

1. Application Type

Conduct a Non-Farm Use activity within the ALR

Edit

2. Primary Contact

Single Owner/Agent
Agent

Mailing Address
PO Box 494
Pemberton, BC
Canada
V0N 2L0

Edit

Name
Cam McIvor

Organization (Optional)

Phone Number
(604) 935-8565

Mobile Number (optional)
(615) 430-7562

Email: cwmcivor@telus.net

3. Parcel(s) Under Application

Parcel #1

Edit

Ownership Type
Fee Simple

Parcel ID (PID)
013-256-378

Legal Description
DISTRICT LOT 213 LILLOOET
DISTRICT EXCEPT PLAN 35687

Area
67 ha

Civic Address
BRENDA LYNN MCLEOD,
ADMINISTRATOR MARION
DOREEN AYERS, RETIRED P.O.
BOX 4 PEMBERTON, BRITISH
COLUMBIA V0N2L0

Purchase Date (mm/dd/yyyy)
01/01/1950

Farm Classification
Yes

Owner #1

Name
Brenda Lynn MCLEOD

Mailing Address
P.O. BOX 4
PEMBERTON, BC
Canada
V0N 2L0

Phone Number
(604) 894-4885

Mobile Number (optional)
(604) 905-9125

Email: soovent@telus.net

4. Land Use

[Edit](#)

Land Use of Parcel(s) under application

Quantify and describe in detail all agriculture that currently takes place on the parcel(s). The land is 167 acres in total with Highway 99 bisecting the property. The portion to the north of highway 99 is 113 acres with 40 acres in forage crop production. The portion of land under application is approximately 54 acres in size south of highway 99. The portion of land under application has never been in used in agricultural production as it is a heavily wooded predominantly cottonwood forested area.

Quantify and describe in detail all agricultural improvements made to the parcel(s). as of Jan 13, 2016, 21.4 hectares have been cleared for agricultural use. There will be a small passageway for farm equipment to travel up/down the land. The newly cleared land will be seeded for development of forage crops and rotational grazing

Quantify and describe all non-agricultural uses that currently takes place on the parcel(s). The PMFLP (Pemberton Music Festival) will have activity on the parcel for 3 to 4 weeks with the most use occurring over a 4 day period. e.g. in 2016, the dates are July 14-17. Historically, the owners of the subject property have always been interested in clearing the land for farm use but have been constrained due to feasibility. The PMFLP (Pemberton Music Festival) has made contributions in this area to facilitate the clearing of the land. The combined efforts between the festival, property owners, and agent, have put 21.4 hectares into potential farm production. The festival will work on reducing impact and soil compaction as well as coordinate mitigation strategies for the parcel to ensure it remains viable for agriculture.. A "leave no trace" policy will be mandated by festival staff and will be a company approach that extends to any and all contractors that are on the subject property.

Land use of Adjacent Parcel(s)

	Primary Land Use Type	Specific Activity
North	Other	hwy
East	Other	IR2
South	Other	river
West	Other	river

5. Other Parcel(s) of Interest

[Edit](#)

6. Local Government

Squamish-Lillooet Regional District

Edit

7. Proposal

How many hectares are proposed for non-farm use?

67 ha

Edit

What is the purpose of the proposal?

The subject property, after having been improved by clearing of trees, can now serve dual purpose, 1. a newly established plot of farmland for farm for forage crops and rotational grazing. 2. a temporary camping/parking are for PMFLP (Pemberton Music Festival) managed in a manner focused on reducing traffic, soil compaction, and residual impact

Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The festival must use this property due to its proximity to the rest of the site, which has been approved under SLRD/VOP/ALC in the past. We will follow similar mitigation strategies as in years past but with the newly added luxury of having 2 years worth of experience to improve upon in our processes.

Does the proposal support agriculture in the short or long term? If so, please explain.

Long term. The land would have not been cleared in the foreseeable future had there not been a dual need and interest in the land from the owners/agent, and festival.

