

ADVISORY LAND USE COMMITTEE MINUTES

Minutes for the Advisory Land Use Commission of the Village of Pemberton held January 5, 2017 at 5:00 pm at 7400 Prospect Street.

IN ATTENDANCE: Amica Antonelli
Annie Miller
Niki Vanker
Richard Nott
Kirsten McLeod

REGRETS: Kathy Jenkins

APPLICATION REPRESENTATIVE: Kristina Salin

STAFF IN ATTENDANCE: Lisa Pedrini, Village Planner
Suzanne Bélanger, Project Coordinator

PUBLIC IN ATTENDANCE: One member of the public (Plateau Resident)

1) CALL TO ORDER

At 5:10 pm the meeting was called to Order.

2) ELECTION OF CHAIR and VICE-CHAIR

Election of Chair and Vice Chair was held as there was a quorum in attendance.

Moved/Second

THAT Niki Vanker be re-elected as the Chairperson of the Advisory Land Use Commission.

CARRIED

Moved/Second

THAT Kirsten McLeod be re-elected as Vice-Chairperson of the Advisory Land Use Commission.

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the ALUC meeting held November 24, 2016 be approved as circulated.

CARRIED

Kirsten McLeod declared a conflict of interest and left the meeting.

4) TUP008-PEMBERTON MUSIC FESTIVAL

The Village Planner gave an overview of the application:

- This new Temporary Use Permit application is for 2017-2018-2019 for a multi-day event.
- The renewal request includes ten (10) parcels in the Village boundaries, which is a fewer number of parcels than the previous years.
- Commission Members should focus comments on the land use for the properties within the Village Boundaries.
- No new public roads are requested.
- The request is for up to 60,000 participants.
The previous festival attendance numbers were as follow:
 - 2014- 19,669
 - 2015- 28,623
 - 2016- 41,000
- A "*Memorandum of Understanding*" (MOU) among the Agricultural Land Commission (ALC), the Village of Pemberton and the SLRD is in place to set intentions for agricultural enhancements. The MOU was a key part of the Commission's decision to permit the Non-Farm Use in the ALR until the end of 2019. This MOU will require amending to add the Phare and Ayers properties (SLRD) that were included last year as per the ALC's approval.
- Some of the economic benefits of the Festival are: jobs, local spending, increased tourism, increased provincial tax money, etc.
- The hearsay of the festival having a longer event (over two weekends) has not been requested by the applicant.

The Commission members discussed the application and even though all members recognize the economic benefits, they nevertheless had the following concerns:

- Land & water usage impact with the possible increase of attendees (up to 60,000).
- Safety of pedestrian and cyclers during the event.
- Parking impact on ALR lands
- Lack of detail from HUKA as to the agricultural benefits reaped from the Pemberton Music Fund.
- Festival equipment that remains on the sites following the event (i.e. fencing, storage materials, etc.)
- Lack of follow through on some aspects of their communication (i.e. Plateau residents)
- Lack of washroom facilities (i.e. shuttle stops/parking areas, etc.)
- Attendees use of lake & streams for bathing
- Lack of details with respect to the type of attractions proposed (i.e. Zipline)

The Representative for the Applicant was able to communicate with David Buttrey and supply answers to some of the Commission's questions.

- In terms of agricultural enhancements, HUKA is meeting with the Pemberton Farmer's association and with Pemberton Chamber of Commerce to better communicate what we have done and synergies moving forward. They have a call setup next week with them.

- HUKA has increased hay production year over year, invested in \$500,000 worth of irrigation, built a drainage channel in I.R.2 and are now looking at ways to partner with VOP and ALC for larger infrastructure projects throughout the area.
- In terms of improving safety for pedestrians and cyclists, HUKA is looking at smaller lighting equipment options along the highway which create light without blocking the pedestrian's ability to walk along the shoulder of the road. We are speaking with MOTI on improvements and there is also talks of a cycling path being built along the highway which we would support if it goes through
- In terms of improving community engagement, especially with residents of the Plateau, Michelle LeRoux will be sending out an invite to meet with Plateau residents again at the end of this month. HUKA will be adding security to the entrances to their neighborhood as well as signage at each entrance and offering the option of local's only vehicle passes to keep out unwanted cars or traffic.
- In terms of decreasing the number of vehicles travelling up the Sea to Sky, HUKA is partnering with a 3rd party bus ride share company this year that allows patrons to request a bus trip (much like Uber).
- In terms of ensuring agricultural land is not sterilized (i.e. not used for farming because of the Festival use), Ayers/McLeod is rotational crop grazing for cattle. Oats were put down last year and the hay yield will increase this year.
- And with respect to the main festival grounds, HUKA does not allow cars to park on the grass there. HUKA is hoping to be able to offer the ability for micro farming to happen seasonally on the main property in the off-season but we are still working out the details with Chamber and Local Farmer's Institute as it will take the right approach to ensure it is done well and is sustainable.
- In terms of adding more portable toilets to parking areas, HUKA uses a ratio of one (1) toilet for every 150 attendees in the bowl (main concert area) but we plan to add many more portables, hand washing stations, trash and recycling areas in the parking area,
- In terms of adding more showers and bathrooms in town, the Chamber is looking to increase the number in town,
- In terms of keeping festival patrons from using lakes and rivers to bathe, HUKA is also working with bylaw officers to increase the price of the fine for going in the river. Also HUKA is increasing the number of flushable toilets in the main property and increasing the number of shower heads in each of the campgrounds.

Following this, the Commission passed the following recommendation:

Moved/Seconded

THAT the ALUC recommends that Council support the renewal of the three year Temporary Use Permit (TUP 00*) to authorize the Pemberton Music Festival on ten (10) Village properties subject to the following conditions:

- *That water usage by the PMF does not negatively impact the water needs of the community at large.*
- *That the Community Fund continues as per the current contribution (\$3/ticket), that these funds continue to be used in large part to support agricultural initiatives, and that the list of recipients & supported projects be made public.*
- *That the PMF identifies and continues to support farming initiatives.*
- *That the Post Event Closure Report be made public.*

- *That the PMF conduct a minimum of 1 pre and post-event engagement or town hall session each year, with separate sessions for Plateau residents and that the PMF public concerns raised and their responses to those concerns.*
- *That the PMF made efforts to substantively reduce the amount of parking on ALR lands, by use of transit, shuttles or other measures.*
- *That an improved and detailed Pedestrian and Cycling Plan be submitted, that is practical, enforceable and safe.*
- *That increased portable toilets be provided in parking areas, and other locations such as One Mile Lake park, downtown and shuttle stops.*
- *That the PMF consider including a local entrance at the rear of the Plateau area with secured bike parking for use by locals.*
- *That all structures are appropriately permitted as required by VoP Bylaws i (i.e. the Portable on the Sunstone property).*
- *That storage of festival materials, including temporary fencing, does not occur on ALR Lands post festival, as required by ALC regulations.*
- *That new on-site attractions (i.e., zip-line, water slide, etc.) be reviewed & approved by Village staff in advance.*

CARRIED

5) NEW BUSINESS

- The Village is undertaking a review of the Zoning Bylaw and have contracted KWC Planning Services to assist with the Review. This initiative will be brought to the ALUC for their consideration later this year.
- Village Staff mentioned that 2017 is expected to be very active with many anticipated developments & new constructions.

6) NEXT MEETING

The Commission will be notified when the next meeting will be held.

7) ADJOURNMENT

At 7:05 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 January 05, 2017.



CHAIR Signature