supermarket/Esso intersection
2. Frontier Street
3. There is no focal point in the downtown core
4. Pemberton Valley Supermarket
5. The Roundabout

**TOP 5 SUGGESTED IMPROVEMENTS TO DOWNTOWN**

Your top 5 suggestions for improving the downtown core:

1. Create pedestrian oriented streetscapes
2. Encourage new businesses and retail diversity
3. Create a family oriented Pioneer Park
4. Build a town square for gathering, meeting, and relaxing
5. Ensure universal accessibility\*\*
6. Redesign the Frontier Street parking lots

\*\* Especially for strollers and wheelchairs

### **TOP 5 MOST IMPORTANT DOWNTOWN IMPROVEMENTS**

The single most important improvement to the downtown core:

1. Pedestrian oriented streetscapes
2. New businesses - diversity in shops and services
3. Family oriented Pioneer and Foughberg Parks
4. A downtown focal point or town square/plaza
5. Beautification on existing buildings and storefronts

### **IMPROVING DOWNTOWN PARKING**

85% of survey respondents feel that the downtown core has suitable parking; however, the top 5 issues related to parking downtown are the following:

1. Not orderly or organized
2. Frontier St parking lots are unsightly
3. Not convenient – too much in some areas, not enough in others
4. More crosswalks and sidewalks to distinguish parking areas
5. Inadequate parking at the Pemberton Valley Supermarket

### **TOP 5 WAYS TO SHOWCASE PEMBERTON HERITAGE, CULTURE, & ARTISTIC CHARACTER**

Your top 5 suggestions on how we can showcase the local heritage, culture, and artistic character of the Pemberton Valley:

1. Public display/gallery for local artwork and produce
2. Welcoming and interpretive signage
3. Art on blank walls
4. Consistent storefront design
5. Greening

# DOWNTOWN URBAN DESIGN CONCEPT PLAN



TOM BARRATT LTD.  
Landscape Architects  
405 Centre Street, Suite 100  
Pemberton, NJ 07658  
TEL: 973-861-1111  
WWW.TOMBARRATTLTD.COM

March 2012 / The Village of Pemberton






[Work With Us](#)
[Free Newsletter](#)
[Stay Connected](#)
[Home](#)
[About](#)
[Services](#)
[Events & Training](#)
[Projects](#)
[Placemaking Blog](#)
[Resources](#)


#### Reference

[Store](#)
[Great Public Spaces](#)
[Image Collection](#)

#### Filter Reference Articles By Type

[Campuses](#)
[Civic Centers](#)
[Downtowns](#)
[Public Markets](#)
[Multi-Use](#)
[Parks](#)
[Placemakers Guides](#)
[Placemaker Profiles](#)
[Placemaking 101](#)
[Squares](#)
[Transportation](#)
[Urban Parks Institute](#)
[Waterfronts](#)

#### Filter Reference Articles By Agenda

[Architecture of Place](#)
[Building Community Through](#)
[Transportation](#)
[Creating Public Multi-use Destinations](#)
[Public Markets & Local Economies](#)

## Finding a Place for Parking

Despite what you may have heard, nobody goes to a place solely because it has parking. In fact, the current obsession with parking is one of the biggest obstacles to achieving livable cities and towns, because it usually runs counter to what should be our paramount concern: creating places where people enjoy spending time. As long as the myth persists that economic prosperity depends on parking, local governments will continue to waste public money and distort the public planning process.

The realization that creating a place where people want to come and spend time is more important than parking unfortunately eludes many municipalities. Worrying about and wasting public money on parking is taking over the public planning process and subsequently parking is taking over our communities. So how can we put parking in its place and draw people back to public spaces?



Planting yourself in the street is a bold way to reclaim parking spaces, but there are more effective alternatives.

One big step forward is to assess the supply of parking in relation to what is actually needed. PPS often works with towns that have excess parking capacity, where the growing number of surface lots and parking structures has choked out the very reason people drove there in the first place. In Salt Lake City, for instance, PPS's land-use map highlighted the excess parking spaces within 1/4 mile of downtown, showing that the real shortage was of places for people to go, not spaces to park.

The hang-up on parking is an indicator that a community has no broader vision for itself.

This state of affairs arises when businesses compete with each other to maximize their own parking spaces—to the detriment of the surrounding community and, inevitably, themselves. The hang-up on parking is an indicator that a community has no broader vision for itself. Get businesses and other parties to cooperate creatively with each other, and you can create the kind of parking infrastructure that supports public spaces. Here are some questions to get businesses and public officials talking about creative new ways to accommodate parking needs with the public's desire for lively public places:

## 10 Questions to Help Us Get the Most Out of Parking

- **Is it a destination worth creating parking spaces for?**

Public dollars are often spent on large parking areas that provide no tax revenue and serve businesses that either compete with existing downtown businesses or would better serve the community if located downtown. But why should municipalities use public funds to subsidize parking spaces for destinations that don't enhance the community as a whole? Spending the same money to instead make development more attractive and connected to downtown means taxes better spent, space better used, and communities better served.

- **Do the parking spaces really make more people want to go there?**

Think of the most popular district in your region – places like downtown Cambridge, MA, or the French Quarter of New Orleans. Is it easy to park there? No way! But do people go? You bet! They'll walk six blocks from their car to a store, and LIKE it! Which is to say that people don't come to an area for the parking, they come for what's distinct and special about that place. Why should towns create excess parking spaces if all that asphalt detracts from the qualities that attracted people in the first place? Many communities that have parking shortages are actually thriving.



This old piazza in the Italian city of Brechia has been given over to parking. It is probably no coincidence that the city center no longer attracts pedestrian activity and businesses.

- **Are parking regulations being obeyed?**

When there appears to be a parking shortage, the most likely explanation is that people are simply not obeying parking laws. In the business district of Poughkeepsie, NY, PPS found that more than half the on-street parking was illegal. Parking turnover studies are an easy, inexpensive way to show where violations are happening and suggest how to enforce existing regulations more effectively.

- **Are there opportunities to share business parking lots that have demands at different times of day or week?**

Parking areas for churches, theaters, restaurants and bars often sit vacant during peak hours, when demand is highest. Can these businesses and institutions be encouraged to let go of their dedicated parking areas and take advantage of existing nearby parking which is available on evenings and weekends? Put another way: Would people be more likely to go to church or the theater or a restaurant if they saw their destination as simply "downtown" and could easily visit more than one place per trip?



Parking lots for private institutions, like this church in downtown Arvada, Colorado, don't even get used most of the time.



This Mexico City church is surrounded by active plazas that have recently reduced parking spaces to make way for vendors and markets.

- **Where do employees park? If they have the same shifts, can they carpool?**

Merchants and their employees consistently take on-street spots early in the morning and feed the meters all day. They should be encouraged to instead park in municipal parking lots, carpool, or take transit. These alternatives can be made more attractive by designating off-street spots, creating employee incentive programs, or implementing shorter meter times.

- **Is the timing and pricing of meters optimized for each location?**

Different sections of the same street may have varying parking needs. The meters in front of a post office, for instance, may provide two whole hours of parking time, but only require ten minutes. Some parking spaces should be more expensive to encourage high turnover. Again, parking turnover studies can inform more appropriate regulations that fit the context of the street.

- **Are there adequate sidewalks and pedestrian amenities connecting off-street parking areas to downtown streets?**

The walk to downtown shopping areas from many municipal parking lots and garages is so abysmal that many people won't park there. Though such lots may provide significant quantities of parking, they will be underutilized if the walk from the car is poorly lit, dull, uncomfortable, or outright hazardous.

- **Are there opportunities for angled parking?**

Lane widths in downtowns and on commercial streets need only be 8-10 feet, rather than the standard 12-plus feet. This means that many commercial streets are wide enough to accommodate angled parking in some sections. Angled parking can fit almost 50 percent more cars than parallel parking, and it calms traffic, creating a safer environment that's more conducive to pedestrian use.



Angled parking—like on this street in San Bernardino, California—creates a more pedestrian-friendly environment than parallel parking.

- **Can curb cuts be consolidated and narrowed?**

Frequently, parking lot entrances and exits can be combined, narrowed or made one-way to make room for more on-street parking and a safer, more pleasant pedestrian environment.

- **Are there opportunities to share business drop-offs that have demands at different times of day?**

Some truck or passenger drop-off areas are only used for predictable early morning or weekday periods and can be used for parking the rest of the time.

Once you start asking the right questions, ingenuity and cooperation will follow. In [Littleton, New Hampshire](#), for example, PPS worked with the town to address its nagging parking problem by making downtown streets more walkable. Following a series of small, inexpensive traffic-calming experiments, the town is now partnering with several business owners to improve the pedestrian environment, reduce lane widths (and therefore automobile speeds), and expand the pedestrian-friendly downtown area. The improvements will increase the availability of parking spots from which people will feel comfortable walking to downtown by at least threefold. How? By enabling people to consolidate their car trips and visit more places from the same parking spot.



In downtown Littleton, destinations feel separate from each other, and people drive from place to place searching for parking spots in close proximity to each location...



Creating a more cohesive pedestrian district links destinations to each other, leading to more walking and less demand for parking.

Of course, the biggest benefit of this plan is that more people go out on the sidewalk, which creates the very streetlife that makes other people—and businesses—want to come downtown. But that doesn't happen automatically. In order to create a more desirable street environment for pedestrians, businesses, and drivers, you need to take full advantage of the opportunities presented by rethinking parking. These opportunities include:

- **Pedestrian amenities:** Street corners with more sidewalk space, seating, and plantings can become the focal points necessary to bring back pedestrians and streetlife.



In Laguna Beach, California, expanded street corners and plantings create a better pedestrian environment.

- **Improved safety:** Curb extensions make sidewalks and pedestrians more visible to drivers. Narrower lanes slow vehicles and reduce risk to pedestrians and bicyclists. Replacing parking lots with in-fill development eliminates space that is perceived as unsafe and makes possible anonymous criminal behavior.
- **Shorter crossing distances:** Curb extensions at intersections create shorter crossing distances for pedestrians, and therefore shorter wait times for automobiles.



Curb extensions improve safety and reduce crossing times.

- **Retail kiosks and cafés:** Temporary or permanent retail stalls can be placed at the street edge of parking lots or in reclaimed parking spaces.
- **Programming and multiple-use spaces:** Existing parking lots can be converted—whole or in part—into public squares with markets, performance spaces and seating areas.

- **Transit compatibility:** By reducing the supply of parking, demand for transit goes up and new destinations form around transit stops.

Spending money on such public amenities instead of parking may seem radical, but in fact it is a wise investment. Pedestrians feel more comfortable walking because of the slower vehicle speeds and reduced number of curb cuts. Businesses get more passersby and first-time walk-ins. Drivers make fewer trips, waste less time in the car, get more exercise walking, and even enjoy the experience of driving downtown more — because it is a pleasant place to be, not a parking lot.

Consider the city of Copenhagen, which has instituted a policy to reduce parking by two percent each year. The risk has paid off many times over by the number of people who now walk and bike to the city center—all of whom, you can be sure, feel at least 50 percent more devotion for their home city.



In the pedestrianized center of Copenhagen — people everywhere and not a parking space in sight.

---

Like 97

71

Share 0

Author: [Ethan Kent](#)

**Date:** March 31, 2014

**From:** Caroline Lamont  
Manager of Development Services

**To:** Daniel Sailland  
Chief Administrative Officer

**Subject:** Temporary Use Permit No. 005  
Pemberton Music Festival

**Location:** Refer to Appendix A and B of the report

**Property  
Owner:** Refer to Appendix A and B of the report

**Agent:** Cam McIvor

---

## **PURPOSE**

This report presents a request by the Pemberton Music Festival for a Temporary Use Permit (TUP) for a music festival and ancillary functions.

## **BACKGROUND**

In 2008, the inaugural Pemberton Festival was held on agricultural lands located in the Squamish Lillooet Regional District, situated between the Plateau subdivision and the Industrial Park. In addition to the main festival site, the Pemberton Airport was also utilized for camping. The Pemberton Festival was a successful and legendary event, but due to unforeseen challenges the event has not returned to the valley until recently when a new promoter Huka Entertainment committed to a 2014 event.

There have been several changes since the 2008 festival related to land use considerations, notably:

- the main festival site was incorporated into Village boundaries in 2011;
- the Agricultural Land Commission approval was amended to enable other promoters to take over the festival (former promoters had opted not to continue);
- the Airport was removed from the festival properties, while other properties in the Industrial Park and Mount Currie were added.
- a shuttle program has been proposed from Whistler and Pemberton

## **DESCRIPTION**

The Pemberton Music Festival 2014 is a proposed multi-day music festival promoted by Huka Entertainment that has entered into a long term arrangement with Sunstone Ridge Developments to produce an annual event on this site for the next five (5) years. Huka Entertainment is prepared to turn Pemberton Valley into a premiere musical playground on par with its other award-winning festivals.

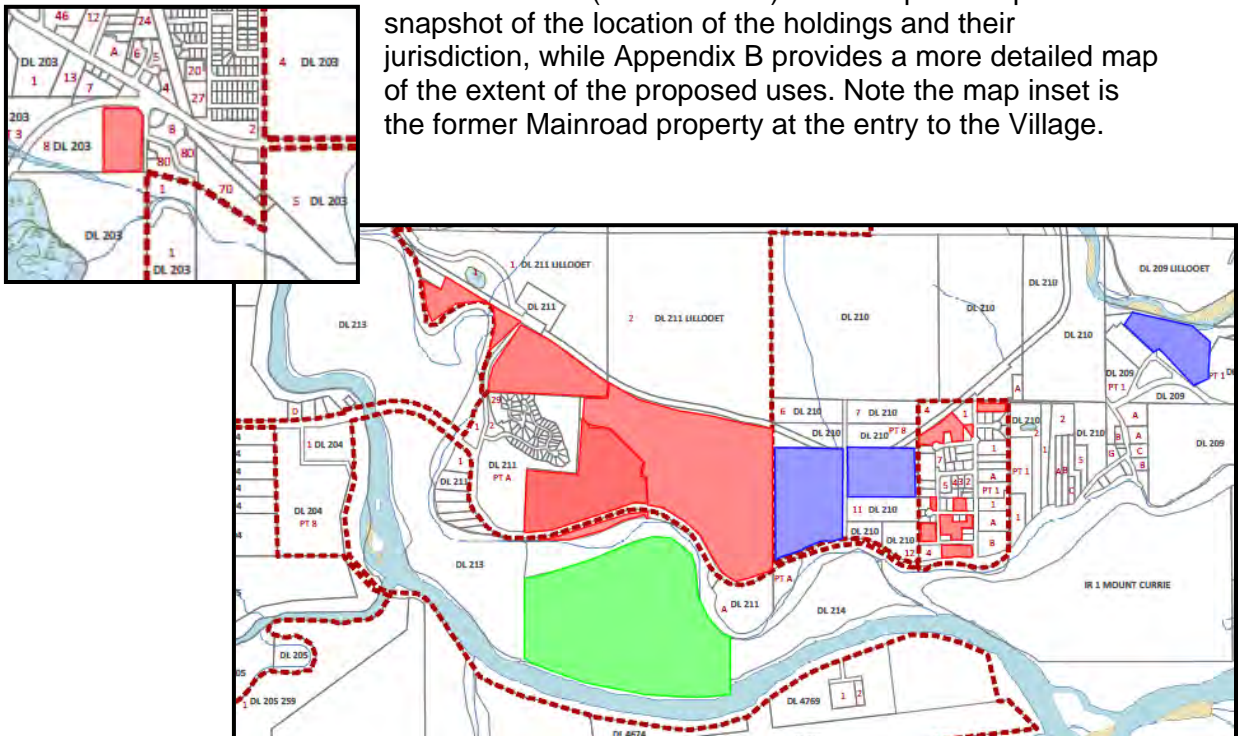
The Festival lineup will include a wide spectrum of rock, indie, hip-hop, electronic dance music, anchored by top-level headliners. A summary of the TUP proposal prepared by the applicant is attached as Appendix C.

