



## Planning Application Information Sheet

**Application Type:** Rezoning

**File Number:** 3360-20/20230013

**Bylaw(s):** South Cariboo Area Zoning Amendment Bylaw No. 5441, 2023

**Electoral Area:** H

**Date of Referral:** June 29, 2023

**Date of Application:** February 07, 2023

**Property Owner's Name(s):** DAVIES HP HOLDINGS LTD

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 8333, Lillooet District

**Property Size(s):** 60.7 ha (150 ac.)

**Area of Application:** 27.51 ha (68 ac.)

**Location:** 2750 Bradley Creek Rd.

**Current Designation:**

N/A

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Resource /Agricultural (RA 1)

**Min. Lot Size Permitted:**

32 ha (79.07 ac.)

**Proposed Zoning:**

Special Exception C 2-27

**Min. Lot Size Permitted:**

0.4 ha (0.99 ac.)

**Proposal:** To allow for motorsports venue hosting mud racing and other outdoor recreational events and camping.

**No. and size of Proposed Lots:** N/A

**Existing Buildings:** None

**Proposed Buildings:** Lodge/Cabin

**Road Name:** Bradley Creek Road

**Road Type:** Gravel/Dirt Road

**Within the influence of a Controlled Access Highway:** N/A

**Services Available:** None

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy:** Yes - Riparian and Septic

**Name of Lake/Contributing River:** Bradley Creek and wetland

**Lake Classification:** High

**Within Development Permit Area:** No

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	---
(b) South	110 , Grain & Forage	64.74 ha (160 ac.)
(c) East	Unsurveyed Crown Land	---
(d) West	Unsurveyed Crown Land	---

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### PLANNING COMMENTS

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**Background:**

It is proposed to rezone a 27.5 ha (67.95 ac.) portion of the subject property to allow for mud racing events and to use the property as a seasonal campground for recreational use. The applicants would also like to host other outdoor recreational events or fundraising events. The subject property is currently zoned as Resource/ Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999 as shown in Appendix C.

The applicant has requested to rezone a portion of the subject property from Resource/ Agricultural (RA 1) zone to Special Exception C 2-27 zone. The remaining portion of the parcel

which will continue to be zoned Resource/ Agricultural (RA 1) is 33.1 ha (81.79 ac.), while the portion of the property that is proposed to be rezoned is 27.5 ha (67.95 ac.).

The applicant originally applied for rezoning (3360-20/20180030) on June 27<sup>th</sup> 2018. The application received first and second reading but the applicant decided to withdraw the application and apply for a Temporary Use Permit instead. There were concerns raised by the public about the proposed rezoning during the public hearing.

The applicant applied for a Temporary Use Permit (TUP)( 3070-20/20180051) to host mud racing events, use the property as a seasonal campground and host outdoor recreation and fund raising events. There was both support and concerns at the public hearing held for the TUP. As a part of the application the applicant supplied an environmental management plan as well as a report that reviewed the recommended environmental management plan. The TUP conditions include temporary fencing, provision of porta potties, and garbage collection, among others.

At the May 23, 2023 meeting, the CRD Board resolved to renew the TUP for three additional years. The new expiry date is May 29, 2026.

The applicants also currently have a building permit application under review for a dwelling on the property.

#### Location & Surroundings:

The subject property is located on Bradley Creek Road with Bradley Creek that runs approximately through the middle of the property from North to South as shown in Appendix D. Currently, some of the land has been developed for the proposed activity with a previously treed area now cleared for its current use. The property is mostly surrounded by unsurveyed Crown Land.

#### CRD Regulations and Policies:

*South Cariboo Area Zoning Bylaw No. 3501, 1999*

#### 5.2.3 Special C 2 Zones

##### 5.2.3.27 Special Exception C 2-27 Zone (3360-20/20230013)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-27, the permitted uses shall be limited to:

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) mud racing/motorsports venue and other outdoor recreational events;
- ii) a campground or recreational vehicle park with a maximum of 105 campsites or recreational vehicle sites;
- iii) parks, playgrounds and outdoor recreation facilities of a commercial or non-commercial nature;
- iv) commercial club, fraternal club or organization;
- v) lodge, seasonal resort, guest ranch, health spa;
- vi) hotel, motel;
- vii) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
- viii) trail riding, guide / outfitting operation;
- ix) restaurant;
- x) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- xi) rental and sales of boats and sporting equipment as ancillary uses;
- xii) fuel service for auto, marine or aviation purposes as ancillary uses;
- xiii) ancillary buildings.