8. Attachments

Mandatory Attachments (pdf or jpeg)

Edit

Agent Agreement	PMFLP	PMF 2016 Letter of Agency Agreement Ayers.pdf	✓
Proposal Sketch	54805	PMF 2016 - ALC Non Farm Use Ayers Aerial v1.pdf	✓
Certificate of Title	013-256-378	BRENDA LYNN MCLEOD & MARION DOREEN AYERS..pdf	✓

Optional Attachments (pdf or jpeg)

Professional Report	VOP Letter to SLRD	19_02_16 - Letter to SLRD for Ayers_McLeod Final.pdf	V
Other correspondence or file information	Plan	PMF-SITE_LAND USE-(3.29.16)8.5x11-ALC.pdf	

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

RE: 1691 Highway 99

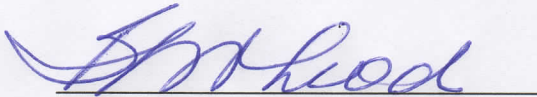
Legal Description: District Lot 213 Lillooet Land District Except Plan 35687 (the "Lands")

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 of all matters 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: November 6, 2015

Edge of newly cleared
land: 1107 m

TES:

Legal lot lines are estimates.

Primary area of use will be the southern end
of the newly cleared area.

**Pemberton Music Festival LP
ALC, Non-Farm Use**

Estimated Dry Channel Boundary

Estimated High
Water Mark

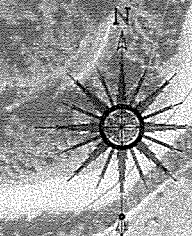
30-m Offset

Highway 99

**DL 213
Ayers**

Edge of newly cleared
land: 1107 m

Proposed Clearing Area
(cross-hatched)
21.4-ha / 52.8-acres



ALL DISTANCES IN METERS
SCALE 1:5,000

GILBEY ENGINEERING SERVICES

9674 Pemberton Portage Road
P.O. Box 1735, D'Arcy, B.C. V0N 1L0

telephone: 604-452-3610
e-mail: gilbey33@telus.net

**Ayers Property South
Road Access and Clearing**

TITLE SEARCH PRINT

File Reference:

Declared Value

2016-01-11, 11:48:44

Requestor: Alice Prah

****CURRENT AND CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA3143413

KR99734

Application Entered

2013-05-28

Application Received

2013-05-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BRENDA LYNN MCLEOD, ADMINISTRATOR
MARION DOREEN AYERS, RETIRED
P.O. BOX 4
PEMBERTON, BRITISH COLUMBIA
V0N2L0
AS JOINT TENANTS

Taxation Authority

NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA
PEMBERTON VALLEY DYKING DISTRICT

Description of Land

Parcel Identifier:

013-256-378

Legal Description:

DISTRICT LOT 213 LILLOOET DISTRICT EXCEPT PLAN 35687

Legal Notations

NONE

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

61571E

Registration Date and Time:

1955-08-05 13:34

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:

UNDERSURFACE RIGHTS

Registration Number:

W5568

Registration Date and Time:

1983-01-31 09:08

Remarks:

FORFEITED TO CROWN SEE W5568

TITLE SEARCH PRINT

2016-01-11, 11:48:44

File Reference:

Requestor: Alice Prah

Declared Value \$264362

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	X66647
Registration Date and Time:	1985-11-14 08:52
Registered Owner:	PEMBERTON VALLEY DYKING DISTRICT
Remarks:	PART ON PLAN 36085 MODIFIED BY KX82596

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KX82596
Registration Date and Time:	2005-06-27 12:11
Remarks:	MODIFICATION OF X66647 AS TO PART ON PLAN KAP78404

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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Corrections	NONE
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PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

February 19, 2016

Lynda Flynn
Chief Administrative Officer
Squamish Lillooet Regional District
1350 Aster Street
Pemberton, BC V0N 2L0

Re: Application for Non-Farm Use in the ALR - Music Festival Parking and Camping

Dear Lynda,

As requested by the Agricultural Land Commission (ALC), please accept this letter from the Village of Pemberton as an accompaniment to the non-farm use application submitted by the landowners on behalf of Pemberton Music Festival LP for the purposes of additional overflow parking and camping for the Pemberton Music Festival (PMF).

As shown on the map inserted below, all of the parcels outlined in a solid black line have been granted permission by the ALC for non-farm uses for festival purposes. The majority of these parcels are within municipal boundaries, while the remainder are in the SLRD. The PMF organizers are now making application for non-farm use to utilize an additional parcel located within the SLRD, legally described as and outlined in green on the map inserted below:

- District Lot 213, Lillooet Land District Except Plan 35687 (1691 Highway 99)

Following the ALC's decision on this Non-Farm Use Application, if supported, the Village will endeavour to work with the SLRD to amend the Memorandum of Understanding (MOU) between both local governments and the ALC, to include the above referenced property and to continue to ensure all properties, with respect to the PMF, are in conformance with the uses outlined in the MOU.