### **Dates:**

The main event will take place from Friday July 18<sup>th</sup> to Sunday July 20<sup>th</sup>, although the festival will encourage campers to arrive as early as Wednesday July 16<sup>th</sup> as to reduce the number of guests arriving on Thursday and Friday. The temporary use permits, however, would allow the set-up and restoration of the properties before and after the event. Appendix A indicates that proposed temporary use on each site and the duration of the request.

### **Subject Lands:**

The main festival site is proposed on property owned by Sunstone Ridge Developments adjacent to Highway 99 (refer to Appendix B) as well as properties owned by fifteen other entities, including Mount Currie and the Village of Pemberton. There are twenty-four properties in the Village of Pemberton and seven in the Squamish Lillooet District as well as the use of IR#2 (Mount Currie). The map below provides a snapshot of the location of the holdings and their jurisdiction, while Appendix B provides a more detailed map of the extent of the proposed uses. Note the map inset is the former Mainroad property at the entry to the Village.





## Proposed Uses:

**Main Festival Venue** - The Sunstone Ridge site will house the main festival venue which will include:

- Five stages of varying size each with “front of house platforms” (sound and light equipment). “Accessible” viewing platforms will be provided in each stage area.
- A VIP area (between Stage 1 and Stage 2) with food & beverage tents/areas.
- Food and beverage concessions, craft vendors and merchandise will be housed in tents of various sizes.
- Sanitation will consist of porta-potties situated in various locations adjacent to the stages. All porta-potty areas in the venue will be housed under tent canopies.
- 700+ trash and recycling receptacles.
- Directional and informational signage will be present throughout the venue.
- The ‘back of house’ areas will be created behind the stages and include office trailers and structures for operational and administrative staff, loading docks and production areas, an artist compound will consist of trailers and tents to house artist dressing rooms and hospitality areas, restroom trailers and porta-potties.
- Security measures include an 8’ panel fencing (covered in scrim fabric) along the perimeter and 3-4 controlled access entrances. No vehicles will be allowed on site during operating hours. There will be a prohibited items list at all gates, whereby patrons will be subject to search each and every time they enter, while prohibited items will be confiscated or patrons denied access. RCMP will patrol the Festival area during all hours of operation, while professional security will be posted at key locations in the Festival area for access control, crowd control, and asset protection.
- Medical personnel will be on-site in the Festival area during operational hours stationed in clearly marked tents and locations in various spots. Personnel to include Doctors, RN’s, and EMT’s.

**Camping** - A portion of the Sunstone Ridge property (C1 and C2), Mitchell/Meredith (C3, C4 and C5) and the adjacent Ritchie and West properties (in the SLRD) are proposed for tent camping. The McIvor and Pemberton Forest Products properties are proposed for RV camping. A summary of the camping proposed is as follows:

- in operation 24/7 starting on Wednesday, July 16 and closing on Monday, July 21 in the afternoon.
- tent camping areas will not permit vehicles.
- 12,000 camping sites which measure 10’ x 15’ each to accommodate 3 – 4 persons assigned on a first arrived basis.
- individual BBQ grills and 20lb propane grills will not be allowed on site. Small personal camping cook tops and stoves will be permitted. Individual campfires are also not permitted.

VIP Camping is being designated on the map as C3 and will have approximately 1,400+ sites within its boundaries. VIP Camping will have a separate entrance from regular General Admission camping patrons but will be subject to the same policies and procedures as General Admission in terms of security and safety. Possible staff / volunteer camping will take place on C5 with approx. 500+ campsites. This area will not be used for General Admission Patron camping. The perimeter will still be fenced and a controlled access point in place to check

staff/ volunteers as they enter the campground. It is also proposed to have Administration and Mounted Security facilities located on this site.

Elements specific to the campgrounds include:

- common areas centrally located in campground areas that hold portable toilets and shower trailers. The proposed ratio for portable toilets/patron will be no less than 1/125, and these units will be serviced 2 – 3 times per day as needed.
- trash and recycling barrels will be strategically placed to collect refuse. Campers will be encouraged to bag their own refuse and leave it out for collection daily.
- a BBQ area is proposed in each campground pod for patron use under supervision. A common area will provide food & beverage vending as well as a general store. A potential campground entertainment area is also proposed for local programming.
- security and safety – The north campground consist of perimeter fencing of 6' or 8' foot panels with scrim fabric with controlled access points located at the Northwest corner of the Ritchie Property as well as the access road coming from the school site on the western side. Patrons and their belongings are subject to search each and every time they enter through the campground gates. RCMP will be patrolling the campgrounds in addition to festival security which includes a mounted patrol unit as well as security. Medical personnel will have a presence in the campgrounds 24/7 and be housed in a main medical tent in the common area.

**Event Parking** - The properties in the northwest corner of the map labeled A1 and A2 will be used entirely for parking. The approximate number of spaces to be utilized is 2,400. Temporary fencing will be installed along the northern perimeter to block access to the railway line. Fencing will also be used to create a chute to the parking area coming west off of Pemberton Farm Road. Portable toilets and trash/recycling receptacles will be in place for patron/staff use.

The property in the northwest corner of the map labeled A-3 will be used entirely for VIP parking. The approximate number of spaces to be utilized is 1,100+. Temporary fencing will be installed along the entire perimeter to block access to the railway line as well as define the area for VIP Parking. Portable toilets and trash/recycling receptacles will be in place for patron/staff use. Parking spaces to be utilized by VIP tent campers only there will be no day parking

The properties at the north end of the Industrial Park and those at the south end adjacent to Industrial Way will be used entirely for parking of tent camper vehicles there will be no day parking. The approximate number of spaces to be utilized on the 12-acres of parcels is 1,350+. Temporary fencing will be installed to define the area, protect other parcels, and block access to the railway line.

- Portable toilets and trash/recycling receptacles will be in place for patron/staff use.
- A site operations compound is included which will provide a fuel depot, quartermaster, motor pool, IT department, and signage operations.
- There will also be a food & beverage / waste management operations compound that will include a concessions depot, beverage depot, commissary, waste management office; and main trash depot.

**Accreditation** - Media personnel and performing artists traveling to the Festival site will be directed to this site at the junction of Highway 99 and Portage Road for the issuance of their official Festival credentials. The site is at 7374 Highway 99, the old Highways Maintenance Yard, behind the Tourist Information Centre. Once they have received their credentials, these individuals or groups can proceed to their Festival destination.

### **Access and Transportation:**

The access points are illustrated in Appendix B.

**Traffic Management Plan** – A comprehensive plan is being prepared by the applicant's engineers and has recently the most recent version (#2) submitted for review and approval by the Village, Resort Municipality of Whistler, Squamish Lillooet Regional District, Lil'wat and Ministry of Transportation and Infrastructure.

There will be approximately 6 vehicular access points to the main venue area from Highway 99. In addition, there will be a temporary pedestrian bridge between IR2 and the Venue area. Parking and camping areas will be accessed from Highway 99, Pemberton Farm Road, McRae Road, and the Industrial Park. This Plan would be the condition of any Temporary Use and Special Event Permit.

**New Roads** - No new public roads will be constructed for the Festival. New farm roads will be constructed on the Sunstone Ridge property prior to the Festival but will be consistent with ALC requirements for farm use.

**Festival Shuttle Pick-up and Drop-off Locations** - Shuttle Bus service will be provided to and from the shuttle bus stop at the main venue entrance. Shuttle buses service is envisioned at this time to include the following pick-up and drop-off locations:

- event parking and camping sites
- downtown Pemberton
- old Mount Currie
- Whistler Olympic Plaza
- Whistler Creekside Parkade

Details of the shuttle bus service, including frequency, specific routes, and all pickup/drop-off locations, will be contained in the Traffic Management Plan.

**Pedestrian/Cycling Routes** - The proposed pedestrian/cycling routes are illustrated in Appendix D. The details for routing at the Highway 99 Lillooet River Bridge are not shown due to drawing scale, and will be submitted at a later date to the Village and MoTI for review and approval.

**Existing and Proposed Storm Drainage Flows** - The Festival will be located on level grassed farm fields. At the venue site, surface water is currently collected in the existing storm drainage ditch that flows east to the McRae Road ditch, then south, under the Highway, to the North Arm Channel. Existing storm drainage patterns will not be affected during the event since no significant impermeable surfaces will be created for the event.

**Existing and Proposed Water Service Connections** - There are currently no municipal water service connections to the venue site. There is a private well on the site that services the construction trailer. The existing municipal watermain on the North Arm

Farm property is proposed to be extended to McRae Road prior to the event. A 150-mm diameter service will be provided to the Sunstone property from the McRae Road watermain. A temporary distribution system will be constructed on the Sunstone property for event purposes. The design of the onsite water system is in progress and will be submitted to the Village and Vancouver Coastal Health for approval. The Festival will be charged for their water use.

**Existing and Proposed Available Sanitary Sewer Service Connections** - There are currently no municipal sanitary sewer service connections to the venue site. There is a private septic field on the site that services the construction trailer.

Onsite sanitary services will be provided with holding tanks for effluent storage. Effluent will be pumped out of the holding tanks on a regular basis and disposed of into the Village sanitary sewer system using effluent pumper trucks. Application will be made to the Village of Pemberton for a permit to dispose of effluent into their sewer system. The Festival will be charged according to Village requirements.

### **Programming:**

The following outlines the schedule of the performances:

- main music programming will begin around noon on Friday, July 18 and run through midnight Sunday, July 20, 2014.
- limited programming options are being offered for Wednesday and Thursday night to spread out the traffic demand and bring in some of the attendees earlier.
- gates to the event will open 4 to 6 hours prior to the official announced opening time to remove early arrivals from the road network.
- arrivals are expected to peak Wednesday evening (40%) and Thursday afternoon (45%) and with the remaining 15% arriving on Friday, midday. Depending on the line up, weather, and the length of stay of attendees, 30% to 50% is expected to leave on Sunday with the rest on Monday morning. Gates will close at noon on Monday following the event.

### **LAND USE**

The land use for the Festival is subject to the Village (and SLRD) requirements as well as the Agricultural Land Commission, as outlined in this section of the report.

**Official Community Plan and Zoning Designations** - In considering the land use, it should be noted that the following properties are not yet incorporated into the Village's zoning bylaw as they were part of the 2011 boundary extension: Festival Site, C-3, C-4, and A-3. Council considered rezoning these properties shortly following the expansion of the Village's boundaries but felt that the zoning of the SLRD was appropriate at this time. The updating of the Zoning Bylaw is on the 2014-15 staff work plan. The Official Community Plan and zoning designations for the subject parcels are as follows:

Property	Reference Code	OCP	Zoning
Main Venue	Festival Site	Agriculture	Agr (SLRD)
Tent Camping Sunstone	C-1, C-2,	Civic and Institutional, Agricultural Agriculture	Educational Agr (SLRD) Agr (SLRD)
Meredith Mitchell	C-3, C-4, C-5		
Event Parking Den Duyf VoP Leased Lands Industrial Park	A-1, portion of A-2 A-2, A-3, A-4	Agriculture Recreation Industrial	Agr (SLRD) PR-1 Parks & Recreation Industrial
Accreditation		Gateway	C-2 Tourist Commercial

The SLRD land use designation also permits Temporary Use Permits, while the Village zoned lands are currently not explicitly permitted in any of the zones. As a result a Temporary Use Permit would be required. There is currently a bylaw before Council which would permit this designation, which will be considered at public hearing on April 1, 2014.

*Draft TUP Guidelines* – As mentioned there is currently a zoning amendment bylaw being considered by Council that would designate certain zones (consistent with the Festival) to accommodate the consideration of Temporary Use Permits. Council and public comment indicate a concern that the designation of many zones may result in an abundance of applications that may not be appropriate. As a result, at the April 1<sup>st</sup> Council meeting, draft TUP guidelines will also be considered.

- a) *Community Enhancement* – The proposed temporary use demonstrates that it will enhance and not negatively impact the community.
- b) *Buildings and Structures* - No new permanent buildings or structures shall be considered unless permitted in the zoning bylaw.
- c) *Servicing* – Connection (including trucking) to municipal water and sanitary services.
- d) *Firefighting* – Ability to be serviced by domestic firefighting service (for the intended use).
- e) *Natural Environment* – Not adversely affect natural environment including riparian areas and ground water. No major site works shall be permitted without a Development Permit for Environmental Protection and/or Land Constraints, where lands are designated in the OCP.
- f) *Remediation Plan* – The property must be remediated after the temporary use is no longer permitted.
- g) *Development Permit* – Properties designated in the OCP as Development Permit Areas shall also have approved permits.
- h) *Parking requirements* – Shall meet bylaw requirements, or provide alternative arrangements.
- i) *On-site supervision* when in use – A temporary use shall have on-site supervision when in operation, if it has the potential to create a nuisance.
- j) *Neighbourhood Impacts* – The temporary use shall mitigate any negative impacts considering visual, noise, dust, drainage and other unforeseen impacts.

### **Agricultural Land Commission:**

The lands identified as the Festival Site, C1, C2, C3, C4, C5, A1, and A2 (except for a portion of lands along the north west and south west corners of the property that have recently been excluded), A3 are all within the ALR. The ALC has had a long involvement with reviewing and regulating the proposed Festival. A summary of the ALC's requirements are as follows (the full decision related to lands within the Village attached as Appendix E):

- 2008 the Festival was approved on certain lands in the ALR but the approval was for only one year. They had to reapply in 2009, which they did and received the approval subject to several conditions;
- Professional Agrologist had to be retained to prepare a pre-event plan to mitigate soil damage and to oversee reclamation and to submit a closure report on or before August 2009;
- Professional Agrologist must submit a pre-event soil management plan;
- \$250,000 Letter of Credit in the Commission's favour must be submitted to ensure the land is reclaimed;
- Village, SLRD and ALC develop a tripartite memorandum of understanding which outlines the expectations, roles and responsibilities of each party as well as a commitment to explore and facilitate the enhancement of agriculture in the region. Guiding principles in the MoU should focus on collaboration and preserving agricultural integrity of the site, whereby the VoP and SLRD assist ALC in ensuring the agricultural quality of the lands are not diminished on the festival site or adjacent lands, and that non-affiliated ALR lands are not used in a manner inconsistent with ALR;
- The approval in 2009 was for 3 years plus two 3 year extensions if the ALC requirements were met and addressed;
- Required that no footprint, that any and all facilities, structures, equipment and roads are removed following each annual event;
- Encouraged the Village, SLRD and the promoter to continue dialogue to address the non-agricultural concerns with Lil'wat Nation/Mount Currie; and
- Comply with other provincial legislation.

Due to several challenges, the Festival could not proceed, and in 2012 made application to request that the holder of the ALC approval be the Village rather than the previous promoter of the event. The ALC supported this request and set down similar conditions as with the 2009 approval related to the pre event plan reclamation and closure report, the Letter of Credit, and a Memorandum of Understanding. The event was provided a three year approval subject to ALCs review and approval of the events occurrence and mitigation.

### **Other Referral Agencies (Internal and External):**

In addition to the ALUC, the Pemberton Music Festival request has been referred to internal Village departments and external agencies, to provide comments (including the ALUC). It should be noted that the Festival is also meeting concurrently with most of the referral agencies as to resolve the issues in advance. The following lists the agencies and identifies their probably interests:

- Squamish Lillooet Regional District (transit, Agricultural Advisory Commission, solid waste, land use, recreation, emergency management)
- Ministry of Transportation and Infrastructure (Transportation)
- Chamber of Commerce (Local Business)
- Tourism Pemberton (Tourism)
- Lil'wat Nation (land use, transportation)
- Vancouver Coastal Health (services and safety)
- Resort Municipality of Whistler (transportation and festival interface)
- Agricultural Land Commission
- Ministry of the Environment (diking and natural environment)
- Pemberton Valley Trail Association (trails)
- Farmers Institute (farming)
- RCMP
- BC Ambulance
- Bylaw Enforcement
- Village Servicing
- Fire Department

The comments from these referral agencies will be considered with the ALUC's in staff recommendations to Council.