All other provisions of the C 2 zone apply.

## **5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE**

### **5.21.2 ZONE PROVISIONS**

- a) LOT AREA (minimum): = 32 hectares (79.07 acres)

#### **Rationale for Recommendations:**

Planning staff are supportive of the proposed rezoning application. The proposal of rezoning a portion of the lot from Resource/ Agricultural (RA 1) to Special Exception C 2-27 zone will allow for the continuation of uses currently taking place with the Temporary Use Permit. The parcel is located outside of an Official Community Plan Area.

There were concerns from the public prior to the issuance of the TUP however there have been no concerns brought to the attention of CRD staff relating to the activities permitted by the TUP.

The Electoral Area 'H' Advisory Planning Commission (APC) have expressed support for the application. One of the perceived benefits of the proposal is the financial benefits. The APC concluded that many of the original concerns expressed by the public have been addressed including environmental impact, noise, and cleanliness.

Interior Health (IH) has reviewed the application and from a Healthy community development/ planning perspective they have no concerns. The environmental Health Officer did note that the approval would be subject to three conditions. All portable privies must also have handwashing

stations/ hand basins provided. The site, camping sites, accommodations and other facilities will all need to be dry (no water and no waste water). For all events the applicants will need to complete a temporary event coordinator application.

The Ministry of Land, Water and Resource Stewardship (WLRS) have no recommendations.

The Ministry of Transportation and Infrastructure (MOTI) have no concerns.

The CRD Chief Building Official (CBO) notes that building permits are required for Group A Occupancy: Assembly occupancies in which occupants are gathered in the open air. Building permits will require the services of a registered architect. Further, any proposed structures will require a building permit.

The lot contains challenging soil conditions and elevations that make it difficult for permanent construction or below grade infrastructure. The zoning bylaw requires that no building or part thereof be within 30 m (98.4 ft.) horizontal distance from the natural boundary of a watercourse and 3 m (9.84 ft.) vertical separation from the natural boundary of a watercourse. The applicant is aware of these conditions and they will be addressed on a site specific basis for each proposed structure at the time of building permit submission.

In summary, planning staff are supportive of the proposed rezoning application with the conditions that: the applicant apply for and receive all necessary permits from the CRD Building Services department, enter into a shoreland management covenant, provide an environmental impact assessment and enter into a covenant to ensure compliance with the recommendations from the environmental impact assessment.

Recommendation:

That the South Cariboo Area Zoning Amendment Bylaw No. 5441, 2023 be given first and second reading, and that adoption be subject to the following conditions:

- i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.
- ii. The applicant providing an environmental impact assessment identifying protection requirements for any proposed development activity and offering to enter into and entering into a covenant to ensure compliance with recommendations from the assessment.
- iii. The applicants applying for and receiving all required permits from the CRD Building Services department.

Further, that the cost of registration of the shoreland management covenant be borne by the applicants.

And further, that the cost of preparation and registration of the environmental impact assessment covenant be borne by the applicants and registered as a priority agreement.

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## REFERRAL COMMENTS

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Health Authority:

July 7, 2023:

Thank you for the opportunity to provide comments. From a healthy community development/planning perspective I do not have any comments or concerns.

August 2, 2023: Environmental Health Officer

Approval recommended subject to conditions outlined below:

All portable privies must also have hand washing stations/hand basins provided.

The site, camping sites, accommodations, and other facilities will all be dry (no water and no waste water).

For the events, you will need to complete our temporary event coordinator application.

Please also provide your contact information so I can provide the application and other information.

Ministry of Transportation and Infrastructure: July 7, 2023

Interests unaffected by bylaw.

Advisory Planning Commission: July 17, 2023

See attached.

Ministry of Environment and Climate Change Strategy: Terrestrial, Aquatic Habitat and Wildlife:

August 4, 2023

No recommendations.

CRD Chief Building Official: August 1, 2023

Building permit required for Group A Division 4 Occupancy - Assembly occupancies in which occupants are gathered in the open Air. Building permit will require the services of a registered architect.

