

**SLRD Temporary Use Permit Application – Supporting Information
Pemberton Music Festival 2017**

Application Form



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FOR OFFICE USE ONLY	
Application Fee Paid:	Receipt Number:
Received By:	Date Received:
File Number:	

DEVELOPMENT APPLICATION FORM

Applicants are advised to consult with Planning Staff before submitting a development application. **This application will not be accepted unless it is complete and the required fee and plans are attached. Fees are non-refundable unless otherwise noted.**

Please note that Development Permits and/or Temporary Use Permits may require a security in the form of an irrevocable letter of credit, as a condition of the permit.

Application Type: (see [Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014](#))

- | | |
|---|---|
| ☐ Development Permit* (specify type below) | ☐ Zoning Amendment* |
| ☐ Development Variance Permit | ☐ Official Community Plan Amendment* |
| ☒ Temporary Use Permit* (specify 1-3 year term) | ☐ Land Use Contract Amendment* |
| ☐ Temporary Use Permit Renewal (specify 1-3 year term) | ☐ Board of Variance |
| ☐ Other (specify) _____ | ☐ Covenant Amendment |

Development Permit Sub-Type: (if applicable)

- | | |
|--|---|
| ☐ Riparian Protection (RAR) Development Permit | ☐ Wildfire Protection Development Permit |
| ☐ Comprehensive Development Permit: (check type below) | ☐ Heritage Commercial Development Permit |
| ☐ Tree cutting/vegetation removal outside covenant area | ☐ Mt. Currie Commercial Development Permit |
| ☐ Tree cutting/vegetation removal inside covenant area | ☐ Medical Marihuana Development Permit |
| ☐ Protection of Farming – within 300 m of the ALR | ☐ Porteau Cove Development Permit |

***Sign Notification Requirements:** Certain applications require that a sign be posted on the property to advise the community of the proposed development, and invite comments and questions. Staff will advise you if a sign is required as part of your application process, and will provide the sign, and advice as to where it should be posted.

Please note that as per the [Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014](#) there is an opportunity for any party to speak as a delegation to the SLRD Board on land use and other matters. Delegations will not, however, be allowed once a bylaw has gone before a public hearing.

Applicant:Name(s): David ButtreyMailing Address: 924 Valmont St, Suite 103,
New Orleans, LA 70115
USAPhone: (Home)
615 430 7562e-mail: david.buttrey@huka.com**Owner: (if different from Applicant)**Name(s): VariousMailing Address: variousPhone: (Home) various
(Cell)

e-mail: _____

Property Information:

Legal Description of Land under Application:

Various - see attached.

Civic Address (House No. , Street Name, Community):

Various - see attachedSize of Property (Ha): Various - see attachedCurrent Zoning: Various - see attachedCurrent OCP designation: Various - see attached

Proposed Zoning: _____

Proposed OCP Designation: _____

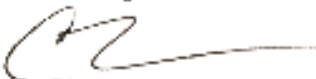
Existing Land Use:Various - see attached

_____**Description of Proposed Land Use:** (please attach separate pages if necessary)Various -see attached

Agent's Authorization

If the applicant is not the registered owner, the owner(s) must complete the owner information and attach a letter of authorization, or complete and sign the following:

As the owner of the land described in this application, I/we hereby authorize _____ to act as applicant in regard to this land development application.



Agent Signature

Dec 4, 2016

Date

Owner Signature

Date

Declaration Pursuant to the *Environmental Management Act*

The following declaration should be completed only after the applicant has reviewed the [Contaminated Sites Regulation Schedule 2](#) and determined that the subject property has not been used for industrial or commercial activities as described therein. If the subject property has been used for any activities listed on Schedule 2, a Site Profile form must be completed and submitted to the SLRD with the completed application and appropriate fees.

I, _____, hereby acknowledge that the *Environmental Management Act*, 2003, is effective as of March 31st, 2005.

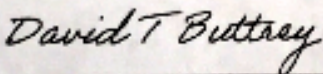
Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40(1) of the Act.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

Signature

Date

I, the undersigned, hereby certify that the attached information, provided with respect to this application is full and complete and a true statement of facts, and hereby agree to submit further information as may be deemed necessary for processing the application.