## **DISCUSSION**

The ALUC is required to review the proposed TUP application for the Pemberton Music Festival. Staff has considered the draft TUP Guidelines to assist in identifying possible issues as they concern the Village's land use policies"

*Community Enhancement* – The submission has identified the social and economic benefits of the proposed Festival. Following the 2008 Festival, there appeared to be strong support from the community, although there were issues related to on-site management (porta potties, waste management, etc.) and external impacts (unsanctioned use of ALR land for ancillary festival use, squatting on other nearby properties, traffic congestion). The Festival has been proactive in considering these issues working extensively with the referring agencies.

*Buildings and Structures* - No new permanent buildings or structures shall be considered unless permitted in the zoning bylaw. This requirement is consistent with the ALC approval. The existing temporary trailer currently on the Festival property, however, shall obtain the necessary approvals.

*Servicing* – The Village is currently working with the Festival on an agreement for water and sanitary servicing.

*Firefighting* – The Village is currently working with the Festival on an agreement for water and sanitary servicing.

*Natural Environment* – The applicant will need to provide assurance that the proposed Festival uses will not contravene the Riparian Areas Regulation as well as ensure that archeological areas of significance on the school site will not be impacted.

*Remediation Plan* – The ALC approval has very stringent remediation requirements, including the posting of a \$250,000 Letter of Credit.

*Development Permit* – The Educational site (C-1 and C-2) is designated a Development Permit Area for Environmental Protection, Agricultural Enhancement and Form and Character of Development. The Accreditation site is designated as a Development Permit Area for Form and Character of Development. The OCP exempts DPs when there is no change to the existing structures and there is no cutting of trees with a caliper of more than 20 cm (measured 40 cm from the ground) and the site disruptions affects an aggregate land area of less than 1,000 square metres.

*Parking requirements* – The Village does not have requirements for large scale festivals, and will therefore defer to the Transportation Plan which is being reviewed by the Village, SLRD, Resort Municipality of Whistler, Lil'wat Nation and the Ministry of Transportation and Infrastructure. A concern is that local traffic not be restricted during the festival, which is a particular concern in the Industrial Park.

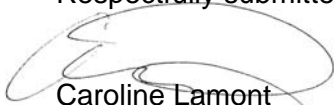
*On-site supervision when in use* – The Festival will have significant on and off site security.

*Neighbourhood Impacts* – The consideration of the TUP advertised to the community in accordance with statutory requirements. As mentioned, there were issues with the 2008 festival related to noise, illegal camping/squatting, traffic and dust. Huka has developed many different approaches to address these concerns and have outlined them in their summary submission. The Village and referring agencies are also working to ensure that these issues are addressed.

## **RECOMMENDATION**

THAT the ALUC review the proposed TUP and provide comment and recommendation to Council.

Respectfully submitted,



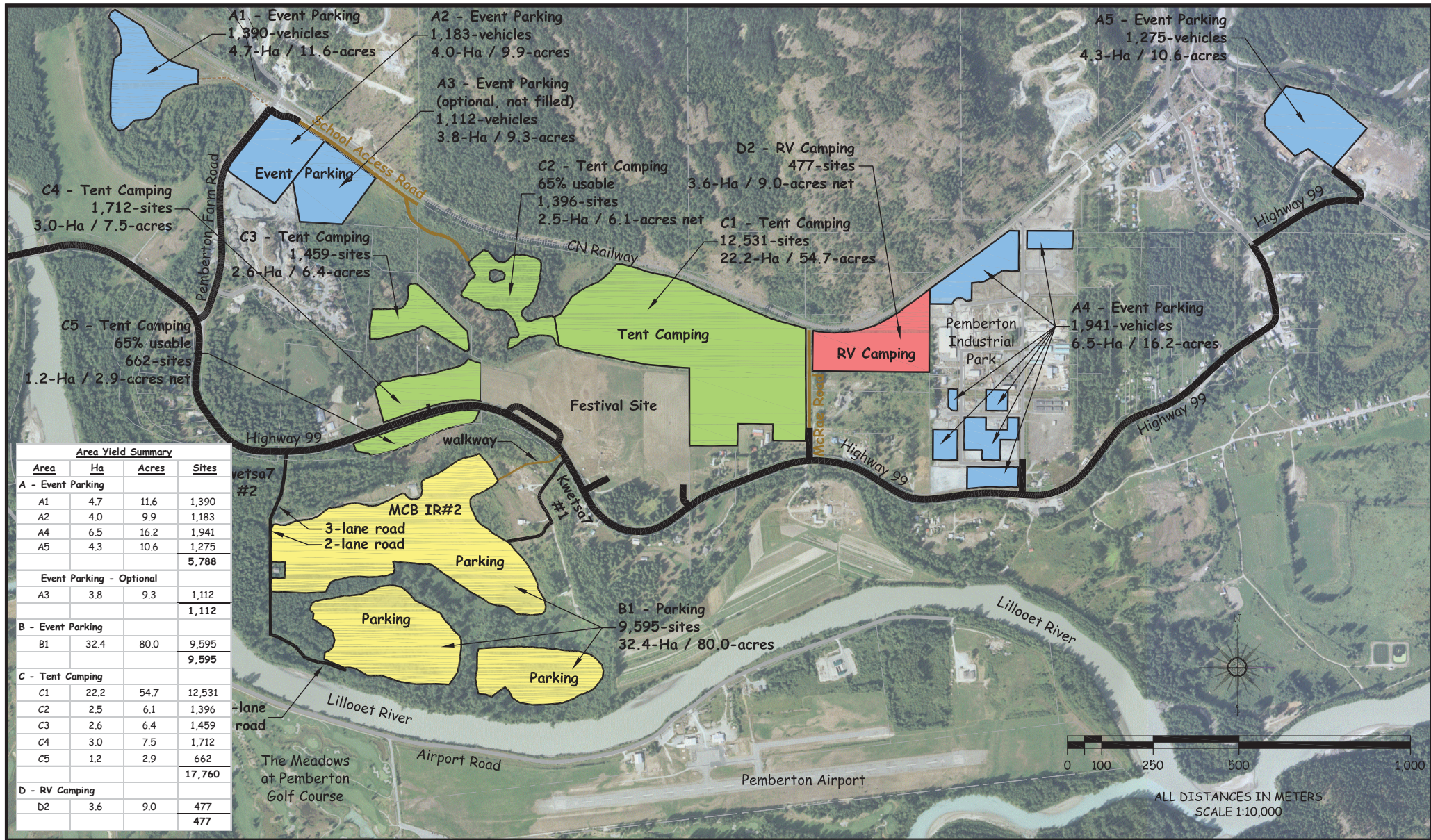
Caroline Lamont  
Manager of Development Services

### *Appendices*

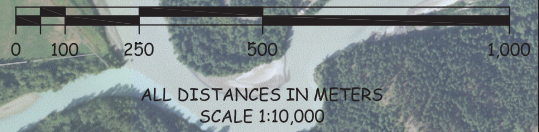
- Appendix A – Properties*
- Appendix B – Location Plan*
- Appendix C - TUP Summary*
- Appendix D - Pedestrian and Cycling Events*
- Appendix E - ALC Decisions*



Purpose	Owner	Legal	Civic	OCP	Zoning	Proposed Temporary Use
Main Festival Area	Sunstone Ridge Developments Ltd.	Lot 2, Plan EPP1353 DL 211	1835 Highway 99	Agricultural	E-1 and Agr (SLRD)	Main Festival Venue Site & Camping (July 18-31)
Tent Camping – C1	Randall Scott West	Part Lot A lying North road ( Plan 2057 DL 20157)	1865 Highway 99	SLRD	SLRD	Tent Camping(July 1-31)
Tent Camping – C1	Patricia Ritchie, Leonard James Ritchie	Lot B, DL 210 DL 20157	1873 Highway 99	SLRD	SLRD	Tent Camping (July 1 – 31)
Tent Camping – C3, C4 and C5	Lori Ann Mitchell, Rice Howard Drew Meredith	Lot 1, Plan EPP 1353 DL 211	1759 Highway 99	Agricultural	Agr	Tent Camping, Admin & Mounted Compound (July 1-31)
Event Parking – A1, A2, A3	Nellie Johanna Den Duyf	Lot 4, DL 211, EPP 21848		Agricultural	Agr	Event Parking
Event Parking – A4	646862 BC. Ltd.	Lot 1, KAP 73972, DL 210	1940 Artisan Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 2, KAP 73972, DL 210	1936 Artisan Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 3, KAP 73972, DL 210	1932 Artisan Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 5, KAP 73972, DL 210	7319 Artisan Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 7, KAP 73972, DL 210	7320 Old Mill Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 8, KAP 73972, DL 210	7322 Old Mill Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 11, KAP 73972, DL 210	7322 Industrial Way	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 12, KAP 73972, DL 210	1937 Artisan Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 13, KAP 73972, DL 210	7321 Old Mill Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 15, KAP 73972, DL 210	1932 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 16, KAP 73972, DL 210	1936 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 19, KAP 73972, DL 210	1948 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 22, KAP 73972, DL 210	1939 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 23, KAP 73972, DL 210	1943 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	646862 BC. Ltd.	Lot 28, KAP 73972, DL 210	1927 Carpenter Road	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	0885001 BC. Ltd.	Lot 2, KAP 74191, DL 210	7359 Industrial Way	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	679547 BC. Ltd.	Lot 3, KAP 74191, DL 210	7360 Industrial Way	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	Village of Pemberton	Lot 5, 72481, DL 210	1929 Stonecutter Pl	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	Creekside Resources Inc.	Lot 4, KAP72481, DL 210	1933 Stonecutter Pl	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A4	Mainroad Properties (Pemberton) Ltd.	Lot 2, KAP72481, DL 210	1941 Stonecutter Pl	Industrial	M-1	Event Parking (July 1-31)
Event Parking – A5	Continental Pole Ltd	Lot A, Plan 22218, DL 209	Highway 99	SLRD	SLRD	Event Parking (July 14-22)
Event Parking – A5	Lil'wat Capital Assets Inc.	Block B, DL 209	Highway 99	SLRD	SLRD	Event Parking (July 14-22)
Event Parking – A5	Lil'wat Capital Assets Inc.	Lot 1, DL 209, Plan 24536	Highway 99	SLRD	SLRD	Event Parking (July 14-22)
RV Camping – D2	Pemberton Forest Products Inc.	Lot 9 Plan 1241, DL 210	McRae	SLRD	SLRD	RV Camping (July 1-31)
RV Camping – D2	Ashleigh Patricia Mclvor	Lot 10 Plan 1241, DL 210	McRae	SLRD	SLRD	RV Camping (July 1-31)
Parking – B1	Mount Currie Band	IR#2		MCB	MCB	Parking
Credentializing	Lil'wat Capital Assets Inc.	Lot 7, Plan 7619 DL 203, Except Plan KAP62725	7374 Highway 99	Gateway	C-3	Accreditation (July 1-31)



Area Yield Summary			
Area	Ha	Acres	Sites
<b>A - Event Parking</b>			
A1	4.7	11.6	1,390
A2	4.0	9.9	1,183
A4	6.5	16.2	1,941
A5	4.3	10.6	1,275
			<b>5,788</b>
<b>Event Parking - Optional</b>			
A3	3.8	9.3	1,112
			<b>1,112</b>
<b>B - Event Parking</b>			
B1	32.4	80.0	9,595
			<b>9,595</b>
<b>C - Tent Camping</b>			
C1	22.2	54.7	12,531
C2	2.5	6.1	1,396
C3	2.6	6.4	1,459
C4	3.0	7.5	1,712
C5	1.2	2.9	662
			<b>17,760</b>
<b>D - RV Camping</b>			
D2	3.6	9.0	477
			<b>477</b>



**GILBEY ENGINEERING SERVICES**

9674 Pemberton Portage Road telephone: 604-452-3610  
P.O. Box 1735, D'Arcy, B.C. V0N 1L0 e-mail: gilbey33@telus.net

# PEMBERTON MUSIC FESTIVAL 2014

**Land Base Plan**  
January 29, 2014 (Rev. 2)

**Pemberton Music Festival**

**Temporary Use Permit Application**

**Summary**

***Submitted to: Village of Pemberton***

***Submitted by: Pemberton Music Festival LP***

***February 27, 2014***

**Index**

1. Application Forms
2. Project Summary Information
3. General Layout and Servicing Information
4. Supporting Plans and Illustrations
5. Property Information – Main Festival Area / Venue Site
6. Property Information – Tent Camping C1+C2
7. Property Information – Tent Camping C3+C4+C5
8. Property Information – Event Parking A1+A2+A3
9. Property Information – Event Parking A4
10. Property Information – Event Parking A5
11. Property Information – RV Camping - D2
12. Property Information – Parking B1
13. Property Information – 7374 Highway 99
14. Additional Information

### 2. Project Summary Information

#### 2.1. Description

The Pemberton Music Festival 2014 is a proposed multi-day music festival that will be held near the Village of Pemberton. It is scheduled to take place on July 18 - 20, 2014 on property owned by Sunstone Ridge Developments adjacent to Highway 99, approximately 4-km east of Pemberton town center. It is the same site that had held a similar festival in 2008. The plan is to move forward with this Festival for multiple years as Huka Entertainment has entered into a long term arrangement with Sunstone Ridge Developments to produce an annual event on this site for the next five (5) years.

The Festival will be a three-day contemporary music festival in BC's scenic Pemberton Valley, near the foot of majestic Mount Currie. In collaboration with land partners Sunstone Ridge Developments and the Lil'wat Nation, Huka Entertainment is prepared to turn Pemberton Valley into a premiere musical playground on par with its other award-winning festivals. The Festival will offer both camping and traditional lodging in a stunning natural setting, for a festival experience unlike any other. Additional details about the Festival can be found at <http://pembertonmusicfestival.com>.

The Festival lineup, which will be revealed in the near future, is similar to what Huka has booked in the past on other festivals, and to what was booked at the 2008 Pemberton Music Festival. Huka's vision for the 2014 Festival includes a wide spectrum of rock, indie, hip-hop, EDM, and more, anchored by top-level headliners.

#### 2.2. Rationale

There has been widespread support from locals in the Sea to Sky corridor to bring the Festival back due to the large economic impact these types of events bring to any region. The Festival will generate a significant economic impact to the region by creating jobs, increasing tourism, and increasing direct tax revenues to the province. An economic impact projection that was created for the 2014 Pemberton Music Festival forecasts a total economic impact of \$47.7 million to the region.

**Job Creation:** The timeframe for building the venue, erecting the stages and other production elements, putting the event on, and breaking it all down afterwards for a large scale festival is typically 4 - 5 weeks. During that time labor is employed in many different areas such as: Construction, security personnel, event staff, cleaning staff, food & beverage workers, shuttle drivers, parking attendants, RCMP, fire and medical staff. Approximately 2,000 - 2,500 jobs will be created from the Festival. Earnings to the employees in those areas are forecasted to generate \$17.8 million locally. Those dollars are then injected throughout the region in direct and indirect spending on other goods and services. This does not include job earnings currently taking place in preparing the land for the Festival which has been ongoing since September.

**Increase in Tourism:** A festival of this nature will bring in patrons from all areas in the Northwest and beyond. The plan for 2014 is to have camping on site for a maximum capacity of 25,000 patrons with the majority of the remaining patrons either staying in Whistler hotels or day parking there and taking a shuttle to Pemberton. Hotels will be filled, restaurants, bars, retail stores will all see an uptick in business during the Festival

## **Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

run. Transportation spending will increase in regards to airfare, rental cars, and other means of travel. The average visitor to the area is forecasted to spend upwards of \$428 on average in direct spending at the Festival itself based on history with other festivals and tourism data. Multiply that by 30,000 patrons and you have \$12.84 million in additional spending in the region as a result of attendees coming to the Festival.

**Increase in Tax Revenue:** The amount of direct tax revenue generated by the Festival itself is projected to be above \$3.9 million for 2014. Tax revenue would be generated from ticket sales, camping revenue, hotel accommodations (staff and patrons), parking, merchandise at the Festival, and food & beverage concessions. Tax revenue generated to the Province would be \$1.5 of the \$3.9 million. This only includes direct revenue from the Festival itself and does not take into account indirect spending that will increase from employee earnings generated and increase in tourism spending.

### **3. General Layout and Servicing Information**

#### **3.1. General Layout**

The Huka Drawings in Section 4 illustrate the general layout proposed for the Festival. Details are provided for the Venue area, as well as camping, parking and support areas.