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## BOARD ACTION

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### August 18, 2023:

That South Cariboo Area Zoning Amendment Bylaw No. 5441, 2023, be read a first and second time this 18<sup>th</sup> day of August 2023. Further, that adoption be subject to the following:

- i. The applicant offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewage disposal system and riparian protection.
- ii. The applicant providing an environmental impact assessment identifying protection requirements for any proposed development activity and offering to enter into and entering into a covenant to ensure compliance with recommendations from the assessment.
- iii. The applicant applying for and receiving all required permits from the CRD Building Services department.

Further, that the cost of registration of the shoreland management covenant be borne by the applicant.

And further still, that the cost of preparation and registration of the environmental impact assessment covenant be borne by the applicant and registered as a priority agreement.

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## ATTACHMENTS

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Appendix A: Bylaw 5441  
Appendix B: General Map  
Appendix C: Zoning Map  
Appendix D: Specific Map  
Appendix E: Orthographic Map  
Other: Applicant's Supporting Documentation  
Advisory Planning Commission Comments  
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5441

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "South Cariboo Area Zoning Amendment Bylaw No. 5441, 2023".

2. AMENDMENT

Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) Including Section 5.2.3.27 into Schedule "A" as follows:

5.2.3.27 Special Exception C 2-27 Zone (3360-20/20230013)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-27, the permitted uses shall be limited to:

- (a) RESIDENTIAL USES:
  - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:



- i) mud racing/motorsports venue and other outdoor recreational events;
- ii) a campground or recreational vehicle park with a maximum of 105 campsites or recreational vehicle sites;
- iii) parks, playgrounds and outdoor recreation facilities of a commercial or non-commercial nature;
- iv) commercial club, fraternal club or organization;
- v) lodge, seasonal resort, guest ranch, health spa;
- vi) hotel, motel;
- vii) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
- viii) trail riding, guide / outfitting operation;
- ix) restaurant;
- x) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- xi) rental and sales of boats and sporting equipment as ancillary uses;
- xii) fuel service for auto, marine or aviation purposes as ancillary uses;
- xiii) ancillary buildings.

All other provisions of the C 2 zone apply.

- ii) rezoning part of District Lot 8333, Lillooet District from Resource/Agricultural (RA 1) zone to Special Exception C 2-27 zone, as shown on attached Schedule "A"; and
- iii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 18<sup>th</sup> DAY OF August, 2023.

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF August, 2023.

A PUBLIC HEARING WAS HELD ON THE 17<sup>th</sup> DAY OF October, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

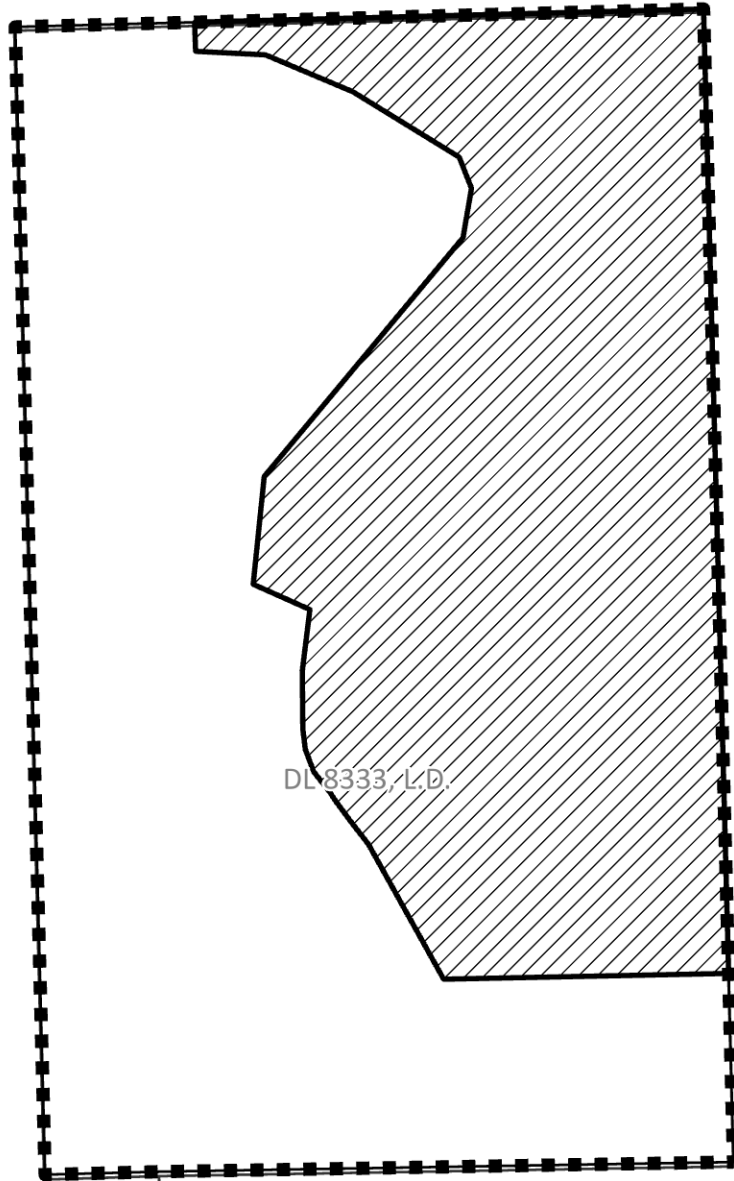
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5441, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5441, 2023", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Manager of Corporate Services