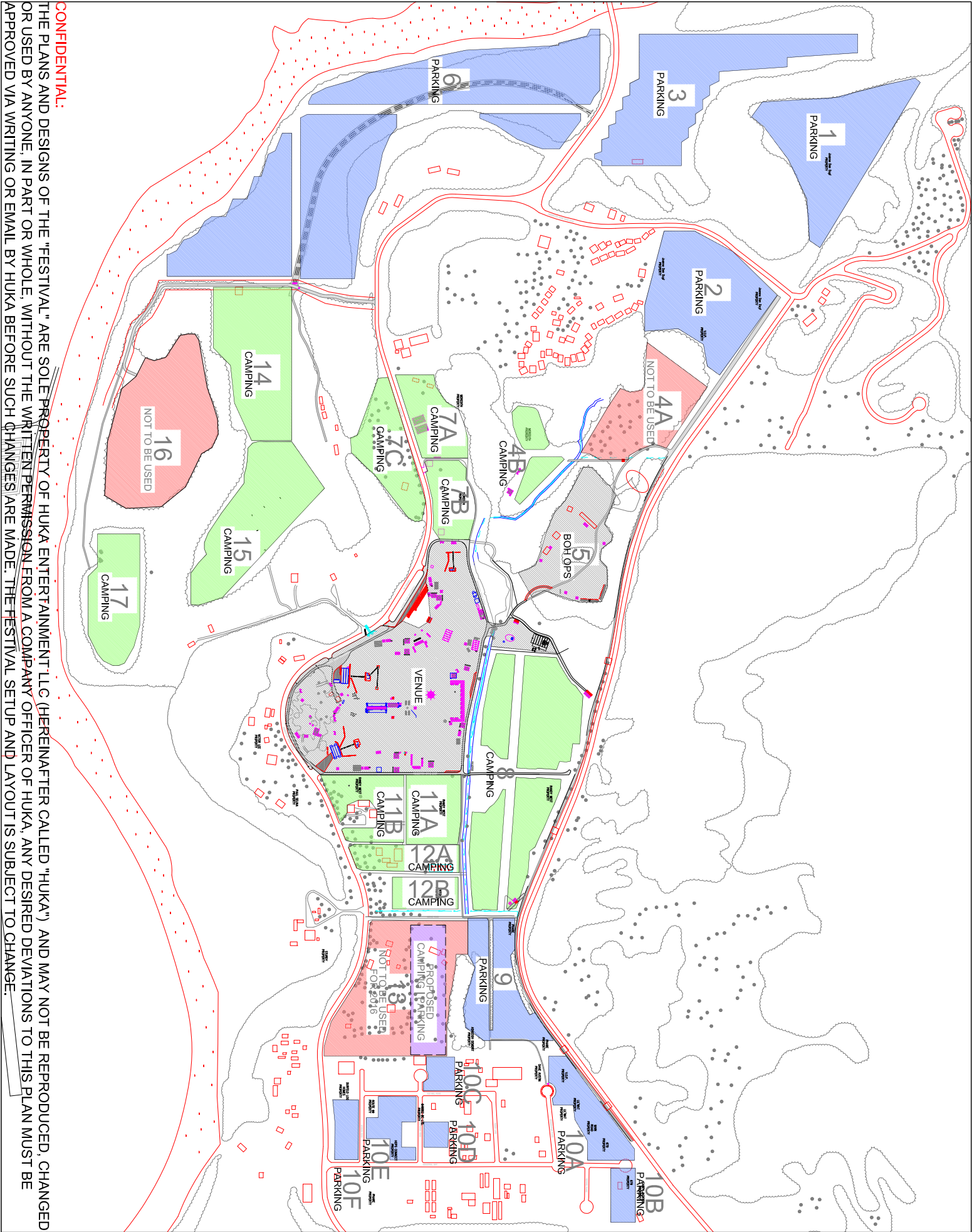


Please feel free to contact me if you require any additional information that may assist with this process.