#### **3.2. Location Plan for Road Access Points**

The Land Base Plan in Section 4 illustrates the overall location of road access points. Details of the access points can be found in the Huka drawings. Further details will be provided in the Traffic Management Plan being prepared by Creighton Manning Engineers. The Traffic Management Plan will be submitted at a later date for review and approval by the Village, SLRD and MoTI.

There will be approximately 6 vehicular access points to the main Venue area from Highway 99. In addition, there will be a temporary pedestrian bridge between IR2 and the Venue area. Parking and camping areas will be accessed from Highway 99, Pemberton Farm Road, McRae Road, and the Industrial Park.

#### **3.3. Location of New Roads**

No new public roads will be constructed for the Festival. New farm roads will be constructed on the Sunstone Ridge property prior to the Festival.

#### **3.4. Description of Existing and Proposed Storm Drainage Flows**

The Festival will be located on level grassed farm fields. At the Venue site, surface water is currently collected in the existing storm drainage ditch that flows east to the McRae Road ditch, then south, under the Highway, to the North Arm Channel. Existing storm drainage patterns will not be affected during the Event since no significant impermeable surfaces will be created for the Event”.

#### **3.5. Description of Existing and Proposed Water Service Connections**

There are currently no municipal water service connections to the Venue site. There is a private well on the site that services the construction trailer.

The existing municipal watermain on the North Arm Farm property is proposed to be extended to McRae Road prior to the Event. A 150-mm diameter service will be provided to the Sunstone property from the McRae Road watermain. A temporary distribution system will be constructed on the Sunstone property for event purposes. The design of the onsite water system is in progress and will be submitted to the Village and VCH for approval.

#### **3.6. Description of Existing and Proposed Available Sanitary Sewer Service Connections**

There are currently no municipal sanitary sewer service connections to the Venue site. There is a private septic field on the site that services the construction trailer.

No municipal sanitary sewer service connections will be required for the Venue site. Onsite sanitary services will be provided with holding tanks for effluent storage. Effluent will be pumped out of the holding tanks on a regular basis, and disposed of into the Village sanitary sewer system using effluent pumper trucks. Application will be made to the Village of Pemberton for a Permit to dispose of effluent into their sewer system.

### 3.7. Festival Shuttle Pick-up and Drop-off Locations

Shuttle Bus service will be provided to and from the Shuttle Bus Stop at the Main Venue Entrance. Shuttle Buses service is envisioned at this time to include the following pick-up and drop-off locations:

- event parking and camping sites
- downtown Pemberton
- old Mount Currie
- Whistler Olympic Plaza
- Whistler Creekside Parkade

Details of the Shuttle Bus Service, including frequency, specific routes, and all pick-up/drop-off locations, will be contained in the Traffic Management Plan that will be submitted at a later date.

### 3.8. Pedestrian/Cycling Routes

The proposed pedestrian/cycling routes are illustrated in the Pedestrian Cycling Routes drawing in Section 4. The details for routing at the Highway 99 Lillooet River Bridge are not shown due to drawing scale, and will be submitted at a later date to the Village and MoTI for review and approval.

Pedestrian/cycling traffic originating from Pemberton and north of Highway 99 will be directed along Harrow/Hemlock/Urdal/Poplar Roads to the Fraser Road connector trail. Traffic will then be directed east along the Fraser Road connector trail to the Lillooet River, then south along the Crown Land trail adjacent to the Lillooet River to the Highway 99 bridge.

At the Highway 99 bridge over the Lillooet River, concrete no-posts barriers will be placed on the bridge to separate pedestrians and vehicles. Pedestrian/cycling traffic will travel on the north side of the bridge, then will be directed off the travelled road surface to the toe of the north road slope, and will follow the toe of the slope within the road right-of-way to Pemberton Farm Road East, then along Friendship Trail to the Festival Venue site where a bicycle-check facility will be available for storage of bicycles.

Pedestrian/cycling traffic originating from Pemberton and south of Highway 99 will be directed to the Pemberton Creek Dike trail, then across Airport Road and north along the Crown Land trail adjacent to the Lillooet River. Traffic will go under the Highway 99 bridge and merge with Fraser Road connector trail traffic.

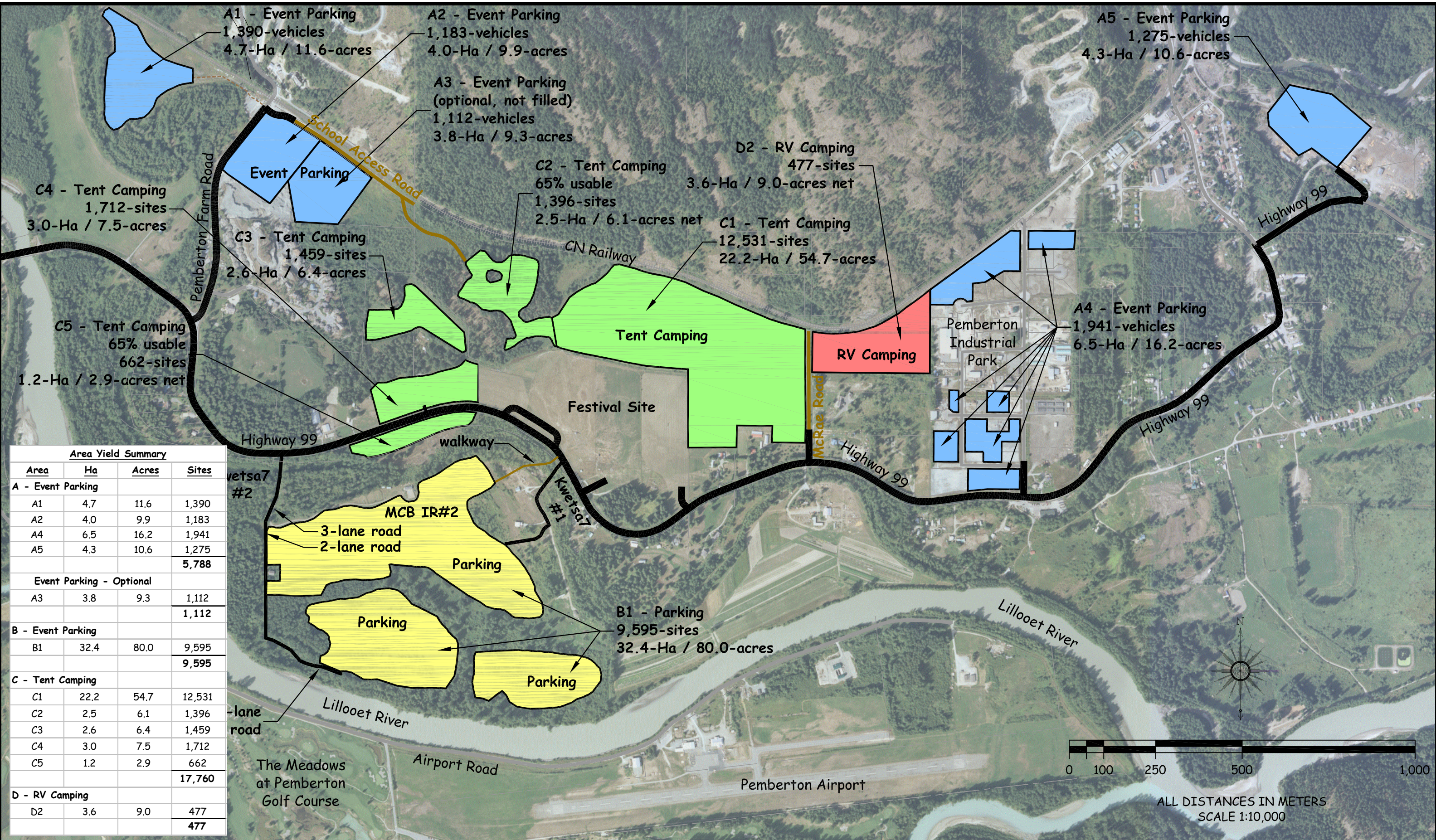
Pedestrian/cycling traffic originating east of the Venue site (from Old Mount Currie) will be directed to the Industrial Park, where it will connect to the Friendship Trail adjacent

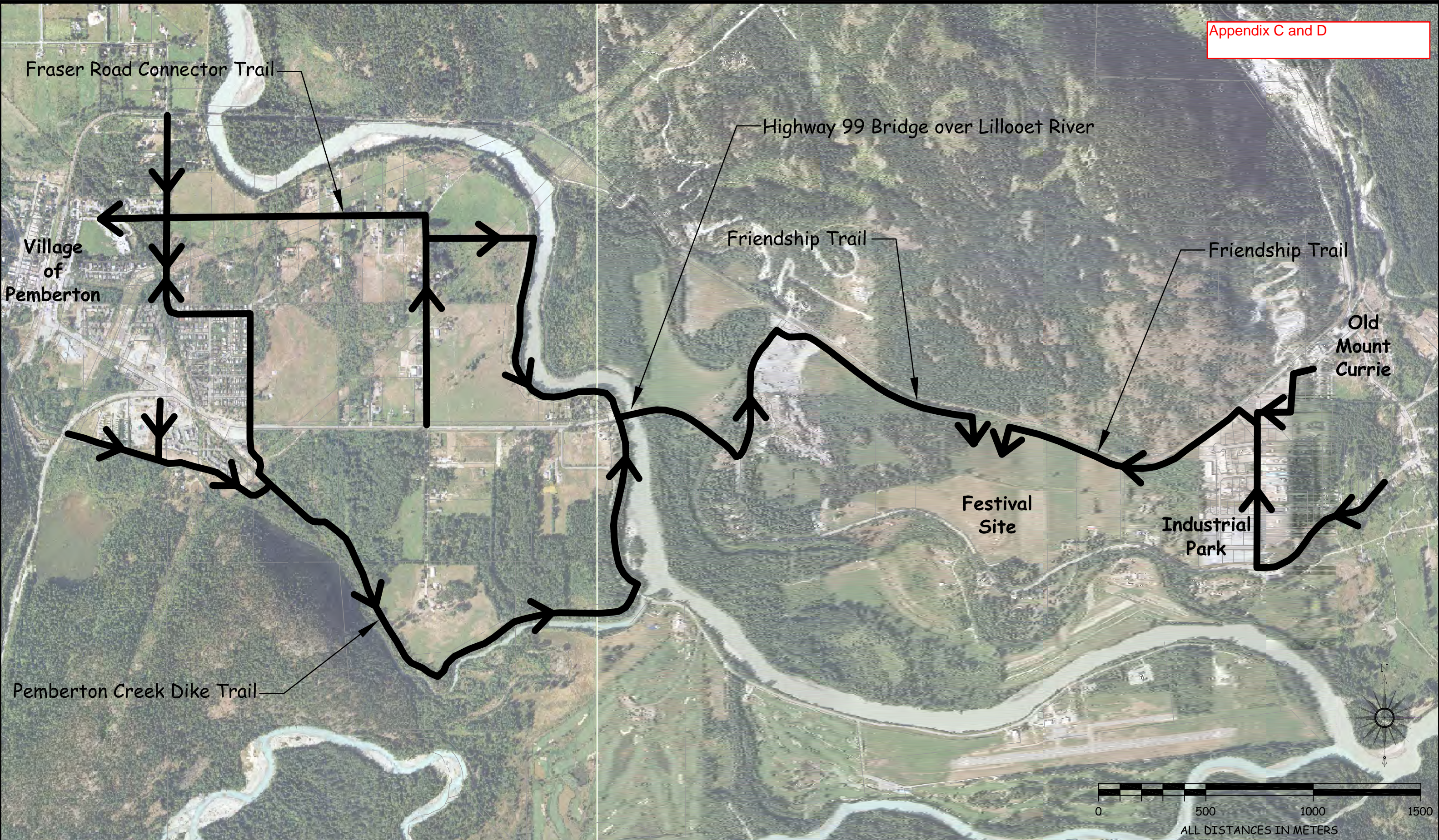


## **Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

to the CN Rail right-of-way, and continue west to the Festival Venue site where a bicycle-check facility will be available for storage of bicycles.





---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 5. Property Information – Main Festival Area / Venue Site

5.1	Legal Description	Lot 2 Plan EPP1353 District Lot 211 LLD
	Owner	Sunstone Ridge Developments Ltd.
	PID #	027-950-191
	Civic Address	1835 Highway 99
	Property Size	45.7-ha
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural
	Proposed Temporary Use / Development	Main Venue Site, Tent Camping C1+C2
	Length for Temporary Use Requested	July 18 – July 31, 2014
	Jurisdiction of Property	Village of Pemberton

The main Festival area located on Sunstone Ranch sits on approximately 43 acres of farmland in the Pemberton Valley. This area is designated as the 'Venue' for the Festival.

The Venue will have posted operating hours in which it is in operation. This area will not be open 24/7. The Venue area is proposed to open at 11am on Friday July 18<sup>th</sup> and to close approximately at 2 am that evening. The same schedule is proposed for Saturday. On Sunday we are proposing a closing time of 12 midnight.

Contained in the Venue are the following structures and elements:

- Multiple stages (5) of varying sizes each with front of house (FOH) platforms for controlling elements on the stages such as sound and light equipment.
- A VIP area will be designated between Stage 1 and Stage 2. Within this area will be a scaffold type structure with two levels of decking. The top level will house tents which will serve as cabanas or 'suites'. The bottom level will house lounge furniture and potentially hot tubs. There will also be various Food & Beverage tents and areas contained within the VIP area.
- Disability Access viewing platforms will be present in each stage area to accommodate guests with disabilities.
- One of the stages will be contained under a large tent or canopy structure that will be approximately 150' wide by 300' long with open sides. The remaining stages will be out in the open air.
- Amusement rides and attractions are being proposed for the festival property.
- Tents of various sizes will be located throughout the property to house Food & Beverage concessions, craft vendors and merchandise all available for sale to patrons.
- Various art pieces will be placed on the property.
- Porta-Potty's in the Venue area will be situated in various locations adjacent to the stages. There will be no less than a 1:150 ratio of Porta-Potty to patrons on site. The

---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

proposed plan is to service these potties 2-times a day during the Festival weekend. All porta-potty areas in the Venue will be housed under tent canopies.

- Throughout the Venue area there will be approximately 700+ trash and recycling receptacles paired together and strategically placed to capture refuse from patrons. There will be a team in place to service these receptacles throughout the day as well as handpicking the grounds to stay on top of any litter that does not make it into the receptacles.
- Directional and informational signage will be present throughout the 'venue'.

To service and provide support to the Venue area, a 'back of house' area will be created behind the stages. These areas will contain the following elements:

- Office trailers and structures to house operational and administrative staff for the Festival.
- Loading docks and production areas will be located behind each stage to load/unload production elements and gear to/from the stages as needed.
- An artist compound will consist of trailers and tents to house artist dressing rooms and hospitality areas.
- There will be art features located backstage to create a pleasant atmosphere for the artists performing.
- Restroom trailers and porta-potty's will be placed in various operational areas 'back of house' to service festival staff and artists.
- Trash and recycling receptacles will be strategically placed in the 'back of house' areas to contain refuse.
- Trash dumpsters and recycling containers will be placed in the operational areas to contain the refuse collected from both the Venue and 'back of house' areas.

Security and safety elements for the Venue area will consist of:

- The entire 43 acre site will be fenced in with 8' panel fencing along the perimeter. The fence will be covered with a scrim fabric.
- There will be 3 – 4 controlled access entrances to the main festival area.
  - Main entrance from Shuttle Drop/Off location along Highway 99
  - Main Camping entrance from the area north of the Venue area
  - VIP Camping entrance along the east side of the Festival area
  - Possible West Camping entrance leading to Randy West's property

## **Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

- No vehicles will be allowed on site during Venue operating hours.
- Prohibited items lists will be present at all gates.
- Patrons are subject to search each and every time they enter the Venue area and prohibited items will be confiscated or patrons denied access to the Venue.
  - RCMP will patrol the Festival area during all hours of operation.
  - Professional Security will be posted at key locations in the Festival area for access control, crowd control, and asset protection.
  - Medical personnel will be on-site in the Festival area during operational hours stationed in clearly marked tents and locations in various spots. Personnel to include Doctors, RN's, and EMT's.