Signature

Dec 4, 2016

Date

Required Information (Please complete checklist)

All applications should be accompanied by the following information:

- ☒ **Application fee(s)** – see [Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014](#)
- ☐ **Signed “Declaration Pursuant to the Environmental Management Act”**
- ☒ **Site Plan (s) (2 copies, drawn to scale and showing the following):**
 - Civic address and full legal description of property
 - Lot dimensions
 - Easements and rights of way on the property
 - Names of roads adjacent to the property
 - Locations and dimensions of **all** existing and proposed buildings and structures
 - Locations of existing wells and septic systems
 - Locations of watercourses, steep banks, and slopes on or adjacent to the property
- ☐ **Development Plans - depending on the specific application, required information may include the following (see s.5.34 & s.5.35 of Development Approval Information, Fees and Notification Procedures Bylaw 1301-2014, as amended for full application requirements):**
 - **DEVELOPMENT VARIANCE PERMITS (DVP)** - detailed drawings showing the proposed development and showing the requested variance. This includes building elevations, floor plans, site elevations, etc. that will be attached to the permit.
 - **DEVELOPMENT PERMITS (DP)** – requirements depend on the type of development permit and the guidelines contained within the applicable Official Community Plan (OCP). Please review the applicable Development Permit Area (DPA) guidelines that are outlined in the OCP for the electoral area in which the development is occurring.
 - (Electoral Area A) [Upper Bridge River Valley OCP Bylaw No. 608, 1996](#)
 - [Electoral Area B OCP Bylaw No. 1073, 2008](#)
 - [Electoral Area C OCP Bylaw No. 689, 1999](#)
 - [Electoral Area D OCP Bylaw No. 1135-2013](#)
 - **OCP/ZONING/LAND USE CONTRACT or COVENANT AMENDMENTS** – details with respect to the proposal, including proposed density (number of lots and or dwellings), proposed permitted uses, and any necessary background reports/studies/or additional information to describe the proposal.
 - **TEMPORARY USE PERMITS or RENEWALS** – details with respect to the specific proposed use, the specific duration, and what measures are in place to restore the land following the cessation of the temporary use.

Descriptions

SLRD Temporary Use Permit Application – Supporting Information Pemberton Music Festival 2017

1. Project Description

This application is a supplemental application for the TUP #32, TUP #45, and TUP#46. This addition is needed for the festival to be able to continue to operate.

The Pemberton Music Festival 2017 - 2019 is a proposed multi-day music festival that will be held near the Village of Pemberton. It is most likely scheduled to take place on the third weekend of July each year (2017, 2018, 2019) 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 2014, 2015, and 2016. 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 continue to produce an annual event on this site.

The Festival will be a four-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 continues 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 Pemberton Music Festivals (2014, 2015, 2016). Huka's vision for the 2017, 2018, 2019 Festivals includes a wide spectrum of rock, indie, hip-hop, EDM, and more, anchored by top-level headliners.

There has been widespread support from locals in the Sea to Sky corridor to continue to hold the Festival 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.

The total direct spend from the festival hiring staff and vendors based in Pemberton and Mt Currie is \$5,842,721.

Based on this history, the next three years will produce at minimum, another \$5,842,721 in Pemberton and Mt Currie-based company and staff hires.

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 6 - 7 weeks. During that time labor is employed in many different areas such as: Construction, security personnel, event staff, landscaping, art installation, cleaning staff, food & beverage workers, shuttle drivers, parking attendants, RCMP, fire and medical staff.

Increase in Tourism: A festival of this nature will bring in patrons from all areas in the Northwest and beyond. The plan for 2017, 2018, 2019 shows is to have an on site maximum capacity of 60,000 patrons. Hotels will be filled, restaurants, bars, retail stores will all see an uptake in business during the Festival.

SLRD Temporary Use Permit Application – Supporting Information Pemberton Music Festival 2017

Increase in Tax Revenue: Tax revenue would be generated from ticket sales, camping revenue, hotel accommodations (staff and patrons), parking, merchandise at the Festival, and food & beverage concessions.

