

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

24-001 TUP Billie Jo Aasen as agent for William Bryce

Comments or Concerns:

Comments to the Peace River Regional District

RE: Temporary Use Permit Application No. 24-001,2024 [187 Riverside Rd.]

To Whom it may concern,

We are writing today in response to the notice received by mail from the PRRD seeking comments regarding the application for a Temporary Use Permit to hold a Mud Bog and Music Festival at 187 Riverside Rd.

Addressed here, in the order in which they are included in the application called 'Extreme Mudfest'.

We received Notice of this application by mail on March 20th up to which point, we had no knowledge of the application.

The applicant has not approached us as the immediately adjacent (South) neighbour and Public Notice on the subject property, as required through Bylaw No. 2449, 2021 was installed on April 2nd, only 2 days before the public meeting and one prior to the comment period deadline:

Excerpt from "Development Application Procedures, Fees and Delegation Bylaw No. 2449, 2021."

1. A development application sign shall be posted on the subject property for any parcel

that is that are subject to an application for:

a) Amendment to an Official Community Plan and / or Zoning bylaw; or

b) Temporary Use Permit.

2. The Peace River Regional District shall provide the applicant with a development application sign which shall be posted by the applicant on the subject property as outlined below:

a) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;

b) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;

Location

The application area, 187 Riverside Rd. Pouce Coupe is located 9km east of Highway 2 off Briar Ridge Rd. It is also the quarter section immediately north of our property #186 Riverside Rd. separated by Riverside Rd. Our residence is located 75M south of the road and approximately 100M from the property line of the application area. Riverside Rd is a gravel, dead-end road.

Concern - Considering the high volume of trucks, vehicles, rvs' and off-road vehicles that this is event is likely to draw, we are concerned with the high amounts of dust that will impact us our home, our water and livestock. Off-road vehicles are already a moderate disturbance, this event will, definitely for the duration of the event, increase the volume of off-road vehicles on the road. The subject property currently uses the public road and easement to access the Gundy trail system from the north side of the Pouce River. Our property is bordered fully by both roads. Both roads are gravel and dirt and create a huge amount of dust. Dust is exceeding hard on livestock creating significant health hazards and issues including, Pink Eye, upper and lower respiratory disease and wear down teeth all reducing the productive life span of livestock.

Concern: Riverside Rd is not built to handle high volumes of traffic. In the area of the proposed event, there are narrow sections, blind corners and residential driveways. Our driveway is straight across riverside from the subject property. Access and egress to our property has not been addressed in the project plan including how the proponent proposes to ensure that our access and egress is not hampered in any manner, and how our privacy will be maintained.

Concern: Volume of traffic. The sheer volume of potential traffic is of particular concern. Including all of the issues noted above the sheer volume of traffic is concerning, with increased volume brings the increased potential for, including but not limited to, speeding, recklessness, and drinking and driving.

Zoning

The application area is zoned as A2 Large Agriculture – with the Zoning Bylaw No. 1343, 2001.

The application area is adjacent to the Agricultural Land Reserve

The provincial Agricultural Land Commission (ALC) is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia (B.C.)

The purposes of the ALC, as set out in Section 6 of the Agricultural Land Commission Act are:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies

6(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the

following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve

(b) the use of the agricultural land reserve for farm use

Area

- Application property is outside all fire protection areas.
- Application property is within 400M of a sour gas well, on a road with only one egress.
- Application area is surrounded by active farms and small, family rural residential homes.

Concern: The activity proposed on the subject property is not a compatible land use and will have significant short and long-term impacts to the adjacent properties.

It needs to be understood that we live here, 24/7. This is also our livelihood, the entirety of our lives are invested in our farm. One reason that zoning regulations exist is to help ensure that land uses are compatible. This compatibility requirement does among other things, reduces conflict, concentrates land use, and helps ensure that specific land types are available for its 'intended' use.

Concern: The Peace Region is in a class 5 drought and the fire season is predicted to be one of the worst on record.

The event proposed promises to bring many hundreds of people to the area that will increase the risk of wildfire.

The fire risk is expected to be high this summer. Opening the valley to camping, recreation, and a significant volume off-road vehicles, has the potential for disaster.

Concern: The drought conditions have the Province in emergency preparedness mode. Holding Decoding Drought Workshops and trying to find ways to conserve and protect waters sources and ensure that water is available to only priority uses .. This definitely is not what is defined as a priority use.

Event Overview

The overview included as part of the application package states that the event is the largest mud and music festival event in Canada and that the event owners/organizers are opening a second event location in Pouce Coupe.

The event website states,

'Extreme Mudfest is a 4-day mud and music festival located in Cold Lake, Alberta, Canada. In addition to nightly performances, we bring you Thursday Night Extreme Bull-Riding, after-hours parties, a slow-pitch softball tournament, the Extreme Mud-Run for Charity, and of course lots and lots of mud! Our extreme racing classes include Mud-Drags, Mega Trucks, Rock Crawlers, Quads, and more. Come for the weekend, or come for the day; we have on-site camping, vending, parking, and a pavilion for those wanting to party long after the concerts end!'

This is an agricultural residential area where people live, having an event like this is in no way a compatible land use.

The area is not designed for an event like this.

Overnight Stays

The event will provide overnight camping at the location

Given the fact that this is a dead end road, a high risk fire year and we are in a class 5 drought, camping in large numbers in confined areas increases the risk of wildfire, increases the need for emergency personnel, and policing.

Economics

The application states that the event will be held annually, that it will bring a significant economic benefit to the communities of Dawson Creek and Pouce Coupe.

Conversely the event will have direct negative impacts to our livelihood from decreasing our property value, increasing crime, theft and impacts to our livestock and land.

The Organization

The application states that the event has 'grown significantly from a small town mudding event to a household name and is proudly the largest festival of its kind in the country'. It states that the events target audience is 24-35 predominantly male with 50% of the attendees, not local.

The area subject to the application is not designed for an event of this size and scale and it will now and in the future impact the residents of the area negatively. It has also the potential of reducing property values and increasing crime.

We are opposed to the proposed temporary use permit.

Name:

Tami Grantham and Lloyd Lintott

Date:

04/03/2024

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]