



City of Richmond

Report to Council

To: Planning Committee **Date:** May 29, 2018
From: Wayne Craig **File:** AG 18-821304
 Director, Development
Re: **Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the RCMP Musical Ride on August 14, 2018, located at 13671 and 13871 No. 3 Road**


Staff Recommendation

That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the RCMP Musical Ride event on August 14, 2018, located at 13671 and 13871 No. 3 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.



Wayne Craig
 Director of Development

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The Richmond RCMP detachment would like to host the RCMP Musical Ride on Tuesday, August 14, 2018, at Twin Oaks Farm – Oaktree Farms Ltd. (Twin Oaks), located at 13671 No. 3 Road (Location Map - Attachment 1). Parking would be available at the City-owned property, located at 13871 No. 3 Road. Access to Twin Oaks would be available via an adjacent vacant railroad right-of-way which is owned by the City of Richmond. The subject properties are zoned Agriculture (AG1) and are located within the Agricultural Land Reserve (ALR).

The purpose of this application is to hold a large-scale public event on agricultural lands with the equestrian display and temporary bleachers being held at Twin Oaks, and temporary parking occurring at the City-owned property to the south.

The RCMP Musical Ride event was previously held at Twin Oaks in 2013 and did not require a non-farm use application at that time. In 2016, the Agricultural Land Commission (ALC) amended the ALC Act to allow special events or gatherings to occur on ALR land, provided a number of conditions are met including that no more than 150 people be gathered at one time for the purpose of the event. As this event is expected to draw upwards of 3,000 spectators, a Non-farm Use application is required as per the ALC Act Policy L-22 (Attachment 2).

This ALR non-farm use application requires consideration and endorsement by City Council to host the RCMP Musical Ride on August 14, 2018. If endorsed by Council, this ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not endorse the application, the application will not proceed to the ALC for consideration.

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

1.2. *Program and service enhancements that improve community safety services in the City.*

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.4. *Vibrant arts, culture and heritage opportunities.*

Findings of Fact

The purpose of the non-farm use application is to gain approval from the ALC to utilize the Twin Oaks equestrian facility at 13671 No. 3 Road, and the City-owned land at 13871 No. 3 Road and

the adjacent railroad right-of-way for parking, to host an evening RCMP Musical Ride event at on August 14, 2018. It is expected the event will draw approximately 3,000 spectators driving personal vehicles to and from the event. The parking will occupy no more than 1.2 ha (3 ac.) of the 28.1 ha (69 ac.) site and approximately 3.5 ha (8.6 ac.) on the Twin Oaks property (including the dedicated equestrian field and stabling facilities).

ALC Act – Section 3(4)(k)

Under the *ALC Act* s. 3(4)(k), the gathering of an event is permitted in the ALR provided the following conditions are met:

- i. The farm must be located on land classified as a farm under the Assessment Act;
- ii. Permanent facilities must not be constructed or erected in connection with the event;
- iii. Parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- iv. No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- v. The event must be of no more than 24 hours duration; and
- vi. No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

As the event is expected to draw up to 3,000 attendees, the RCMP Musical Ride event does not comply with subsection 3(4)(k)(iv) listed above. Consequently, an ALR non-farm use application must be referred to the ALC by Council.

Surrounding Development

Table 1: Surrounding Development at 13671 and 13871 No. 3 Road

Location	Development
North	A single-detached dwelling zoned Agriculture (AG1) and a farm field zoned Agriculture (AG1).
East	A farm business zoned Agriculture (AG1), located across No. 3 Road.
South	City-owned land zoned Agriculture (AG1), located across the unused railroad right-of-way.
West	The Lulu Island Wastewater Treatment Plant zoned Agriculture (AG1) and City owned land zoned Agriculture (AG1).

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

Analysis

Project Description

The RCMP Musical Ride is a Canadian tradition and is performed by a full troop of 32 riders and their horses. The performance consists of intricate figures and drills which are choreographed to music. The Musical Ride is performed in up to 50 communities across Canada between the months of May and October and helps to raise thousands of dollars for local charities and non-profit organizations.

The Musical Ride provides the opportunity to experience the heritage and equestrian tradition of the RCMP. The riders act as goodwill ambassadors, promoting the RCMP's image throughout Canada and all over the world.