Yours truly,
VILLAGE OF PEMBERTON


Nikki Gilmore
Chief Administrative Officer

Cc: Tim Harris, Manager of Operations and Development Services
Lisa Pedrini, Planner



CONFIDENTIAL:

THE PLANS AND DESIGNS OF THE "FESTIVAL" ARE SOLE PROPERTY OF HUKA ENTERTAINMENT LLC (HEREINAFTER CALLED "HUKA") AND MAY NOT BE REPRODUCED, CHANGED OR USED BY ANYONE, IN PART OR WHOLE, WITHOUT THE WRITTEN PERMISSION FROM A COMPANY OFFICER OF HUKA, ANY DESIRED DEVIATIONS TO THIS PLAN MUST BE APPROVED VIA WRITING OR EMAIL BY HUKA BEFORE SUCH CHANGES ARE MADE. THE FESTIVAL SETUP AND LAYOUT IS SUBJECT TO CHANGE.

**PROVINCE OF BRITISH COLUMBIA
POWER OF ATTORNEY ACT
FORM 1**

(Section 9(f))

**POWER OF ATTORNEY
(For the appointment of one attorney)**

This General Power of Attorney is given on the 19th day of September, 2007, by MARION DOREEN AYERS, Retired, of 1691 Sea To Sky Highway, Pemberton, British Columbia, V0N 2L0.

I appoint the following person: BRENDA LYNN MCLEOD, Farmer, of 1625 Sea to Sky Highway, Pemberton, British Columbia, V0N 2L0.

to be my attorney in accordance with the *Power of Attorney Act* and to do on my behalf anything that I can lawfully do by an attorney. In accordance with the *Power of Attorney Act*, I declare that this power of attorney may be exercised during any subsequent mental infirmity on my part. This power of attorney is subject to the following conditions and restrictions: Nil.

This Power of Attorney may specifically be used by the Donee to transfer interests in land owned by the Donor in the Province of British Columbia unto the Donee.

The effect of subsection 56(1) of the *Land Title Act* is expressly excluded from this Power of Attorney, and this Power of Attorney shall continue to be valid for the purpose, without limitation to any other purpose for which this Power of Attorney may be valid, of registering documents in a Land Title Office until this Power of Attorney is revoked by me.

EXECUTION(S):

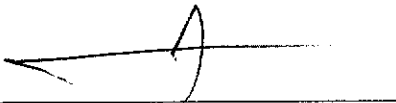
OFFICER CERTIFICATION:

Execution Date

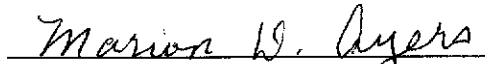
Officer Signature(s)

Donor(s) Signature(s)

Y M D



07/09/19


MARION DOREEN AYERS

IAN T. DAVIS
Barrister & Solicitor
Suite 332-4370 Lorimer Road
Whistler, BC V0N 1B4

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act, as they pertain to the execution of this instrument.

CANADA) IN THE MATTER OF a Power of Attorney granted by
PROVINCE OF) MARION DOREEN AYERS unto
BRITISH COLUMBIA) BRENDA LYNN MCLEOD

TO WIT:

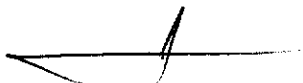
DECLARATION

I, BRENDA LYNN MCLEOD, Farmer, of 1625 Sea to Sky Highway, Pemberton, British Columbia, V0N 2L0, DO SOLEMNLY DECLARE THAT:

1. I am the attorney appointed by the foregoing Power of Attorney.
2. At the time of such appointment, namely on the 19th day of September, 2007, I was of the full age of 19 years.

AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE me at
Whistler, British Columbia, this
19th day of September, 2007,



IAN T. DAVIS
Barrister & Solicitor
Suite 332-4370 Lorimer Road
Whistler, BC V0N 1B4


BRENDA LYNN MCLEOD

Notes:

1. Legal boundaries are shown approximately based on available information

Approximate Field Area
(cross-hatched)
12.7-ha / 31.4-acres

Airport Road

Pemberton Farm Road

Highway 99

DL 213
Ayers

Approximate Cleared Area
(cross-hatched)
24.3-ha / 60.1-acres

Estimated High
Water Mark

30-m Offset

6-m Offset

Estimated Dry Channel Boundary

To
Pemberton

99



ALL DISTANCES IN METERS

GILBEY ENGINEERING SERVICES

9674 Pemberton Portage Road
P.O. Box 1735, D'Arcy, B.C. V0N 1L0

telephone: 604-452-3610
e-mail: gilbey33@telus.net

**Ayers Property
Clearing and Field Areas
March 9, 2016**