The Agent Authorization, Title Search Print and corresponding applicable encumbrances are provided for this property. Easement document 65492E is not included as it could not be obtained through BC Online and is available only at the Land Title Office.

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 6. Property Information – Tent Camping C1+C2

Properties 6.2 and 6.3 are not located within the Village of Pemberton boundaries, and are included in the Village of Pemberton Temporary Use Permit Application only for context and reference.

<b>6.1</b>	Legal Description	Lot 2 Plan EPP1353 District Lot 211 LLD
	Owner	Sunstone Ridge Developments Ltd.
	PID #	027-950-191
	Civic Address	1835 Highway 99
	Property Size	45.7-ha
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural
	Proposed Temporary Use / Development	Main Venue Site, Tent Camping C1+C2
	Length for Temporary Use Requested	June 18 – July 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>6.2</b>	Legal Description	That part of Lot A lying North of the Road shown on Plan 2057 DL 210 Lillooet DL Plan 20157
	Owner	Randall Scott West
	PID #	007-915-179
	Civic Address	1865 Highway 99
	Property Size	5.4-ha (area of use)
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural
	Proposed Temporary Use / Development	Tent Camping C1
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District
<b>6.3</b>	Legal Description	Lot B DL 210 Lillooet DL Plan 20157
	Owner	Patricia Ritchie, Leonard James Ritchie
	PID #	007-915-268
	Civic Address	1873 Highway 99
	Property Size	6.9-ha (area of use)
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural
	Proposed Temporary Use / Development	Tent Camping C1
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District

The Sunstone Ranch, West, & Ritchie Property camping areas, collectively referred to as the North Camping Area (C1 & C2 on the Land Base Plan), is located North and East of the Venue area with McRae Road as the eastern boundary.

The camping areas will be in operation 24/7 starting on Wednesday, July 16 and closing on Monday, July 21 in the afternoon. This area is designated for tent camping only and no vehicles will be allowed to park on site.

There will be over 12,000 camping sites which measure 10' x 15' each. The individual sites can accommodate 3 – 4 persons. These sites will not be assigned to patrons but available on a first-arrived basis. Individual BBQ grills and 20lb propane grills will not be allowed on site. Small

---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

personal camping cook tops and stoves will be permitted. Individual campfires are also not permitted.

Elements specific to the campgrounds include:

- Campground Pods – common areas centrally located in campground areas that hold portable toilets and shower trailers. The proposed ratio for portable toilets/patron will be no less than 1/125, and these units will be serviced 2 – 3 times per day as needed.
- Trash and recycling barrels will be strategically placed to collect refuse. Campers will be encouraged to bag their own refuse and leave it out for collection daily.
- A BBQ area is proposed in each campground pod for patron use under supervision.
- A common area will be located adjacent to the Venue area entrance that will house food & beverage vending as well as a General store.
- A potential campground entertainment area is also proposed for local programming, yoga, etc. in the common area.

Security and Safety elements in the North campground consist of:

- Perimeter fencing of 6' or 8' foot panels with scrim fabric surrounding the campground.
- Controlled access points located at the Northwest corner of the Ritchie Property as well as the access road coming from the school site on the western side.
- Patrons and their belongings are subject to search each and every time they enter through the campground gates.
- RCMP will be patrolling the campgrounds in addition to festival security which includes a mounted patrol unit as well as T-Shirt security.
- Medical personnel will have a presence in the campgrounds 24/7 and be housed in a main medical tent in the common area.

The Agent Authorization, Title Search Print and corresponding applicable encumbrances for Property 6.1 Sunstone Ranch can be found in Section 5 of this TUP Application. Only Agent Authorizations and Title Search Prints are provided for Properties 6.2 West and 6.3 Ritchie as they have no applicable encumbrances.



---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 7. Property Information – Tent Camping C3+C4+C5

7.1	Legal Description	Lot 1 Plan EPP1353 District Lot 211 LLD
	Owner	Lori Ann Mitchell, Rice Howard Drew Meredith
	PID #	027-950-182
	Civic Address	1759 Highway 99
	Property Size	21.9-ha
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural
	Proposed Temporary Use / Development	Tent Camping C3+C4+C5, Administration and Mounted Security Compound
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton

There are multiple camping areas on the Meredith Property listed on the drawings as C3, C4, and C5. Each area has been designated for camping and will have similar elements and security and safety as the properties C1 and C2 above.

VIP Camping is being designated on the map as C3 and will have approximately 1,400+ sites within it's boundaries. VIP Camping will have a separate entrance from regular General Admission camping patrons but will be subject to the same policies and procedures as General Admission in terms of security and safety. They will have separate restroom and shower facilities as well as more upscale food & dining choices. There will potentially be a VIP only General store in this area.

Regular General Admission camping will take place in the area designated as C4 and be similar in use as for camping area C1.

Possible staff / volunteer camping will take place on C5 with approx. 500+ campsites. This area will not be used for General Admission Patron camping. The perimeter will still be fenced and a controlled access point in place to check staff/ volunteers as they enter the campground. Restroom and shower facilities will be in place for staff/volunteers. Trash receptacles will be placed throughout the campground as well with regular pickups from the waste management staff.

It is also proposed to have Administration and Mounted Security facilities located on this site.

The Agent Authorization, Title Search Print and corresponding applicable encumbrances are provided for this property. Easement document 65492E is not included as it could not be obtained through BC Online and is available only at the Land Title Office.

---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 8. Property Information – Event Parking A1+A2+A3

8.1	Legal Description	Lot 4 DL 211 LLD EPP21848
	Owner	Nellie Johanna Den Duyf
	PID #	028-961-072
	Civic Address	
	Property Size	23.1-ha
	Current OCP Land Use Designation	Agricultural
	Existing Use / Development	Agricultural, Industrial
	Proposed Temporary Use / Development	Event Parking A1+A2+A3
	Length for Temporary Use Requested	July 14 – July 22, 2014
	Jurisdiction of Property	Village of Pemberton

The properties in the Northwest corner of the map labeled A1 and A2 will be used entirely for parking. The approximate number of spaces to be utilized is 1,300+ on the 11.6 acre A1 parcel and 1,100+ on the 10 acres A2 parcel.

Temporary fencing will be installed along the northern perimeter to block access to the railway line. Fencing will also be used to create a chute to the parking area coming west off of Pemberton Farm Road. Portable toilets and trash/recycling receptacles will be in place for patron/staff use. Parking spaces to be utilized by tent campers only – no Day parking

The property in the Northwest corner of the map labeled A-3 will be used entirely for parking, currently proposed for VIP Parking. The approximate number of spaces to be utilized on the 9.3 acre parcel is 1,100+.

Temporary fencing will be installed along the entire perimeter to block access to the railway line as well as define the area for VIP Parking. Portable toilets and trash/recycling receptacles will be in place for patron/staff use. Parking spaces to be utilized by VIP tent campers only – no Day parking.

The Agent Authorization, Title Search Print and corresponding applicable encumbrances are provided for this property.

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 9. Property Information – Event Parking A4

<b>9.1</b>	Legal Description	Lot 1 KAP 73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-317
	Civic Address	1940 Artisan Road
	Property Size	0.30-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.2</b>	Legal Description	Lot 2 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-325
	Civic Address	1936 Artisan Road
	Property Size	0.30-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.3</b>	Legal Description	Lot 3 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd
	PID #	025-737-333
	Civic Address	1932 Artisan Road
	Property Size	0.31-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.4</b>	Legal Description	Lot 5 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-350
	Civic Address	7319 Old Mill Road
	Property Size	0.37-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

<b>9.5</b>	Legal Description	Lot 7 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-376
	Civic Address	7320 Old Mill Road
	Property Size	0.39-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.6</b>	Legal Description	Lot 8 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-384
	Civic Address	7322 Old Mill Road
	Property Size	0.39-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.7</b>	Legal Description	Lot 11 KAP73972 DL 210 LLD
	Owner	Fuel Direct Holdings Ltd
	PID #	025-737-414
	Civic Address	7322 Industrial Way
	Property Size	0.2-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.8</b>	Legal Description	Lot 12 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-422
	Civic Address	1937 Artisan Road
	Property Size	0.47-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

<b>9.9</b>	Legal Description	Lot 13 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-431
	Civic Address	7321 Old Mill Road
	Property Size	0.37-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.10</b>	Legal Description	Lot 15 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-457
	Civic Address	1932 Carpenter Road
	Property Size	0.12-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.11</b>	Legal Description	Lot 16 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-465
	Civic Address	1936 Carpenter Road
	Property Size	0.12-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.12</b>	Legal Description	Lot 19 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-490
	Civic Address	1948 Carpenter Road
	Property Size	0.12-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

<b>9.13</b>	Legal Description	Lot 22 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-520
	Civic Address	1939 Carpenter Road
	Property Size	0.31-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.14</b>	Legal Description	Lot 23 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-538
	Civic Address	1943 Carpenter Road
	Property Size	0.31-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.15</b>	Legal Description	Lot 28 KAP73972 DL 210 LLD
	Owner	646862 BC Ltd.
	PID #	025-737-589
	Civic Address	1927 Carpenter Road
	Property Size	0.26-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.16</b>	Legal Description	Lot 2 KAP 74191 DL 210 LLD
	Owner	0885001 BC Ltd.
	PID #	025-764-586
	Civic Address	7359 Industrial Way
	Property Size	0.83-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

<b>9.17</b>	Legal Description	Lot 3 KAP 74191 DL 210 LLD
	Owner	679547 BC Ltd.
	PID #	025-764-594
	Civic Address	7360 Industrial Way
	Property Size	0.79-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1 – 31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.18</b>	Legal Description	Lot 5 KAP 72481 DL 210 LLD
	Owner	Village of Pemberton
	PID #	025-569-724
	Civic Address	1929 Stonecutter Place
	Property Size	0.8-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	
<b>9.19</b>	Legal Description	Lot 4 KAP 72481 DL 210 LLD
	Owner	Creekside Resources Inc.
	PID #	025-569--643
	Civic Address	1933 Stonecutter Place
	Property Size	0.5-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Village of Pemberton
<b>9.20</b>	Legal Description	Lot 2 KAP 72481 DL 210 LLD
	Owner	Mainroad Properties (Pemberton) Ltd.
	PID #	025-569-627
	Civic Address	1941 Stonecutter Place
	Property Size	0.3-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	Event Parking A4
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Village of Pemberton

The A4 properties at the north end of the Industrial Park and those at the south end adjacent to Industrial Way will be used entirely for tent camper parking – No Day parking. The approximate number of spaces to be utilized on the 12-acres of parcels is 1,350+. Temporary fencing will be installed to define the area, protect other parcels, and block access to the railway line. Portable toilets and trash/recycling receptacles will be in place for patron/staff use.

The south-west A4 area at 7319/7321 Old Mill Road sits on 1.6 acres and is being designated a Site Operations compound housing the following elements:

## **Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

- Fuel Depot
- Quartermaster
- Motor Pool
- IT Department
- Signage Operations

The middle-west area at 1927 Carpenter Road sits on 0.4 acres and is being designated as a Food & Beverage / Waste Management Operations compound housing the following elements:

- Concessions depot
- Beverage Depot
- Commissary
- Waste Management office
- Main Trash Depot – proposed

Agent Authorizations, Title Search Prints and corresponding applicable encumbrances are provided for each property. Covenants are common to various properties and are provided after all the Title Search Prints.



## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 10. Property Information – Event Parking A5

These properties are not located within the Village of Pemberton boundaries, and are included in the Village of Pemberton Temporary Use Permit Application only for context and reference.

<b>10.1</b>	Legal Description	Lot A Plan 22218 DL209
	Owner	Continental Pole Ltd.
	PID #	007-026-811
	Civic Address	Pole Yard, Highway 99
	Property Size	3.2-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Industrial
	Proposed Temporary Use / Development	Event Parking A5
	Length for Temporary Use Requested	July 14 – 22, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District
<b>10.2</b>	Legal Description	Block B, DL 209, Lillooet District
	Owner	Lil'Wat Capital Assets Inc.
	PID #	026-887-185
	Civic Address	Pole Yard, Highway 99
	Property Size	
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Industrial
	Proposed Temporary Use / Development	Event Parking A5
	Length for Temporary Use Requested	July 14 – 22, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District
<b>10.3</b>	Legal Description	Lot 1, DL 209, Lillooet District, Plan 24536
	Owner	Lil'Wat Capital Assets Inc.
	PID #	005-902-789
	Civic Address	Pole Yard, Highway 99
	Property Size	
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Industrial
	Proposed Temporary Use / Development	Event Parking A5
	Length for Temporary Use Requested	July 14 – 22, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District

The A5 properties at the Pole Yard east of Old Mount Currie will be used entirely for tent camper parking – No Day parking. The approximate number of spaces to be utilized on the 10.6-acres of parcels is approximately 1,275. Portable toilets and trash/recycling receptacles will be in place for patron/staff use.

Agent Authorizations, Title Search Prints and corresponding applicable encumbrances are provided for each property.

**Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

**11. Property Information – RV Camping - D2**

These properties are not located within the Village of Pemberton boundaries, and are included in the Village of Pemberton Temporary Use Permit Application only for context and reference.

<b>11.1</b>	Legal Description	Lot 9 Plan 1241 Except Plan A21 DL210 LLD
	Owner	Pemberton Forest Products Inc.
	PID #	009-810-366
	Civic Address	
	Property Size	3.2-ha
	Current OCP Land Use Designation	Industrial
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	RV Camping - D2
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District
<b>11.2</b>	Legal Description	Lot 10 Plan 1241 DL210 LLD
	Owner	Ashleigh Patricia Mclvor
	PID #	009-810-374
	Civic Address	
	Property Size	2.0-ha (area of use)
	Current OCP Land Use Designation	Agricultural (not in ALR)
	Existing Use / Development	Vacant
	Proposed Temporary Use / Development	RV Camping - D2
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Squamish-Lillooet Regional District

RV Camping is proposed to take place on both the Phare and Mclvor Property designated as D2 on the Land Base Plan. RV Camping will have the same operational times as the tent campgrounds. There are approximately 450+ sites on this property at 20' x 50'/site. Sites will not be assigned but filled on arrival.

RV's will enter from McRae Road and/or from the Industrial Park. There will be portable restroom pods available in the site. Electrical hookups will not be provided. A proposed plan will be in place with the local portable toilet waste hauler to provide fresh water and emptying waste holding tanks for RVs on site. Trash and recyclable receptacles will be strategically placed to collect refuse.

Proposed Safety and Security of the RV Campground area will consist of the following elements:

- Perimeter fencing will be installed around the campsite
- RCMP and Mounted Patrol Unit to patrol the RV Campground
- Security Personnel to post at the entrances to the RV Campground
- All RV's are subject to search before entering the RV campground, prohibited items will be confiscated.

## **Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application**

---

- There will be a separate pedestrian entrance going from the RV campground into the General Admission Campgrounds

Only Agent Authorizations and Title Search Prints are provided for these Properties as they have no applicable encumbrances.

---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 12. Property Information – Parking B1

This property is not located within the Village of Pemberton boundaries, and is included in the Village of Pemberton Temporary Use Permit Application only for context and reference.

<b>12.1</b>	Legal Description	IR #2
	Owner	Mount Currie Band
	PID #	
	Civic Address	
	Property Size	32.4-ha
	Current OCP Land Use Designation	
	Existing Use / Development	Vacant (area of use)
	Proposed Temporary Use / Development	Parking B1
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Mount Currie Band

South of the Festival Area on IR#2 will be a large area used for parking and potentially forms of camping. The final number of parking spaces and potential campsites will be confirmed at a later time. Clearing of the land is still in progress and once completed a final yield of usable acreage will be determined and use allocated based on approvals from Lil'wat Nation Administration and Council.

Parking areas will be demarcated to maximize space. Portable toilets will be present in the area for patron use in the lots. Residential properties on IR#2 will be fenced off from patron access. A proposed foot path will be created that leads patrons from the parking / potential camping areas to a proposed temporary pedestrian bridge that will remove foot traffic from crossing Highway 99 and interrupting traffic flow.