This is a family friendly event appealing to all ages. The event is expected to draw approximately 3,000 people from throughout the Metro Vancouver region. Additional RCMP units including the Emergency Response Team, Police Dog Services and other programs will be on display at the event as well.

Site Set-Up, Take Down and Logistics

The Musical Ride is a one-day event which will take place in the early evening of Tuesday, August 14, 2018. The set up for the event will be carefully designed to ensure no negative impacts on the site's farming activities or natural areas. Attached is a letter of support from the Twin Oaks Farm Ltd. supporting the use of their property for the event(Attachment 3). While the activated space is located on the Twin Oaks Farm Ltd. equestrian facility, temporary parking is proposed to be located immediately south of the event space on City-owned agricultural land (Proposed Musical Ride's Event Site Plan – Attachment 4).

In the proposed temporary parking area, parking and circulation will be marshaled to the north side of the property to minimize impact to the site. The proposed entrance to the temporary parking area is from No. 3 Road and the proposed exit is onto Gilbert Road along a City-owned gravel access and service road. Traffic control for the event will be managed by the Richmond RCMP auxiliary constables. No permanent structures will be installed. Trailers transporting the horses and equipment to and from Twin Oaks will utilize existing hard surface parking and access roads within the Twin Oaks site.

Event organizers have been asked to submit an online REACT (Richmond Events Application Coordination Team) application which will ensure that the various event logistics have been reviewed by the appropriate City of Richmond Departments including: Traffic Department, Parks Department, Fire Rescue and By-Laws.

Due to the rural location of the event site, it is anticipated that driving will be the primary mode of transportation for event participants and will require adequate parking capacity. Parking will also be required for police, first responders, event staff and volunteers. Research and consultation shows that no other sites in Richmond have the necessary stables and adequately sized venue space immediately adjacent to the stables to host this event.

Consultation

The Agricultural Advisory Committee (AAC) reviewed the proposal on Wednesday, May 23, 2018, and passed the following motion:

That the Agricultural Advisory Committee supports the Non-farm Use application as presented for the City of Richmond to host the RCMP Musical Ride on August 14, 2018 at the Twin Oaks equestrian facility (13671 No. 3 Road) and to use part of City owned land for parking (13871 No. 3 Road).

Staff Comments

Staff support this one day community event as it promotes agricultural activities, in particular, equestrian uses which is a permitted farm use. This is a public event that has been held in the past with success. Due to changes in the ALC Act in 2016, this event requires approval from the ALC. Endorsement from Council is required prior to the ALC reviewing this application. It is anticipated that the ALC will be able to consider this proposal no later than the end of the July 2018.

Financial Impact

None.

Conclusion

The non-farm use application is a one-day event which is expected to be well attended by Richmond residents. Staff recommends that the ALR non-farm use application for the RCMP Musical Ride event being proposed for August 14, 2018, be endorsed by Council and forwarded to the ALC for their consideration.



John Hopkins
Planner 3
(604-276-4279)