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.

Funds donated to the Community Fund:

The Pemberton Music Festival has allocated and/or disbursed \$250,000 to locally approved initiatives via the Pemberton Music Festival Community Fund.

With another three year's worth of approvals, this fund will continue to donate to substantial community driven projects.

Patron Spend on Community Businesses and Services

In 2016 alone, the Festival Patron spend (outside of the festival grounds and in the community) is summarized below.

- Hotel Rooms:	\$2,114,637
- Food & Bev:	\$7,407,712
- Tourism & Recreation	\$1,581,092
- Retail Items	\$4,770,572

Total Patron Spend (outside the festival and in the community) for 2016's Festival:

\$15,874,013

Another 3 years of the festival would project an additional community spend by festival patrons on community vendors, businesses, lodging, and retail to be (at minimum):

\$47,622,039

Cumulative Economic Impact of the Festival

Cumulative Economic Impact of the Pemberton Music Festival (in millions of Canadian Dollars)								
	Economic	Direct	Indirect	Local	GST	PST	Hotel	Hotel
Year	Impact	Spend	Spend	Wages	Tax	Tax	Spend	Tax
Total	202.1	119.5	82.9	54.6	7.1	7.7	5.3	0.793
2016	86.5	50.9	35.9	23.6	3.0	3.2	2.7	0.412
2015	73.3	43.9	29.4	19.4	2.6	2.9	1.4	0.211
2014	42.3	24.7	17.6	11.6	1.5	1.6	1.2	0.170

Pemberton Music Festival 2017-2019 –Temporary Use Permit Application

Land Use

After each year of the Festival, 2014, 2015, and 2016 there has been a positive review by a 3rd party agrologist stating that the health of the land has had no measurable or permanent change.

The only noticeable compaction has been minor surface compaction with no permanent land degradation or subsoil compaction. The average piece of farm equipment is 6 times to 15 times heavier than the festival patrons or festival patron vehicles.

No new lands will be added to this application and any increased patronage is projected to cause no more impact than in previous years given that the 2016 attendance caused no permanent or accumulative change to health of the land.

As with every year, the show operations will follow all recommended riparian setbacks.

History

Upon much effort, research and requests of numerous possible promoters by the Village of Pemberton, interest groups, and the Regional District, Pemberton Music Festival LP (PMFLP) agreed to come and produce a festival for 2014, 2015, 2016, and beyond.

It has been a wonderful experience to help bring back a festival to the area, however, after running the festival for three years, we realize that 45+ acres of the originally proposed show site is unusable due to bog-like conditions.

The 2016 land additions allowed the show to get back to the original show package offering by the VOP and other respective entities, thereby creating the opportunity to develop a sustainable festival moving forward. In order to continue donations to local community groups via the Festival Community Fund, continue local company and personnel hires, and continue to improve training of local personnel to handle more of the festival management, we need the entire foot-print of the 2016 show as indicated on the attached maps.

The show needs the full use of 6900 cars on A6-South (Ayers/McLeod) and 3000 cars on A6 North (Ayers/McLeod) to continue to operate and invest in the local community.

Our goal is to continue to commit to the training of more local staff as the years go by, thereby further strengthening the value alignment of the show and community.

Pemberton Music Festival 2017-2019 - Temporary Use Application

This TUP seeks to permit 2900 cars on A6 - South and 1000 cars on A6 North on 67 ha owned by McLeod/Ayers to support the Pemberton Music Festival and TUP's 32, 45, and 46. This request is to allow for the additional 3900 (total) cars as shown in the maps attached below in this document.

The cars would only be on the property for 5 dates.

Full property use in section 2.4 of this report.