## SCHEDULE A

### LEGEND



Subject Property



Special Exception C 2-27 Zone

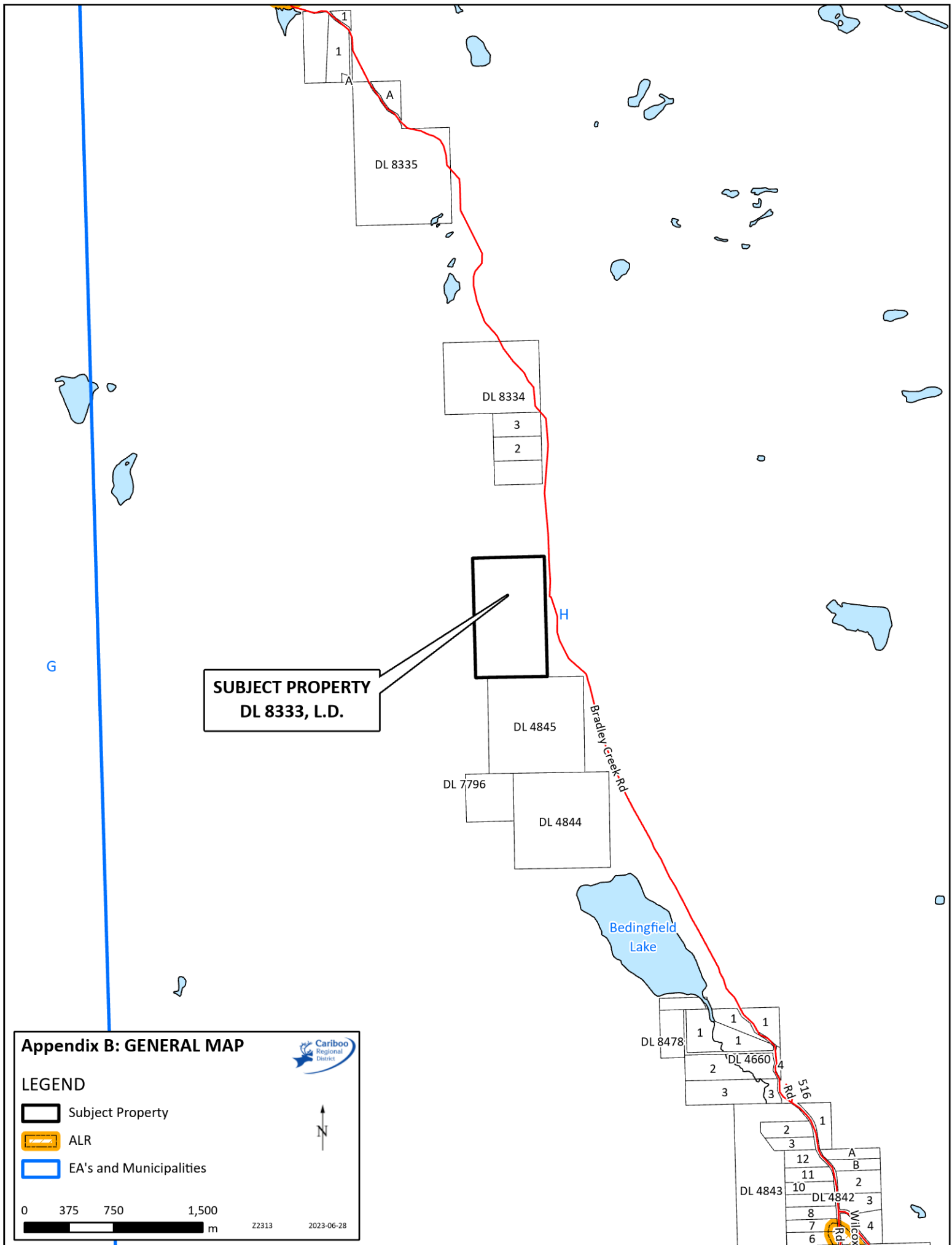