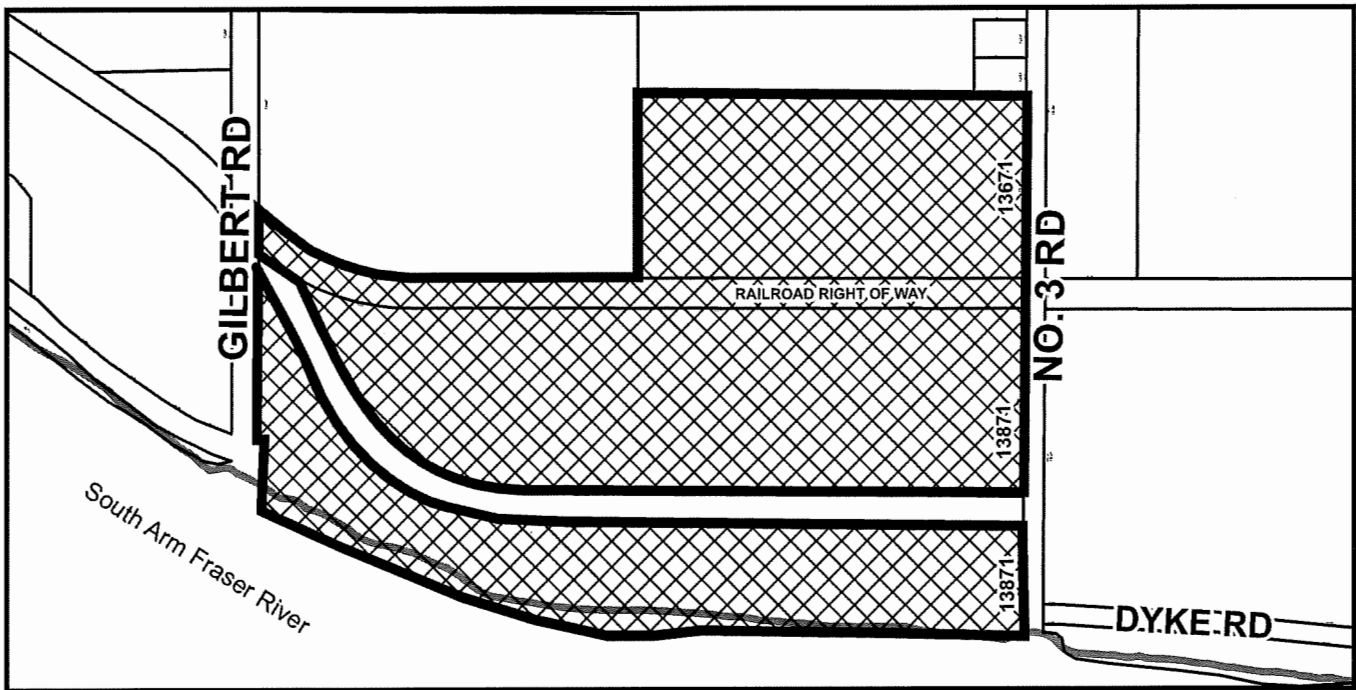
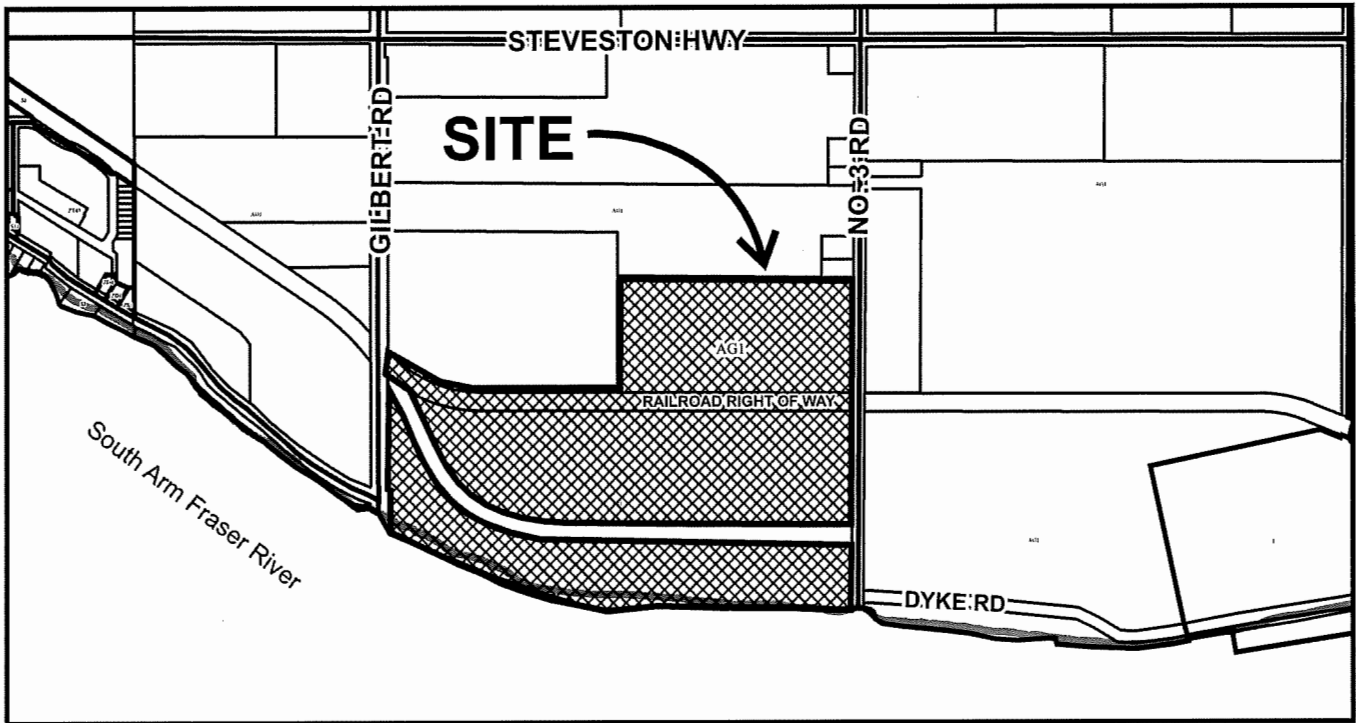