The parking area will be limited to tent campers. There will be no day parking on this site. Controlled road access to the site will be through two entrances off of Highway 99 that are proposed to be temporarily widened to allow for greater accessibility. Pending approval on camping elements on IR#2 – the campgrounds would have all the same amenities, security, and safety procedures as listed previously for C1 area.

Only the Agent Authorizations is provided for this Property as Title Search Prints and applicable encumbrances are not available.

---

## Pemberton Summer Festival 2014 – VoP Temporary Use Permit Application

---

### 13. Property Information – 7374 Highway 99

13.1	Legal Description	Lot 7 Plan 7619 DL 203 LLD Except Plan KAP62725
	Owner	Lil'Wat Capital Assets Inc.
	PID #	009-963-006
	Civic Address	7374 Highway 99
	Property Size	3.3-ha
	Current OCP Land Use Designation	Gateway
	Existing Use / Development	Commercial/Industrial
	Proposed Temporary Use / Development	Credentializing
	Length for Temporary Use Requested	July 1-31, 2014
	Jurisdiction of Property	Village of Pemberton

Media personnel and performing Artists traveling to the Festival site will be directed to this site to get their official Festival credentials issued. The site is at 7374 Highway 99, the old Highways Maintenance Yard, behind the Tourist Information Centre. Once they have received their credentials, these individuals or groups can proceed to their Festival destination.

The Agent Authorization, Title Search Print and corresponding applicable encumbrances are provided for this property.



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

September 4, 2013

ALC File: 53089

Village of Pemberton  
Box 100  
Pemberton, BC  
V0N2L0

**Attention: Mr. Daniel Sailland, Chief Administrative Officer**

Dear Mr. Sailland:

**Re: Application: Non-Farm Use on Land in the Agricultural Land Reserve (ALR)  
Pemberton Music Festival**


---

Please find attached the Minutes of Resolution # 259/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Further correspondence with respect to this application is to be directed to Mr. Eamonn Watson ([Eamonn.Watson@gov.bc.ca](mailto:Eamonn.Watson@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #259/2013

cc: Squamish-Lillooet Regional District (Attention: Ian Holl)

53089d1



Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on July 9, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53089

Agent: Village of Pemberton

Proposal: (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)  
To use the two (2) subject properties for "Event Camping" associated with the Pemberton Music Festival (Application #52853) approved by Resolution #327/2012 dated October 25, 2012, and as amended by Resolution #395/2012 dated November 22, 2012.

Legal: 1. PID: 007-915-268  
Lot "B", District Lot 210, Lillooet District, Plan 20157  
  
Civic Address: 1873 Highway 99, Pemberton  
  
Owners: Patricia Ritchie and Leonard James Ritchie  
(As Joint Tenants)

2. PID: 007-915-179  
That Part of Lot "A" Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157  
  
Civic Address: 1865 Highway 99, Pemberton  
  
Owner: Randall Scott West

Note: Both properties fall within the jurisdictional area of the Squamish-Lillooet Regional District – the Village of Pemberton is acting as agent on behalf of the property owners.

Background: The subject properties formed part of the Village of Pemberton's 2012 application (#52853) for the Pemberton Music Festival. However during a review of the application it was noted that the properties were not situated within the jurisdiction of the Village and as such, any application made pursuant to the *Agricultural Land Commission Act* must be submitted to the Squamish-Lillooet Regional District (the "Regional District"). Moreover, the Regional District Board would have to pass a resolution to forward the application to the Commission before it is in a lawful position to consider an application.

Attachment: Minutes of Resolution #327/2012  
Minutes of Resolution #395/2012

---

**DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)**

On October 25, 2012 the Commission delegated decision-making to the CEO by Resolution #327/2012. In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified:

*THAT if the owners of the properties whose land is situated in the Regional District make a non-farm use application(s) consistent with the proposed Festival development outlined in this application, and the Regional District forwards the application(s) to the Commission, the Commission acting pursuant to section 27 of the Agricultural Land Commission Act hereby delegates to its Chief Executive Officer, the authority to approve the application(s) based on the criteria that the approval(s) will be subject to the terms and conditions contained in this decision. For greater clarity, this delegation is specific to an application(s) involving:*

- PID: 007-915-268  
Lot "B", District Lot 210, Lillooet District, Plan 20157; and
- PID: 007-915-179  
That Part of Lot "A" Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157

*If the Chief Executive Officer considers that the application(s) does not meet the established criteria, or for any other reason does not wish to approve the application, the application must be referred to the Commission for a decision.*

**DECISION:**

After reviewing the entire file material, I, Richard Bullock, Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Resolution #327/2012 and approve the application on behalf of the Commission.

Approval is subject to the terms and conditions outlined in both Resolutions #327/2012 and #395/2012.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**RESOLUTION # 259/2013**

**I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION**



---

**Richard Bullock, Chief Executive Officer**





**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

October 29, 2012

ALC File: # 52853

Village of Pemberton  
Box 100  
Pemberton, BC  
V0N2L0

**Attention: Mr. Daniel Sailland, Chief Administrative Officer**

Dear Mr. Sailland:

**Re: Application: Non-Farm Use on Land in the Agricultural Land Reserve (ALR)  
Pemberton Music Festival**

---

Please find attached the Minutes of Resolution #327/2012 as it relates to the above noted application.

Further correspondence with respect to this application should be directed to Mr. Eamonn Watson.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Colin Fry, Executive Director

Enclosures: Minutes of Resolution #327/2012  
Example Irrevocable Letter of Credit

cc: Squamish-Lillooet Regional District  
Box 219, 1350 Aster Street, Pemberton, BC V0N 2L0  
Attention: Lynda Flynn, Chief Administrative Officer  
Patricia Ritchie and Leonard James Ritchie  
1873 Highway 99, Pemberton, BC V0N 2L0  
Randall Scott West  
PO Box 1046, 1865 Highway 99, Pemberton, BC V0N 2L0  
580049 B.C. Ltd.  
106 - 1656 Martin Drive, Surrey, BC V4A 6E7  
Sunstone Ridge Developments Ltd.  
14185 Rio Place, Surrey, BC V3S 0L2  
Lori Ann Mitchell and Rice Howard Drew Meredith  
PO Box 281, 1759 Highway 99, Pemberton, BC V0N 2L0

52853d1

**Letter of Credit - Example**

**BENEFICIARY:** Minister of Finance  
c/o Provincial Agricultural Land Commission  
#133 - 4940 Canada Way  
Burnaby, BC V5G 4K6

Re: ALC Application # \_\_\_\_\_

We hereby issue in your favour our Irrevocable Letter of Credit # \_\_\_\_\_ for CAD

\$ \_\_\_\_\_ in the account of \_\_\_\_\_

*(Name of Individual or Company)*

\_\_\_\_\_  
*(Street Address and/or Legal Description)*

**TERMS AND CONDITIONS:**

1. Expiry Date: \_\_\_\_\_
2. Drawings are to be made in writing to \_\_\_\_\_  
*(Name of Financial Institution)*
3. Partial drawings are permitted.
4. The Bank/Credit Union will not inquire as to whether or not the Agricultural Land Commission has right to make demand on this Letter of Credit.
5. This Letter of Credit is irrevocable up to the expiry date.
6. This Credit is irrevocable up to the expiry date and unless it is extended in writing will be null and void after the expiry date whether or not the original credit is returned to us for cancellation. The amount of this credit may be reduced from time to time only by the amount drawn upon it by you or by formal notice in writing received by us from you that you desire such reduction.
7. Request for any amendment except reduction in amount must be made directly to our customer who will then instruct us accordingly.
8. Any drawings made under this letter of credit must be accompanied by the original of this credit.
9. **Mandatory Condition:**  
*"It is a condition of this letter of credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date hereof, unless at least 30 days prior to the present or any future expiration date, we notify you in writing, that we elect not to consider this letter of credit to be renewable for any additional period."*
10. We engage to honour presentations submitted within the terms and conditions indicate above.



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 25, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52853.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

### COMMISSION MEMBERS PRESENT VIA CONFERENCE CALL:

Jim Collins	Commissioner
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Shaundehl Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

---

### PROPOSAL

The Village of Pemberton (the "Village") requests permission to use five (5) properties in the Agricultural Land Reserve (ALR) as the site for an annual music festival (the "Festival"). The proposal involves 91.14 ha of ALR land. Estimated attendance is 40,000 people per day over the three (3) days of the Festival. The Village requests a 10 year approval which may include a proviso for the Village to fulfill certain conditions which would enable subsequent events to proceed (i.e.: 1 year approval with 3 subsequent 3 year extensions).

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

---

### PRE-CONSIDERATION REVIEW OF APPLICATION DOCUMENTATION

The Commission reviewed the application material and identified several issues that needed to be addressed to establish the basis for considering the proposal.

**ISSUE NO. 1 – Lot 1, District Lot 211, Lillooet District, Plan KAP87819**

A review of Certificate of Title No. LB254469 indicates there are four (4) Pending Applications.

- a. EPP21848 (Subdivision Plan)
- b. CA2723155 to CA2723160 (Freehold Transfer)
- c. CA2723161 (Mortgage)
- d. CA2723154 (Covenant)

Following registration of the subdivision plan, the new legal description of the property associated with the Festival will be Lot 4, District Lot 211, Lillooet District, Plan EPP21848. The size of Lot 4 will be 23.13 ha.

The Freehold Transfer pertains to Lot 1, District Lot 211, Lillooet District, Plan EPP21848 of the Pending Subdivision Plan. Lot 1 is not in the ALR. The current owner of the property will retain ownership of Lot 4 following completion of the Freehold Transfer.

**ISSUE NO. 2 – Properties not within the jurisdiction of the Village**

Two of the properties under application are not situated within the jurisdiction of the Village and as such, any application made pursuant to the *Agricultural Land Commission Act* must be submitted to the Squamish-Lillooet Regional District (the "Regional District"). Moreover, the Regional District Board would have to pass a resolution to forward the application to the Commission before it is in a lawful position to consider an application.

In the Report to Council (In Camera) dated July 6, 2012, it was acknowledged that these two properties fall within the jurisdiction of the Regional District. The properties are legally described as:

- 1. **PID: 007-915-268**  
**Lot "B", District Lot 210, Lillooet District, Plan 20157**  
  
**Owners: Patricia Ritchie and Leonard James Ritchie (As Joint Tenants)**
- 2. **PID: 007-915-179**  
**That Part of Lot "A" Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157**  
  
**Owner: Randall Scott West**

**Relevant sections of the *Agricultural Land Commission Act*:**

**Section 1 – Definitions**

"local government" means

- (a) in relation to land within a municipality, the municipal council,
- (b) in relation to land within an electoral area but not within a local trust area, the board of the regional district, and
- (c) in relation to land within a local trust area under the *Islands Trust Act*, the local trust committee or the executive committee acting as a local trust committee for that area;

Subsection 20(3) – Use of agricultural land reserve

- 20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land:

Relevant section of BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation):

Subsections 29(1) and (2)(b) – Application must be filed with local government or treaty first nation government

- 29(1) An owner of agricultural land who wishes to use that land for a non-farm use or who wishes to subdivide that land may apply for permission under section 20 or 21 of the Act.
- (2) An application under section 20 or 21 of the Act must be in a form acceptable to the commission and must be filed,
- (b) in any other case, with the applicable local government or treaty first nation government.

**ISSUE NO. 3 – Status of the Village to act as agent on behalf of the property owners**

The Commission noted the following facts from the application material:

1. Mr. Cam McIvor was appointed as agent for the property owners to act on their behalf with respect to an application to the Commission for the Festival. Nowhere in these appointments is Mr. McIvor granted authority to re-assign his agent status to another person or agency.
2. On June 19, 2012 Mr. McIvor signed applications on behalf of the property owners and sometime thereafter filed the applications with the Village.
3. On July 5, 2012 Mr. McIvor of Intuitive Management Ltd. provided a document to the Village advising, *"I, Cam McIvor – President of Intuitive Management Ltd. "Intuitive", as agents for the lands listed below, hereby authorize and assign to The Village of Pemberton to act as agent with respect to the Agricultural Land Commission non-farm use application for a music festival in Pemberton..."*
4. On July 9, 2012 the Village coalesced the five (5) applications into a single application and identified itself as agent. The application was executed by Nikki Gilmore, Acting Chief Administrative Officer for the Village.

**ISSUE NO. 4 – Representations made by the Village on behalf of the Regional District**

This issue arises from a document submitted by the Village as part of the application material. The document is entitled, *Music Festival, Proposed Commitments for the Memorandum of Understanding*. While it is recognized that the draft is subject to the approval of the Regional District, the Commission believes it is inappropriate to consider the proposed terms and commitments as applying to the Regional District in the absence of the Regional District's direct representations.

**ISSUE NO. 5 – Lack of Clarity regarding who is the Applicant**

In a June 15, 2012 letter submitted with the application material, Sunstone Ridge Developments Ltd. (owner of the primary Festival site) wrote, "*Sunstone Ridge Developments Ltd., respectfully requests non-farm use approval from the Agricultural Land Commission to host an annual summer music festival in the Pemberton Valley.*" The letter went on to describe an overview of the proposal and was signed by Mr. Cam McIvor acting as agent for Sunstone Ridge Developments Ltd.

However, in the Report to Council (In Camera) dated July 6, 2012, the Commission noted the comment on page 4 in the paragraph entitled DISCUSSION, "*It is requested that the Village be the agent for the landowners, as to provide a constant approving body that can administer (Emphasis Added) the Pemberton Music Festival.*"

---

**COMMISSION DECISIONS ON THE IDENTIFIED ISSUES**

**ISSUE NO. 1 – Lot 1, District Lot 211, Lillooet District, Plan KAP87819**

**Decision:** This issue was identified for clarification only. The pending applications noted on Certificate of Title No. LB254469 (Lot 1, District Lot 211, Lillooet District, Plan KAP87819) are not impediments to the Commission's consideration of the proposal as it pertains to this property.

**ISSUE NO. 2 – Properties not within the jurisdiction of the Village**

**Decision:** The application, as it relates of the properties legally described as 1) Lot "B", District Lot 210, Lillooet District, Plan 20157, and; 2) That Part of Lot "A" Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157, is inconsistent with the *Agricultural Land Commission Act* and BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*). As such, the Commission is not in a lawful position to consider these properties as part of the Village's application. The Commission's deliberation regarding the non-farm use application will be restricted to the three (3) properties situated within the jurisdiction of the Village.

The Village is directed to return its portion of the ALR application fee to the owners of the properties whose land is situated within the Regional District. The Commission will also arrange for the return of its portion of the ALR application fee to the owners.

**ISSUE NO. 3 – Status of the Village to act as agent on behalf of the property owners**

**Decision:** Mr. Cam McIvor was appointed as agent for the property owners to act on their behalf with respect to an application to the Commission for the Festival. These appointments did not empower or authorize Mr. McIvor to re-assign his agent status to another person or agency. As such, it is the Commission's position that the Village does not have status as agent to act on behalf of the property owners. This said, the Commission is satisfied that this is likely an administrative oversight that can be easily remedied.

The Commission has decided that it will continue with its deliberation regarding the non-farm use application involving the properties within the jurisdiction of the Village. This decision is subject to the Village providing, on or before November 30, 2012, written authorization from the property owners confirming the Village as agent. Please note that the Village can also act as agent on behalf of the property owners whose land is situated within the Regional District's jurisdiction if the owners wish to submit an ALR application to the Regional District to join the Festival proposal.

**ISSUE NO. 4 – Representations made by the Village on behalf of the Regional District**

**Decision:** The document entitled, *Music Festival, Proposed Commitments for the Memorandum of Understanding*, and the proposed terms and commitments therein, will only be considered as if they apply solely to the Village.