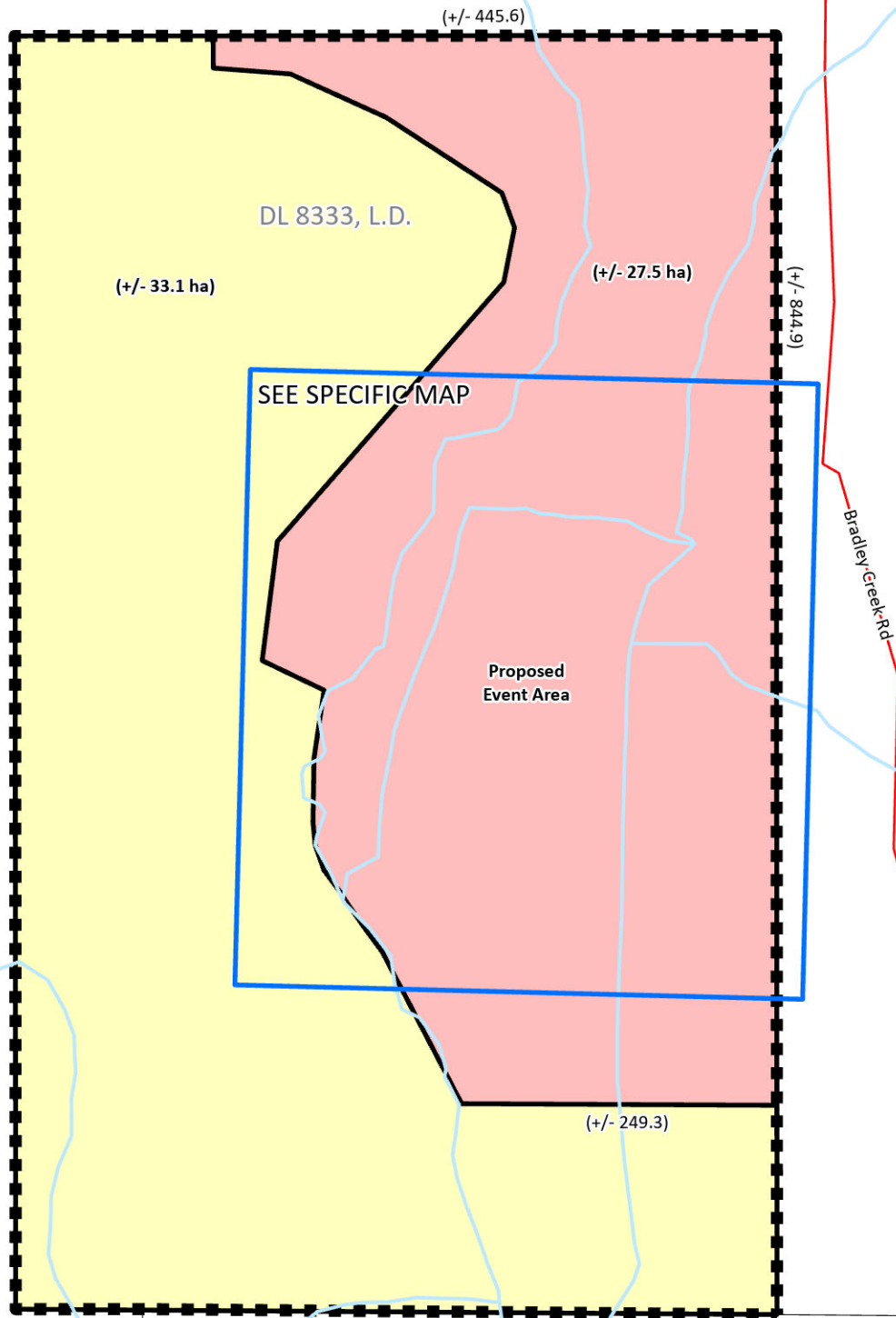
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Z2313