SLRD Temporary Use Permit Application – Supporting Information Pemberton Music Festival 2017

2.4 Parking/ Camping - A6

8	Legal Description	DL 213, LLD, Except Plan 35687
	Owner	Brenda Lynn McLeod
	PID #	013-256-378
	Civic Address	Brenda Lynn McLeod, Administrator Marion Doreen Ayers, Retired P.O.Box 4, Pemberton, BC V0N2L0
	Property Size	67 ha
	Current OCP Land Use Designation	Farm
	Existing Use/ Development	rotational grazing and foraging crops
	Proposed Temporary Use/ Development	Temporary Patron Parking/Camping
	Length for Temporary Use Requested	July 1-30, 2017, 2018, 2019
	Jurisdiction of Property	Squamish-Lillooet Regional District

2.4. Parking/Camping A6 would have DL 213, Except Plan 35687 be primarily used for parking much in the same way it was used for the 2016 festival.

The property allows for a smooth traffic reduction from potential traffic backup due to the volume of cars driving down Hwy 99 to attend the festival.

The property is a critical piece to ensure traffic is reduced and to maximize safety for patrons attending the show as well as locals who are not attending the show.

The site can accommodate 2900 additional sports on A6-South and an additional 1000 on A6-North. This can be accomplished while still following all proper riparian setbacks of 30 meters. With respect to potential soil compaction, vehicles on property will weigh an average of 6 to 15 times less than the average piece of farm equipment - thus reducing the chance for any subsoil compaction.

Fencing, light towers (faced away from neighboring homes), security, parking staff, traffic management staff, RCMP and camping staff would be on the property to ensure patrons safely off-load the highway and park in an efficient manner within all required riparian setbacks.

Parking will be assigned on an efficiency basis to ensure a smooth and safe process for patrons and neighbors.

Trash and recycling bins with prominent signage will be placed along the route in an along each of the parking/camping lanes.

Parking and Operations staff will be on-site with spill kits and actively checking cars for any potential leaks to mitigate any concern over a vehicle leaking fluid.

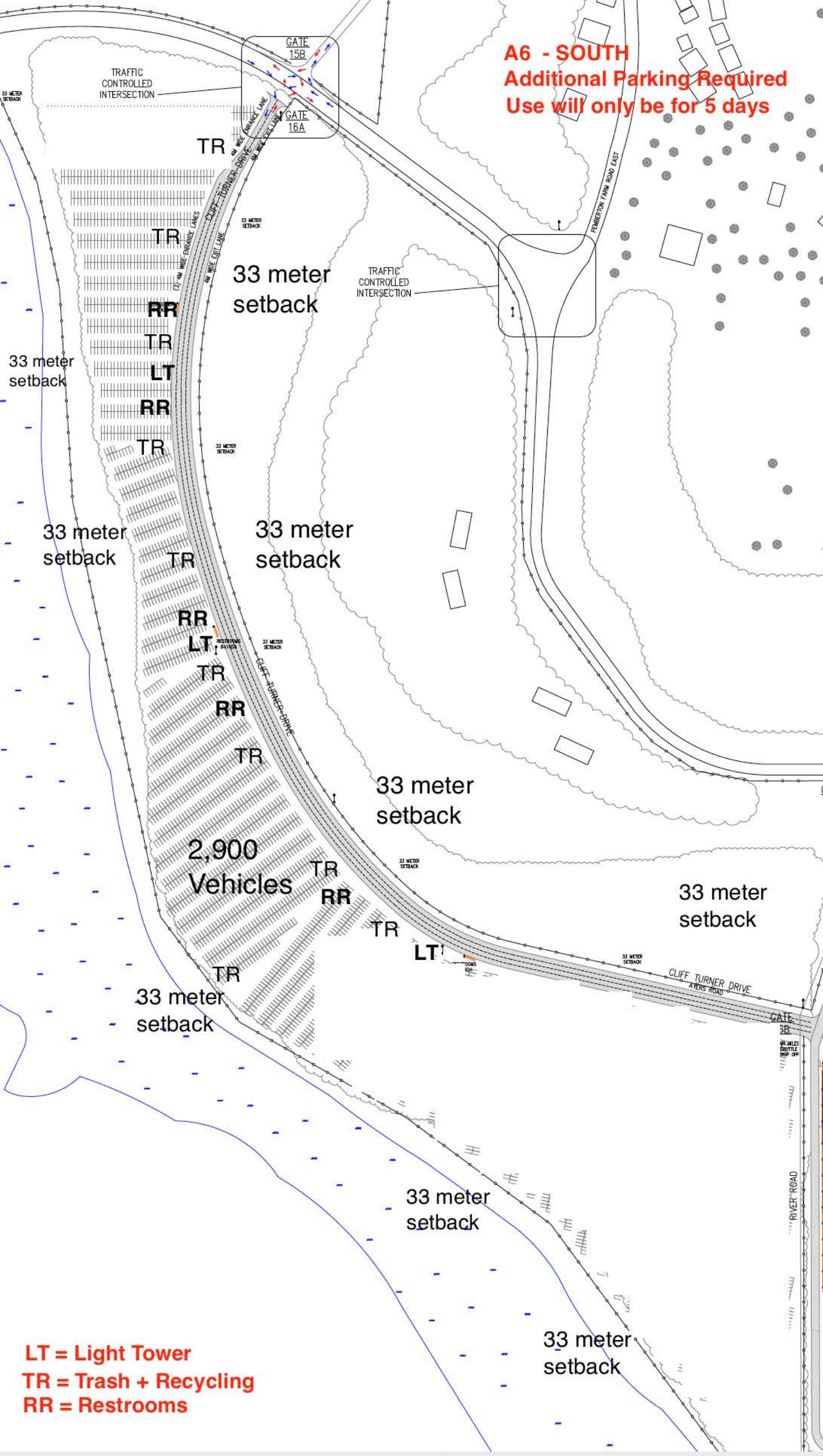
Specific traffic plans will be submitted and released at a later date.