**ISSUE NO. 5 – Lack of Clarity regarding the Applicant**

**Decision:** The Commission acknowledges that it is impractical for the individual property owners to manage the Festival as it relates to their properties. It is also acknowledged that a single agency with the authority and oversight to engage promoters and administer all aspects of the Festival is considerably more prudent. The Commission believes this is what the Village envisions when it stated, *"It is requested that the Village be the agent for the landowners, as to provide a constant approving body that can administer (Emphasis Added) the Pemberton Music Festival."*

In this regard, the Commission will continue with its deliberation regarding the non-farm use application, involving the properties within the jurisdiction of the Village, on the understanding that it is the Village seeking permission for the Festival. In this manner, the relationship between the property owners and the Village would be more akin to the relationship that would exist between a landlord and tenant.

This decision is subject to the Village providing written acknowledgment from the property owners and the Village that the Commission's decision, if approved, will be exclusive to the Village. The acknowledgment is to be received by the Commission on or before November 30, 2012.

---

**REVISED DESCRIPTION OF PROPOSAL**

The Village requests permission to use three (3) properties in the Agricultural Land Reserve (ALR) as the site for an annual music festival (the "Festival"). The proposal involves 78.6 ha of ALR land. Estimated attendance is 40,000 people per day over the three (3) days of the Festival. The Village requests a 10 year approval which may include a proviso for the Village to fulfill certain conditions which would enable subsequent events to proceed (i.e.: 1 year approval with 3 subsequent 3 year extensions).

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

---

## LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
    - (a) to preserve agricultural land;
    - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
    - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
- 

## BACKGROUND

### Property Information

1. PID: 027-701-522\*

Lot 1, District Lot 211, Lillooet District, Plan KAP87819

Current Owner (Lot 1, District Lot 211, Lillooet District, Plan KAP87819) – 580049 B.C. Ltd.  
Owner of Lot 4 after registration of subdivision plan EPP21848 – 580049 B.C. Ltd.

Size of Property: 23.13 ha (Entirely within the ALR)\*\*  
ALR area to be used for the Festival – 11.2 ha

\* See Issue No. 1

\*\* The size of the property and proposal area have been taken from Pending Subdivision EPP21848

2. PID: 027-950-191

Lot 2, District Lot 211, Lillooet District, Plan EPP1353

Owner: Sunstone Ridge Developments Ltd. (0857673 B.C. Ltd.)

Size of Property: 111.0 ha (46.3 ha within the ALR)  
ALR area to be used for the Festival – 46.3 ha

3. PID: 027-950-182

Lot 1, District Lot 211, Lillooet District, Plan EPP1353

Owners: Lori Ann Mitchell and Rice Howard Drew Meredith (As Joint Tenants)

Size of Property: 21.1 ha (Entirely within the ALR)  
ALR area to be used for the Festival – 21.1 ha

---



**Previous Festival Applications (All submitted in 2008)**

Application #YY-37970

Application #YY-38570 (Submitted by the Squamish-Lillooet Regional District)

Application #YY-38597 (Submitted by the Village of Pemberton)

<b>Information from the Minutes of Resolutions 726/2008 and 727/2008</b>
--

*A meeting was held by the Provincial Agricultural Land Commission on November 18, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.*

**FOR CONSIDERATION**

*(Properties within the Squamish-Lillooet Regional District)*

*Application: #YY- 38570*

*Applicant: Live Nation*

*Local Government: Squamish-Lillooet Regional District*

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

Properties:

1. PID: 007-915-179

*That Part of Lot "A" Lying North of the Road Shown on Plan 20157, District Lot 210, Lillooet District, Plan 20157*

*Size: 7.5 ha (7.5 ha in the ALR)*

*Proposed Use: Campsite*

2. PID: 007-915-268

*Lot "B", District Lot 210, Lillooet District, Plan 20157*

*Size: 9.2 ha (8.9 ha in the ALR)*

*Proposed Use: Campsite*

3. PID: 004-464-532

*The Fractional North West ¼ of District Lot 211, Lillooet District, Except Plans A21, B3576, B4215, KAP59366 and KAP59592*

*Size: 51.2 ha (16.7 ha in the ALR)*

*Proposed Use: Parking*

4. PID: 010-309-306

*The Easterly 310 Acres more or less of District Lot 211, Lillooet District, Except Plans 9479, A21 and 39509*

*Size: 116.4 ha (47.2 ha in the ALR)*

*Proposed Use: Main Festival Site that includes the main stage, secondary stage, dance tent, barn dance tent, food & beverage operations, artist compound and camping*

*Area of proposal in the ALR - 80.3 ha*

*(Properties within the Squamish-Lillooet Regional District)*

**FOR CONSIDERATION**

*(Properties within the Village of Pemberton)*

Application: #YY- 38597

Applicant: Live Nation

Local Government: Village of Pemberton

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

Properties:

1. PID: 013-292-021

*District Lot 766, Lillooet District*

*Size: 31.8 ha (31.8 ha in the ALR)*

*Proposed Use: Camping & parking*

2. PID: 002-606-801

*District Lot 4769, Lillooet District, Except Plan KAP44479*

*Size: 15.6 ha (15.6 ha in the ALR)*

*Proposed Use: Camping & parking*

3. PID: 002-606-780

*District Lot 4674, Lillooet District*

*Size: 5.6 ha (5.6 ha in the ALR)*

*Proposed Use: Camping & parking*

*Area of proposal in the ALR - 53.0 ha*

*(Properties within the Village of Pemberton)*

*Total area of proposals in the ALR - 133.3 ha*

**PREVIOUS APPLICATION**

Application #YY- 37970

Applicant: Live Nation

Proposal: To hold the Pemberton Music Festival on land in the ALR in July 2008.

Decision: By Resolution #84/2008, dated March 12, 2008

*THAT the application be allowed for the 2008 event only and be subject to the following conditions:*

1. *The proposed uses must be restricted to the areas outlined in the application. Satellite parking facilities and other amenities associated with the event are strictly prohibited on other ALR lands.*
2. *A Professional Agrologist specializing in soil reclamation must be retained*
  - a. *to prepare a pre-event plan to mitigate soil damage and*
  - b. *to oversee reclamation and to submit a closure report confirming the post event clean-up has been satisfactorily completed to an agricultural standard.*
3. *The Professional Agrologist's pre-event soil management plan must be submitted to the Commission for review and approval. The approved plan must be in place at least one (1) month prior to the event.*

4. A \$250,000 irrevocable letter of credit in the Commission's favour must be submitted to ensure the land is reclaimed. The funds will be used by the Commission to reclaim the land, to rectify any reclamation deficiencies and/or to secure the necessary advice and closure report from the Professional Agrologist in the event of default by the applicant.
5. The irrevocable letter of credit must be in place at least one (1) month prior to the event.

AND THAT this approval is for the 2008 event only and will not be renewed.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

#### **POST EVENT 2008**

The Commission received a Post-Event Closure Report prepared by Pottinger Gaherty Environmental Consultants Ltd. (PGL) dated August 2008. PGL determined that activities associated with the Pemberton Festival including site preparation and post-event reclamation did not negatively impact the agricultural capability of the site or site soils. PGL also noted that pre-event activities resulted in an improvement to agricultural capability and suitability.

#### **DISCUSSION**

##### Preserve agricultural land

The Commission is satisfied that the applicant has demonstrated the logistical difficulties in finding a non-ALR site for the Pemberton Festival. The Commission also accepts that with proper pre-event and post-event efforts, the agricultural capability and suitability of the Pemberton Festival site will not be diminished. The Commission concluded that with proper pre-event planning and post-event reclamation overseen by a qualified Professional Agrologist, the agricultural utility of the land will not be jeopardized. Imposing these safeguards is consistent with this aspect of the Commission's mandate.

##### Encourage farming in collaboration with other communities of interest, and

##### Encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Both the Village and Regional District have enthusiastically argued the benefits of the Pemberton Festival to the local agricultural economy. Promoting locally grown produce as well as exploring opportunities to enhance agriculture in the region have been common themes by both the Village and Regional District in expressing their support for the festival. The meeting that was held on November 5, 2008 was initiated by the Commission to ascertain the level of commitment of the parties to preserve agricultural land and enhance agriculture in the area. ALC Staff attending the meeting was satisfied with the genuine commitment of the parties to ensure the Pemberton Festival is not held to the detriment of agriculture.

*While the Commission accepts these commitments it would take greater comfort in knowing that the Village and Regional District share its agricultural objectives and are prepared to actively participate in seeing that they are achieved. If the Village and Regional District are prepared to work with the Commission to preserve the agricultural integrity of the festival site as well as to identify opportunities to enhance agriculture in the area, such collaboration is considered consistent with these aspects of the Commission's mandate.*

*It was suggested at the November 5, 2008 meeting that perhaps a memorandum of understanding between the parties may be an appropriate method of outlining the expectations, roles and responsibilities of each party as they relate to the Pemberton Festival and the commitment to explore and facilitate the enhancement of agriculture in the region.*

#### **CONCLUSIONS**

- 1. That the land under application has high agricultural capability and is appropriately designated as ALR.*
- 2. That the land under application is highly suited for a wide range of agricultural uses.*
- 3. That with appropriate safeguards the agricultural capability and suitability can be maintained.*
- 4. That the cooperation of the Village and Regional District is integral in achieving agricultural enhancements and is contingent to the Commission's favourable consideration of the proposal.*

#### **IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

*THAT the overall application be approved in principle.*

*AND THAT approval for the 2009 festival is subject to the following conditions:*

- 1. The proposed uses must be restricted to the areas outlined in the application. Satellite parking facilities and other amenities associated with the event are strictly prohibited on other ALR lands.*
- 2. A Professional Agrologist specializing in soil reclamation must be retained
  - to prepare a pre-event plan to mitigate soil damage, and*
  - to oversee reclamation and to submit a closure report on or before August 30, 2009. The report must confirm the post-event clean-up has been satisfactorily completed to an agricultural standard.**
- 3. The Professional Agrologist's pre-event soil management plan must be submitted to the Commission for review and approval. The approved plan must be in place at least one (1) month prior to the event.*
- 4. A \$250,000 irrevocable letter of credit in the Commission's favour must be submitted to ensure the land is reclaimed. The funds will be used by the Commission to reclaim the land, to rectify any reclamation deficiencies and/or to secure the necessary advice and closure report from the Professional Agrologist in the event of default by the applicant. The irrevocable letter of credit must be received by the Commission at least one (1) month prior to the event.*

*AND THAT the 2009 festival is granted on the understanding that the Village and Regional District will provide written notification that they will work collaboratively with the Commission to develop and execute a tripartite memorandum of understanding which outlines the expectations, roles and responsibilities of each party as they relate to the Pemberton Festival as well as a commitment to explore and facilitate the enhancement of agriculture in the region.*

*AND THAT the guiding principles of the memorandum of understanding will be:*

- To create a collaborative working relationship with the Commission to secure approval for the Pemberton Festival while preserving the agricultural integrity of the festival site and enhancing agriculture in the Pemberton area.*
- That the lands comprising the Pemberton Festival site that are within Agricultural Land Reserve (ALR) remain in the ALR.*
- That the agricultural quality of the ALR lands used by the Pemberton Festival is not diminished by festival activities.*
- That in using ALR lands, the Pemberton Festival will participate in enhancing agriculture in the Pemberton area.*
- That the Village and Regional District have roles to play to assist the Commission in ensuring the agricultural quality of the ALR land used by the Pemberton Festival is not diminished by festival activities.*
- That the Village and Regional District have roles to play to assist the Commission in ensuring the activities associated with the festival do not significantly impact adjacent or nearby ALR lands.*
- That the Village and Regional District have roles to play to assist the Commission in ensuring that ALR lands not associated with the festival are not used in a manner inconsistent with the Agricultural Land Commission Act during the festival.*

*AND THAT written notification of each party's willingness to develop and execute a memorandum of understanding be received by the Commission on or before December 12, 2008.*

*AND THAT the memorandum of understanding will be completed and executed by the parties on or before July 1, 2009.*

*AND THAT once the memorandum of understanding is executed Live Nation will be permitted an additional three (3) years for the Pemberton Festival with the possibility of two (2) extensions of three (3) years each. Extensions will be subject to a joint performance evaluation by the Village, Regional District and Commission.*

*AND THAT with regard to all Pemberton Festival events the Commission requires a "No Footprint" approach be adopted by Live Nation so that any and all facilities, structures, equipment and roads are removed from the properties following each annual event. The existing condition of the properties as of the date of this decision form the baseline for subsequent*

*events and the level to which Live Nation must comply with this condition. The road built on the Ravens Crest property in 2008 may be retained for farm purposes as requested by the owner.*

*AND THAT the Commission strongly recommends the Village, Regional District and Live Nation continue their dialogue with Lil'Wat Nation, Mount Currie Band to address the non-agricultural concerns expressed by the Band Council and members.*

*AND THAT the approvals contained herein are for the sole benefit of Live Nation and are not transferrable.*

*AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.*

**CARRIED**

*Resolution #726/2008 (Application #YY-38570)*

*Resolution #727/2008 (Application #YY-38597)*

---

**COMMISSION CONCLUSION REGARDING APPLICATION #52853**

The Commission acknowledged the prior approvals for the Festival. The Commission also acknowledged that Live Nation could pursue more events, if it chose to do so, given the prior approvals.

---

**IT WAS**

**MOVED BY: Commissioner Pranger**

**SECONDED BY: Commissioner Thibeault**

**THAT** this decision applies to the following properties:

1. PID: 027-701-522  
Lot 1, District Lot 211, Lillooet District, Plan KAP87819;
2. PID: 027-950-191  
Lot 2, District Lot 211, Lillooet District, Plan EPP1353; and
3. PID: 027-950-182  
Lot 1, District Lot 211, Lillooet District, Plan EPP1353.

(Hereinafter referred to as the "Properties")

**AND THAT** approval for the 2013 festival is granted subject to the following conditions:

- The Village providing written confirmation that it has returned its portion of the ALR application fee to the owners of the properties whose land is situated within the Regional District. Written confirmation is to be received by the Commission on or before November 30, 2012;

- The Village providing written authorization from the property owners confirming the Village as their agent. Written authorization is to be received by the Commission on or before November 30, 2012;
- The Village providing written confirmation from the property owners that the Commission's decision will be exclusive to the Village. Written confirmation is to be received by the Commission on or before November 30, 2012;
- The Village providing written authorization from the current owners of the properties associated with Application #YY-38570 (Submitted by the Squamish-Lillooet Regional District), Application #YY-38597 (Submitted by the Village of Pemberton) and from Live Nation agreeing to the Commission rescinding Resolutions #726/2008 and #727/2008 and canceling the files. Written authorization is to be received by the Commission on or before November 30, 2012;
- The proposed uses are restricted to the areas of the Properties outlined in the application. Satellite parking facilities and other amenities associated with the event are strictly prohibited on other ALR lands;
- A Professional Agrologist specializing in soil reclamation must be retained to prepare a pre-event plan to mitigate soil damage, to oversee reclamation and to submit a closure report within 30 days following the last day of the Festival. The report must confirm the post-event clean-up has been successfully completed to an agricultural standard;
- The pre-event plan prepared by a Professional Agrologist must be submitted to the Commission for review and approval. The approved plan must be in place no later than 60 days prior to the Festival;
- A \$250,000 irrevocable letter of credit in the Commission's favour must be submitted to ensure the land is reclaimed. The funds will be used by the Commission to reclaim the land, to rectify any reclamation deficiencies and/or to secure the necessary advice and closure report from the Professional Agrologist in the event of non-compliance with the terms and conditions expressed herein. The irrevocable letter of credit must be received by the Commission no later than 30 days prior to the Festival;

**AND THAT** the 2013 Festival is granted on the understanding that the Village will provide written notification that they will work collaboratively with the Commission to develop and execute a memorandum of understanding which outlines the expectations, roles and responsibilities of each party as they relate to the Festival; as well as a commitment to identify opportunities to meaningfully enhance agriculture in the region and to facilitate the enhancements.

The guiding principles of the memorandum of understanding will be:

- To create a collaborative working relationship with the Commission to secure approval for the Festival while preserving the agricultural integrity of the lands and enhancing agriculture in the Pemberton area;

- That the lands comprising the Festival site are within Agricultural Land Reserve (ALR) and will remain in the ALR;
- That in using ALR lands, the Village will participate in enhancing agriculture in the Pemberton area;
- That the Village will ensure the agricultural quality of the ALR land used by the Festival is not diminished by festival activities;
- That the Village will ensure the activities associated with the festival do not significantly impact adjacent or nearby ALR lands; and
- That the Village will ensure that ALR lands, not associated with the Festival, are not used in a manner inconsistent with the *Agricultural Land Commission Act* during the Festival.