2023-06-28










## Appendix C: ZONING MAP

### LEGEND

-  Subject Property
-  Proposed Special Exception C 2-27 Zone
-  Existing Resource/Agricultural (RA 1) Zone

0 100 200 400  
MEASUREMENTS ARE METRIC

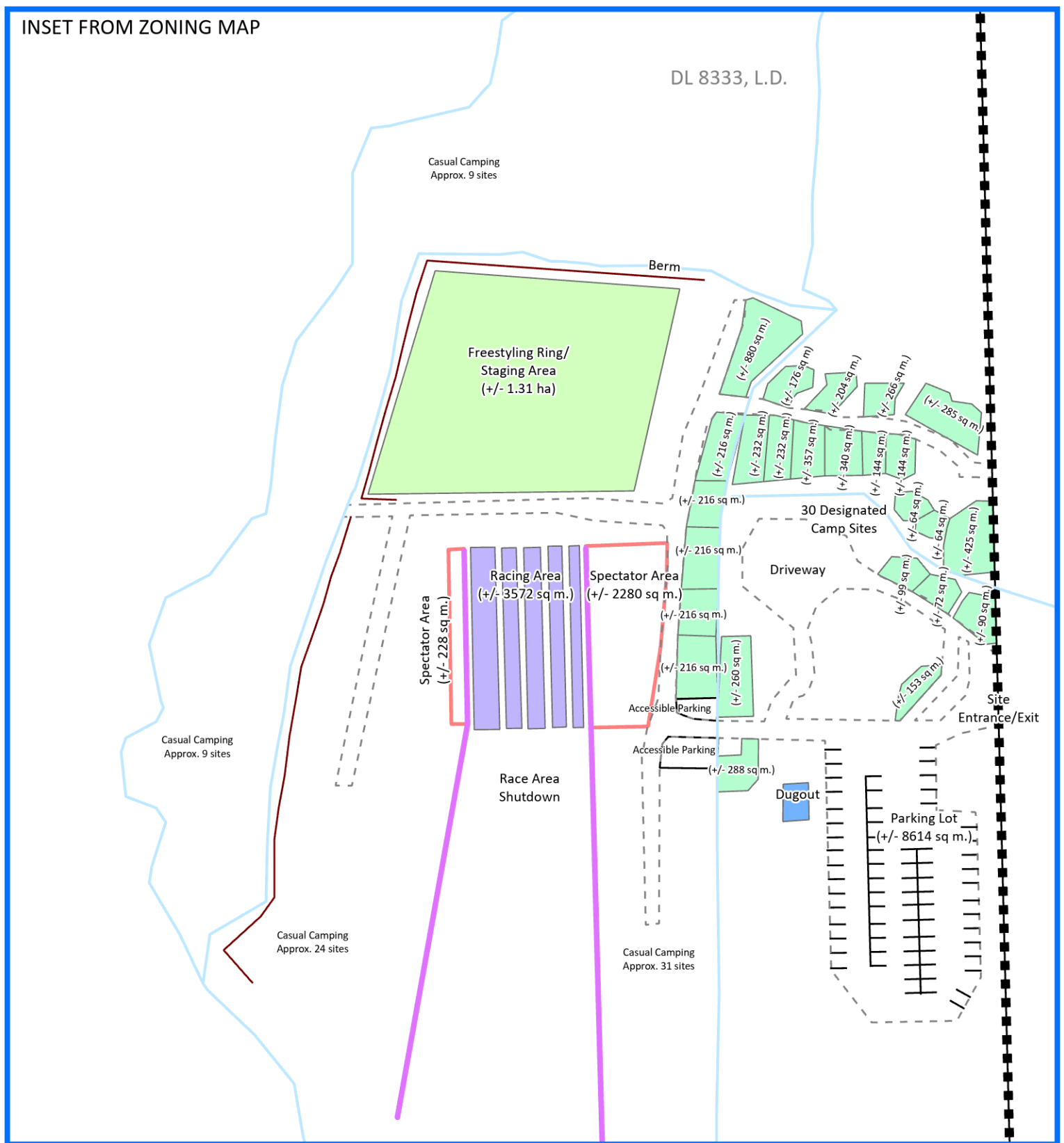


Z2313

2023-06-28

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.