Gregg Wheeler
Manager, Sport and Community Events
(604-244-1274)

- Att. 1: Location Map – RCMP Musical Ride
- 2: ALC Act Policy L-22
- 3: Letter of support from Twin Oaks Farm, dated May 24, 2018
- 4: Proposed Musical Ride’s Event Site Plan for RCMP Musical Ride



City of Richmond



11-7400-2-RMUS1/2018-Vol 01

Original Date: 05/03/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 408



City of Richmond




11-7400-2-RMUS1/2018-Vol 01

Original Date: 05/03/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 409

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-22 October 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE ("ALR")</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act](#), 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 ([Agricultural Land Reserve Use, Subdivision and Procedure Regulation](#)), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the "Regulation", Section 1(4) and Section 3(4).

Section 3(4) The following non-farm uses are permitted in an agricultural land reserve and must not be prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:

(k) gathering for an event, if all of the following conditions are met:

- i. the farm must be located on land classified as a farm under the [Assessment Act](#);*
- ii. permanent facilities must not be constructed or erected in connection with the event;*
- iii. parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;*
- iv. no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;*
- v. the event must be of no more than 24 hours duration;*
- vi. no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.*

Section 1 (4) Definitions:

"gathering for an event" means a gathering of people on a farm for the purpose of attending

- (a) a wedding, unless paragraph (c) (ii) applies,*

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism, or

(ii) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

Section 2(2.4) In subsections (2.1) to (2.3):

(f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area referred to in paragraph (c) of this subsection, and, for this purpose, section 3 (4) (k) does not apply.

INTERPRETATION:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Regulation. Any event that is not an agri-tourism event falls into this category.

The Regulation allows gathering for events in the ALR provided the land is assessed as "farm" under the *Assessment Act*. If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Commission is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This Policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 2.4(f) of the regulation, these conditions do not apply to wineries, cideries, meaderies, breweries and distilleries if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 2(2.4)(b) of the Regulation. Regulation section 3(4)(k) and associated restrictions apply if the event(s) are held outside the lounge area. This means wineries, cideries, meaderies, breweries and distilleries may host an unlimited number of events in their lounge area and an additional 10 events as per section 3(4)(k) held outside the lounge area.

Local governments have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc. Local governments have the authority to require permits for events.

Events in excess of the what is permitted under section 3(4)(k) require an application pursuant to section 20(3) of the Agricultural Land Commission Act and approval of the Commission.

TERMS:

family event means an event attended by

- (a) family members, and
- (b) close personal friends or close business associates of family members

family member with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and

(e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

RELATED POLICY:

ALC Policy L-04 Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR

ALC Policy L-03: Activities Designated as Farm Use: Wineries and Cideries in the ALR

ALR Policy L-21: Activities Designated as Farm Use: Brewery, Distillery and Meadery in the ALR

May 24, 2018

Twin Oaks Farm Ltd
13671 No. 3 Road
Richmond, BC
V7A 1X7

Attn:

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To whom it may concern,

My family owns Twin Oaks Farm in Richmond, BC. The RCMP in partnership with the Steveston Rotary is looking to host the RCMP Musical Ride on August 14, 2018, in the evening at Twin Oaks Farm. My family is in full support of the event and it has been hosted at our farm in the past without any issues. I anticipate no issues for this event to take place again at the farm and am positive no damage would be done to the property.

Sincerely,



Chelsea Cavanaugh

(604)512-6826



Proposed Musical Ride's Event Site Plan

Original Date: 2018-May-24
Revision Date: N/A