**AND THAT** the Commission will consider the request for future events after it evaluates the outcome of the 2013 Festival and receives an executed memorandum of understanding it considers acceptable;

**AND THAT** with regard to the Festival, the Commission requires a “*No Footprint*” approach be adopted by the Village so that any and all Festival facilities, structures, equipment and roads are removed from the properties following the Festival;

**AND THAT** the approvals contained herein are for the sole benefit of the Village and are not transferrable. This condition does not preclude the Village from entering into an agreement with Live Nation or any other promoter;

**AND THAT** this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**AND FINALLY THAT** if the owners of the properties whose land is situated in the Regional District make a non-farm use application(s) consistent with the proposed Festival development outlined in this application, and the Regional District forwards the application(s) to the Commission, the Commission acting pursuant to section 27 of the *Agricultural Land Commission Act* hereby delegates to its Chief Executive Officer, the authority to approve the application(s) based on the criteria that the approval(s) will be subject to the terms and conditions contained in this decision. For greater clarity, this delegation is specific to an application(s) involving:

- PID: 007-915-268  
Lot “B”, District Lot 210, Lillooet District, Plan 20157; and
- PID: 007-915-179  
That Part of Lot “A” Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157



If the Chief Executive Officer considers that the application(s) does not meet the established criteria, or for any other reason does not wish to approve the application, the application must be referred to the Commission for a decision.

**CARRIED**  
**Resolution #327/2012**



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

December 4, 2012

ALC File: 52853

Village of Pemberton  
Box 100  
Pemberton, BC  
V0N2L0

Attention: Mr. Daniel Sailland, Chief Administrative Officer

Dear Mr. Sailland:

**Re: Application: Non-Farm Use on Land in the Agricultural Land Reserve (ALR)  
Pemberton Music Festival**

---

Please find attached the Minutes of Resolution #395/2012 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Mr. Eamonn Watson.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Colin Fry, Executive Director

Enclosures: Minutes of Resolution #395/2012

cc:

52853d2



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 22, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

### REQUEST FOR RECONSIDERATION

The Commission received a letter dated November 15, 2012 requesting reconsideration of its decision recorded as Resolution #327/2012, by which, the proposal to hold an annual Pemberton music festival was conditionally approved.

**Agent:** Village of Pemberton (the "Village")

### Original Proposal:

The Village requested permission to use five (5) properties in the Agricultural Land Reserve (ALR) as the site for an annual music festival (the "Festival"). The proposal involved 91.14 ha of ALR land. Estimated attendance is 40,000 people per day over the three (3) days of the Festival. The Village requested a 10 year approval which may include a proviso for the Village to fulfill certain conditions which would enable subsequent events to proceed (i.e.: 1 year approval with 3 subsequent 3 year extensions).

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

### Original Decision:

By Resolution #327/2012 dated October 25, 2012

**THAT** this decision applies to the following properties:

1. PID: 027-701-522  
Lot 1, District Lot 211, Lillooet District, Plan KAP87819;
2. PID: 027-950-191  
Lot 2, District Lot 211, Lillooet District, Plan EPP1353; and
3. PID: 027-950-182  
Lot 1, District Lot 211, Lillooet District, Plan EPP1353.

(Hereinafter referred to as the "Properties")

**AND THAT** approval for the 2013 festival is granted subject to the following conditions:

- The Village providing written confirmation that it has returned its portion of the ALR application fee to the owners of the properties whose land is situated within the Regional District. Written confirmation is to be received by the Commission on or before November 30, 2012;
- The Village providing written authorization from the property owners confirming the Village as their agent. Written authorization is to be received by the Commission on or before November 30, 2012;

- The Village providing written confirmation from the property owners that the Commission's decision will be exclusive to the Village. Written confirmation is to be received by the Commission on or before November 30, 2012;
- The Village providing written authorization from the current owners of the properties associated with Application #YY-38570 (Submitted by the Squamish-Lillooet Regional District), Application #YY-38597 (Submitted by the Village of Pemberton) and from Live Nation agreeing to the Commission rescinding Resolutions #726/2008 and #727/2008 and canceling the files. Written authorization is to be received by the Commission on or before November 30, 2012;
- The proposed uses are restricted to the areas of the Properties outlined in the application. Satellite parking facilities and other amenities associated with the event are strictly prohibited on other ALR lands;
- A Professional Agrologist specializing in soil reclamation must be retained to prepare a pre-event plan to mitigate soil damage, to oversee reclamation and to submit a closure report within 30 days following the last day of the Festival. The report must confirm the post-event clean-up has been successfully completed to an agricultural standard;
- The pre-event plan prepared by a Professional Agrologist must be submitted to the Commission for review and approval. The approved plan must be in place no later than 60 days prior to the Festival;
- A \$250,000 irrevocable letter of credit in the Commission's favour must be submitted to ensure the land is reclaimed. The funds will be used by the Commission to reclaim the land, to rectify any reclamation deficiencies and/or to secure the necessary advice and closure report from the Professional Agrologist in the event of non-compliance with the terms and conditions expressed herein. The irrevocable letter of credit must be received by the Commission no later than 30 days prior to the Festival;

**AND THAT** the 2013 Festival is granted on the understanding that the Village will provide written notification that they will work collaboratively with the Commission to develop and execute a memorandum of understanding which outlines the expectations, roles and responsibilities of each party as they relate to the Festival; as well as a commitment to identify opportunities to meaningfully enhance agriculture in the region and to facilitate the enhancements.

The guiding principles of the memorandum of understanding will be:

- To create a collaborative working relationship with the Commission to secure approval for the Festival while preserving the agricultural integrity of the lands and enhancing agriculture in the Pemberton area;
- That the lands comprising the Festival site are within Agricultural Land Reserve (ALR) and will remain in the ALR;
- That in using ALR lands, the Village will participate in enhancing agriculture in the Pemberton area;

- That the Village will ensure the agricultural quality of the ALR land used by the Festival is not diminished by festival activities;
- That the Village will ensure the activities associated with the festival do not significantly impact adjacent or nearby ALR lands; and
- That the Village will ensure that ALR lands, not associated with the Festival, are not used in a manner inconsistent with the *Agricultural Land Commission Act* during the Festival.

**AND THAT** the Commission will consider the request for future events after it evaluates the outcome of the 2013 Festival and receives an executed memorandum of understanding it considers acceptable;

**AND THAT** with regard to the Festival, the Commission requires a “*No Footprint*” approach be adopted by the Village so that any and all Festival facilities, structures, equipment and roads are removed from the properties following the Festival;

**AND THAT** the approvals contained herein are for the sole benefit of the Village and are not transferrable. This condition does not preclude the Village from entering into an agreement with Live Nation or any other promoter;

**AND THAT** this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**AND FINALLY THAT** if the owners of the properties whose land is situated in the Regional District make a non-farm use application(s) consistent with the proposed Festival development outlined in this application, and the Regional District forwards the application(s) to the Commission, the Commission acting pursuant to section 27 of the *Agricultural Land Commission Act* hereby delegates to its Chief Executive Officer, the authority to approve the application(s) based on the criteria that the approval(s) will be subject to the terms and conditions contained in this decision. For greater clarity, this delegation is specific to an application(s) involving:

- PID: 007-915-268  
Lot “B”, District Lot 210, Lillooet District, Plan 20157; and
- PID: 007-915-179  
That Part of Lot “A” Lying North of the Road Shown on Plan 20157; District Lot 210, Lillooet District, Plan, Plan 20157

If the Chief Executive Officer considers that the application(s) does not meet the established criteria, or for any other reason does not wish to approve the application, the application must be referred to the Commission for a decision.

**Recent Information:**

1. The Village has confirmed that it returned its portion of the ALR application fee to the owners of the properties whose land is situated within the Regional District;
2. The Village has provided written authorization from the owners of the properties whose land is situated within the Regional District to facilitate a future application(s) to the Regional District to join the music festival proposal;
3. The Village has provided written authorization from the current owners of the properties associated with Application #YY-38570 (Submitted by the Squamish-Lillooet Regional District) and Application #YY-38597 (Submitted by the Village of Pemberton) agreeing to the Commission rescinding Resolutions #726/2008 and #727/2008 and canceling the files;
4. The Village raised a correction regarding the Commission's comments pertaining to Lot 1, District Lot 211, Lillooet District, Plan KAP87819. At the time of its initial consideration of the file material the Commission reviewed Certificate of Title No. LB254469 and noted there were four (4) Pending Applications.
  - a. EPP21848 (Subdivision Plan)
  - b. CA2723155 to CA2723160 (Freehold Transfer)
  - c. CA2723161 (Mortgage)
  - d. CA2723154 (Covenant)

The Commission determined that following registration of the subdivision plan, the new legal description of the property associated with the festival will be Lot 4, District Lot 211, Lillooet District, Plan EPP21848 and that the size of Lot 4 will be 23.13 ha.

The Commission believed the ALR area to be used for the festival was 11.2 ha being that portion of the property lying east of the road which bisects the property.

The Village has advised that the entire 23.13 ha of the property is meant to be used during the festival;

5. The Village raised a point for clarification relating to the need for Live Nation to authorize and agree to the rescission of the 2008 applications. The Village pointed out that Live Nation was never a registered owner of any lands associated with the 2008 applications and its involvement was limited to acting as agent on behalf of the property owners. In the Village's opinion Live Nation's agreements with the property owners have expired and it does not have any further legal standing in these matters as the 2008 approvals run with the lands that are the subject of the 2008 approvals. The Village does not believe that Live Nation's authorization is required.
6. The Village has confirmed that the proposed uses will be restricted to the areas of the properties outlined in the application and that no satellite parking facilities and other amenities associated with the event will be permitted on other ALR lands;
7. The Village has confirmed that a Professional Agrologist specializing in soil reclamation will be retained to prepare a pre-event plan to mitigate soil damage, to oversee reclamation and to submit a closure report within 30 days following the last day of the

festival. The report must confirm the post-event clean-up has been successfully completed to an agricultural standard;

8. The Village has confirmed that a \$250,000 irrevocable letter of credit in the Commission's favour will be submitted to ensure the land is reclaimed in accordance with the Commission's requirements set out in Resolution #327/2012;
9. The Village has confirmed that it will work collaboratively with the Commission to develop and execute a memorandum of understanding which outlines the expectations, roles and responsibilities of each party as they relate to the festival; as well as a commitment to identify opportunities to meaningfully enhance agriculture in the region and to facilitate the enhancements.
10. With respect to future events the Village requested clarification regarding the Commission's position on the proposed 10 year approval which may include a proviso for the Village to fulfill certain conditions which would enable subsequent events to proceed (i.e.: 1 year approval with 3 subsequent 3 year extensions).

The Village pointed out that the 2008 approvals provided for an additional three (3) years for the festival with the possibility of two (2) extensions of three (3) years each, subject to satisfaction of the Commission's requirements in relation to the 2008 approvals. The Village assumes the same conditions will apply to Resolution #327/2012. The Village's expectation would be that the extensions would be subject to satisfying all terms and conditions of Resolution #327/2012 for the 2013 festival and at the conclusion of each extension period.

11. The Village has confirmed that it will adopt a "No Footprint" approach so that any and all festival facilities, structures, equipment and roads are removed from the properties following the festival;
12. The Village requests clarification that the approvals contained in Resolution #327/2012 apply to the lands that are the subject of Resolution #327/2012 and that these approvals will continue to apply to those lands while the resolution remains in effect, subject to the satisfaction of all the terms and conditions of Resolution #327/2012.

---

#### SUMMARY OF INFORMATION PROVIDED BY THE VILLAGE

In summary, the information provided by the Village falls into three (3) categories.

1. Confirmation of certain terms and conditions of approval (Points 1, 2, 3, 6, 7, 8, 9 and 11);
  2. Request for clarification of certain terms and conditions of approval (Points 10 and 12);  
and
  3. Request for reconsideration (Points 4 and 5).
-

## LEGISLATIVE CONTEXT FOR COMMISSION RECONSIDERATION

Section 33 (Reconsideration of decisions) of the *Agricultural Land Commission Act* states:

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
  - (b) all or part of the original decision was based on evidence that was in error or was false.
- 

## DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N/2011 (File: 135-45/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following application may be decided by the CEO.

### Criterion 8

Requests for minor variations of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use and inclusion applications provided the minor variations are consistent with the intent of the Commission's original decision.

---

## REGARDING THE REQUESTS FOR RECONSIDERATION

After reviewing the Village's November 15, 2012 correspondence as it relates to Point 4, the area of Lot 4, Plan EPP21848 to be used during the festival, I, Richard Bullock, Chief Executive Officer of the Commission believe the Village has provided evidence that part of the original decision was based on evidence that was in error.

As to Point 5, the requirement relating to the need for Live Nation to authorize and agree to the rescission of the 2008 applications, I believe the Village has provided evidence that was not available at the time of the original decision.

---

## DECISION REGARDING THE REQUEST FOR RECONSIDERATION

After reviewing the file material, I am satisfied that the points of reconsideration are consistent with Criterion No. 8 of Resolution #016N/2011 and as such have decided as follows:

That Resolution #327/2012 be amended to the extent that 23.13 ha of Lot 4, Plan EPP21848 is approved for use as part of the festival; and

That Resolution #327/2012 is further amended to remove as a condition of approval, the need for Live Nation to authorize and agree to the rescission of the 2008 applications. With respect to this amendment, it is done so based on the Village's argument that Live Nation's agreements with the property owners have expired and that Live Nation does not have any further legal standing in regard to the 2008 approvals. However, should Live Nation dispute



the Village's opinion in this regard, the Commission requires written assurance from the Village that it will be responsible for seeking a resolution to the dispute at no cost to the Commission.

---

#### **CLARIFICATIONS REGARDING RESOLUTION #327/2012**

##### **Point 10 – Future festivals**

The Village pointed out that the 2008 approvals provided for an additional three (3) years for the festival with the possibility of two (2) extensions of three (3) years each, subject to satisfaction of the Commission's requirements in relation to the 2008 approvals. The Village assumes the same conditions will apply to Resolution #327/2012. The Village's expectation would be that the extensions would be subject to satisfying all terms and conditions of the Resolution for the 2013 festival and at the conclusion of each extension period.

**Clarification:** The Commission has approved a festival for 2013. If the Village satisfies all terms and conditions of Resolution #327/2012 and there are no negative impacts to the land, authorization will be granted for another 3 years. However, it should be noted that the Commission will conduct a performance evaluation and impact assessment of the land following each festival, hence the need for the involvement of a Professional Agrologist. If at any point, the Commission determines there to be a substantial lack of performance and/or believes the agricultural quality of the land has been compromised, it will be compelled to re-assess the appropriateness of subsequent festivals. The ability to continue holding festivals as approved by the Commission is completely dependent on the adherence to the conditions of approval contained in Resolution #327/2012, and as amended herein, and provided the agricultural capability of the land is maintained.

##### **Point 12 – Application to subject properties**

Approvals contained in Resolution #327/2012 apply to the lands that are the subject of Resolution #327/2012 and that these approvals will continue to apply to those lands while the resolution remains in effect, subject to the satisfaction of all the terms and conditions of Resolution #327/2012.

**Clarification:** The Village's understanding is confirmed.

---

#### **CONFIRMATION OF TERMS AND CONDITIONS OF APPROVAL**

On behalf of the Commission I acknowledge the Village's confirmation of certain terms and conditions of approval, more specifically Points 1, 2, 3, 6, 7, 8, 9 and 11. With these in place, and in accordance with Resolution #327/2012, Application #YY-38570 (Submitted by the Squamish-Lillooet Regional District) and Application #YY-38597 (Submitted by the Village of Pemberton) are cancelled and Resolutions #726/2008 and #727/2008 are rescinded.

**RESOLUTION #395/2012**

**I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION**

A handwritten signature in black ink, appearing to read "Richard Bullock", written over a horizontal line.

**Richard Bullock, Chief Executive Officer**