## INSET FROM ZONING MAP



## Appendix D: SPECIFIC MAP

## LEGEND



Subject Property



MEASUREMENTS  
ARE METRIC

72313

2023-06-28



Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.



SUBJECT PROPERTY  
DL 8333, L.D.



Bradley Creek Rd

**Appendix E: GENERAL MAP ORTHO**

**LEGEND**

 Subject Property



0 75 150 300  
m

Z2313

2023-06-28

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



## Rezoning Application

### **Proposed Use of subject property:**

We are looking to rezone 68 acres of the 150 acres to create a motorsports venue, seasonal campground and recreational facility. The proposal involves several recreational and outdoor uses that will have many benefits.

### **Details on Uses**

#### Mud racing/ Motorsports Events

We would like to host 2 or 3 motorsports events a year. Our big focus is hosting family friendly mud racing events. These events are run in a professional manner with strict rules, safety regulations and detailed procedures. We would also like to hold a winter event with snowmobiles, truck drag racing and possibly a course.

#### Safe and Responsible Offroad Training Site

The Four Wheel Drive Association of BC has expressed interest in using the property to host their Wheeler Wise training. These courses teach students how to wheel safely, how to maneuver different terrain and how to safely recover your vehicle if stuck.

#### Other Proposed Uses

- Seasonal camping, with limited use. To be used during event weekends and a few other select weekends a year.
- Private events such as weddings, family reunions and other gatherings.
- Other community related uses such as safety training, club gatherings, and family friendly get-togethers.

#### Current Facility Features and Future Plans

- Log cabin for owners (Pioneer Homes build)
- Campsites, some of which are in the treed areas and others in the grass field.
- Large parking lot.
- A concession zone for food trucks and spectators with covered areas and picnic tables.
- Announcer tower and stage for live entertainment.
- A network of trails for off-roading, UTVing, quadding and dirt biking.
- Designated mud racing areas.
- One of the best Top Fuel Pro Pits (dirt drag racing track) in Canada with the potential to bring more world class blown alcohol race vehicles out.
- A freestyle arena for mega truck racing and other shows.
- Private facility owned ambulance onsite with minimum level 3 first aid attendants.
- Satellite phone onsite in case of any emergencies.
- Handicap parking with accessibility.
- Outhouses onsite at every event.
- Garbage and recycling cans conveniently setup for easy cleanup and garbage disposal bin at each event.
- Spill kits and Contaminated Soil disposal tote for any oil leaks or spills.
- Detailed Emergency Response plan, Safety Procedures, Rules and Regulations and Protocols.
- Bleachers for spectators to watch the events.
- Halftime shows, live entertainment, free posters and stickers, and driver meet and greet with poster signing.
- Racing for all ages and levels, from street legal 4x4 trucks, to kids' junior racer class with little motorized carts, to blown alcohol rails and mega trucks.



