

Squamish –Lillooet Regional District  
1350 Aster Street  
Pemberton BC

RECEIVED

JUN 20 2016

SQUAMISH-LILLOOET  
REGIONAL DISTRICT

Attn: Board Of Directors

Re Temporary Use Permit Application No 45 Macleod /Ayers Property

We are the owners of residential property directly adjacent to the applicants proposed parking area to be created should the application be approved. As such any activities on this property have both direct and indirect impact on both our quiet enjoyment and privacy, and potentially our property value.

When this property was cleared in late 2015/early 2016 it was indicated that it was for agricultural purposes. The nuisances and inconveniences experienced at that time were allowed under The Right to Farm Act as communicated to us by the owner. As we have always been aware that this was Class 1 Agricultural land we understood that at some point this property would be used in that manner.

The aggressive approach to clearing the land resulted in several issues being raised by a number of government agencies and others which are currently being investigated. We are sure the SLRD is aware of these and they will play out as they will.

However a quick investigation on the internet at the time showed that the event producer was advertising both parking and camping on this property despite no application having been made nor discussion occurring with local government, the ALC, or those property owners who would be directly affected as a result of commercial use on this expansion of the foot print of the festival.

In addition the property owner has previously allowed a commercial use on the property (parking) without a TUP or the permission of the ALC. This illegal commercial use impacted our access to and from our home during the festival period (particularly on the 'load out day') and of course increased security risks for us and created a certain loss of privacy.

In light of these actions by both the event promoter and the property owner it is hard not to believe that the primary purpose in clearing the land was to take advantage of commercial opportunity on a piece of ALC land not originally considered as part of the festival footprint, and it was done with intent and without consultation, using the Right to Farm Act as a shield. This is not an opportunity that just fell into the property owners lap.

The applicants' strategy and timelines clearly indicate a strategy of asking for forgiveness not permission, leaving the application to the last minute to limit ~~to~~ avoid meaningful consultation, and use the supposed economic benefit of the festival as leverage.

We have reviewed various correspondence that has occurred between the proponent , the SLRD, the VOP , the ALC , local residents, environmental agencies, etc. The event promoter has reached out to try to come to some understanding regarding our concerns.

However we lack any confidence that the concerns of the 8-9 residents who are going to be directly impacted in any number of ways will receive the consideration that they should receive as taxpayers and neighbours. I also have no wish to be seen as the guy who 'stopped the festival' therefore we are resigned to the fact that SLRD will, in all likelihood, approve this application for this year despite the fact that the proper process has been abused and, in our opinion, manipulated by the property owner, and that the event promoter appears to wish to expand his physical footprint without proper and meaningful community consultation.

We believe you have received detailed correspondence from several of my neighbours regarding a variety of concerns re the use of the land and the process to date. As we support and would echo their concerns I will not cover them in detail again.

However we would ask that the following items be addressed in the TUP

- 1) The agent for the owner has indicated that the parking for up to 6000 cars will be on a load in and load out basis only. **Please confirm in the TUP how this number and the in/ out is to be monitored and insured** and how the traffic mgmt is to be handled (particularly on the day following the event). Property owners north of the property should not have their access to their jobs and community services compromised. **Also the TUP should clearly limit the allowed use to parking.** It is clear that the proponent has intentions to expand to other uses
- 2) The application is for three years; in light of the fact that insufficient discussion has occurred in regard to the 'festival creep' that is proposed, and that we have no way of knowing what the impacts of this expanded commercial footprint will be in reality ;**this application should be for one year only so that any problems that arise can be rectified effectively.** This ties in with ALC approvals which must be renewed and give all concerned the opportunity to consider the big picture properly.
- 3) Security; given the number of people who could potentially be accessing this property, **effective security by way of fencing and dedicated security staff needs to be in place to protect** the adjacent residential property owner's privacy and assets. Additionally what controls are in place for noise , ambient light, and fire safety?
- 4) **Clear unequivocal outline of consequences for non compliance** to both the terms of the TUP and contravention of any SLRD bylaws (particularly noise and nuisance ) that apply as a result of the commercial use of the property. Also please insure proper liability insurance that will cover damages to neighbours is in place prior to issuance of the TUP

- 5) Water Quality/Environmental Concerns; staff has recommended that these either be removed or have made the conditions virtually impossible to meet ( eg.most of our wells/sandpoints are 10 plus years old, VCH standards have changed and it would be impossible for us to meet that standard). As I understand it most of the residents are doing 3<sup>rd</sup> party baseline testing on their own of their water. I ask that **some form of overall baseline environmental report be done** and a remediation plan be put in place should a problem arise
  
- 6) Please make **all parties to the application jointly and severally responsible** for compliance and any associated costs (Huka , the agent, and all property owners.)

We are supporters of the festival in general; however as a tax payers we believe that the quiet enjoyment of our property, our privacy and our families direct and indirect personal safety is a right that should not be put at risk as a result of it . We rely on our local government to insure that that is the case.

Sincerely

The image shows two handwritten signatures in black ink. The signature on the left is 'Pat Kelly' and the signature on the right is 'Julie Kelly'. Both are written in a cursive, flowing style.

Pat and Julie Kelly

[REDACTED]  
**Sent:** June 20, 2016 1:35 PM

**To:** Planning <[planning@slrd.bc.ca](mailto:planning@slrd.bc.ca)>

**Subject:** TUPs #45 and 46

To the planning department,

I urge the SLRD to not issue TUPs #45 and #46 given that agricultural land (ALR) should be used for agriculture and not trashed as a parking lot or by campers.

It reflects poorly on the SLRD that the TUP notices were issued in advance of the regional ALC making its decision especially as elected officials have already clearly stated in public that they support these TUPs. No wonder voters have little faith in politicians when they seem willing to flaunt such important laws as the ALC Act. In addition, local politicians have dismissed concerns about potential well contamination of other local land owners, which is shocking following the high lead in Pemberton's drinking water.

Issuing these TUPs will set very bad precedents. While I have sympathy that the land owners now find themselves in a stressful position, they likely knew that a parking lot or camping site should not be set up on ALR land.

Best regards,

Louise Taylor

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

Squamish Lillooet Regional District  
Planning Office  
1350 Aster Street  
Pemberton, BC

20 June 2016

**Re: Temporary Use Permit #45**

Dear SLRD Board

I commend local residents capitalising on the Pemberton Festival, the economic opportunities are there to seize and should be seized. This is not a concern about who is making the application or where it is, this is a concern about what the application is and the associated implications.

As a local resident I'm concerned about the extra 6,000 parking spaces and resulting increase of 6,000 cars on the highway. Something we should be avoiding from an environmental perspective, but there are other impacts to take into consideration too.

Enabling festival patrons to drive in and out of the site increases the risk of accidents. We can all hope optimistically that each car will have a sober designated driver but there is the risk that those who drive will be under the influence, hungover, or just plain tired, increases the risk of accidents.

Monday morning post-festival last year illustrated the number of vehicles departing the festival were too many for the town's roads to handle. Many residents gave up trying to get to Whistler for work/camps/childcare because the traffic delays were so bad. It doesn't make sense to increase the number of cars on the road.

The shuttles of past years were a great idea and reduced the number of cars on the road. Instead of encouraging more cars on the highway can we not invest in more shuttles, including those with space for camping equipment, from increased destinations in the sea to sky corridor and lower mainland to improve safety and traffic flow and lessen the impact on the environment?

I appreciate you taking the time to read my concerns and hope you will take them into consideration when deciding how to proceed with the application.

Yours sincerely,



Suki Cheyne