**SLRD Temporary Use Permit Application – Supporting Information
Pemberton Music Festival 2017**

Map and Listings

Owner	Legal	Civic	PID	OCP	Zoning	Existing Use/Development	Proposed Temporary Use/Development	Length of Use	Jurisdiction	Size
McLeod Ayers	DL 213, LLD Except Plan 35687	Highway 99	013-256-378	Agricultural	SLRD	Agricultural	Parking/Camping	July 1-31	SLRD	67ha

A6 - SOUTH
Additional Parking Required
Use will only be for 5 days



LT = Light Tower
TR = Trash + Recycling
RR = Restrooms

A6 - North
Additional Parking
1000 vehicles

EVENT PARKING

TR RR LT TR TR TR TR TR

RR

TR = Trash + Recycling
RR = Restrooms
LT = Light Tower

TRAFFIC
CONTROLLED
INTERSECTION

GATE
15B

TR

TIME
SETBACK

Agent Authorizations

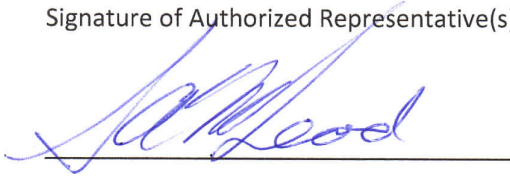
Letter of Agency in Respect of The Pemberton Music Festival (the "Event")

RE: 1691 Highway 99

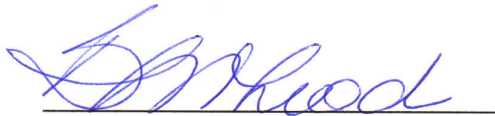
Legal Description: District Lot 213 Lillooet Land District Except Plan 35687 (the "Lands")

I, Geoff and (or) Brenda McLeod , being the legal and beneficial occupier(s) or duly authorized representatives of the Registered Owner(s) of the Lands, hereby authorize a Cam McIvor and or a representative of Festival Land Company Ltd. (individually or collectively known as the "Agent") to act as agent for the Registered Owner(s) in respect to all permits and approvals relating to the Lands as may be required by the Village of Pemberton, the Squamish Lillooet Regional District, the Agricultural Land Commission, the Province of British Columbia and any other governmental authority having jurisdiction over the Lands or the Event, as the Agent determines necessary to carry out the event.

Signature of Authorized Representative(s)



Geoff McLeod



Brenda McLeod

Date: December 5, 2016