## Reasons to support application:

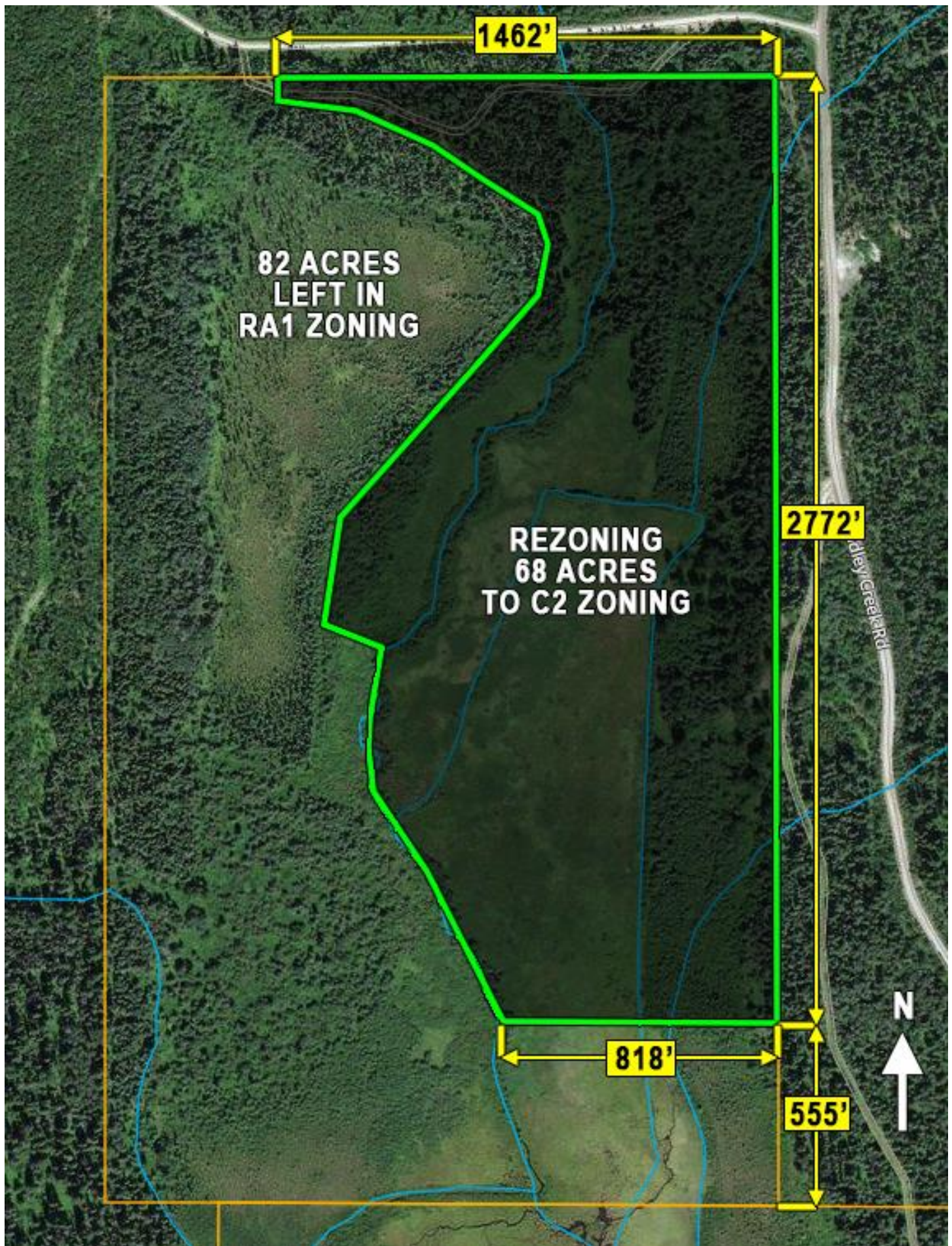
- Provides a big economic benefit to the area
  - Events have brought people from all over BC, Alberta and further to attend.
  - Attendees spend money in the community on fuel, ice, drinks and groceries.
  - Racers who break vehicles go to local auto parts stores for parts.
  - Development of the facility requires so many local resources such as equipment, fuel, lumber, gravel, parts, and so much more.
  - Local vendors use the events as advertising opportunities.
  - Food trucks participate in events supplying services to the attendees
  - Outhouse rentals and services are acquired from local companies.
- With the site already gaining popularity across BC in the offroad racing community. The venue has quickly become a favorite among racers for the quality of racing the facility provides.
- Has the potential to become an iconic tourist destination.
- Provides off-roaders a safe, controlled environment to offroad.
- Encourages responsible wheeling instead of damaging protected areas.
- Fun family friendly entertainment for all ages. Our previous events saw people of all ages.
- Provides a great outlet to get involved with, not only for adults but kids too. Hopefully introducing youth and young adults to a new hobby/passion that can potentially keep them busy and out of trouble. The off-road racing community is very supportive and loves helping new racers get involved.
- Another benefit is the indispensable skills you can learn being involved with motorsport hobbies. Attending events could inspire a career path in the automotive mechanic industry or fabrication industry. Many race trucks are custom built and are very unique. Many racers or their pit crew have welding, fabricating or mechanical knowledge.
- Could provide a few jobs in the future such as Caretaker, Admissions, Security or other grounds and event staff.
- The 100 Mile Horsepower Ranch is very community oriented and makes a point of supporting the community. In the past we have contributed to the local fire relief, the food bank and donated a truck to the high school. We plan to continue our efforts and grow our community outreach efforts.
- We would love to work with other community groups and sports teams. Create a volunteer program where they help out at our events and we donate to their cause.
- Students have the option to volunteer at events to collect work experience hours.
- The property is off grid and provides a much-needed opportunity to disconnect from day-to-day stresses and technology. People are more present and take in the beauty of the location and the excitement of the event.

## **Previous Concerns We Found Solutions for in 2022**

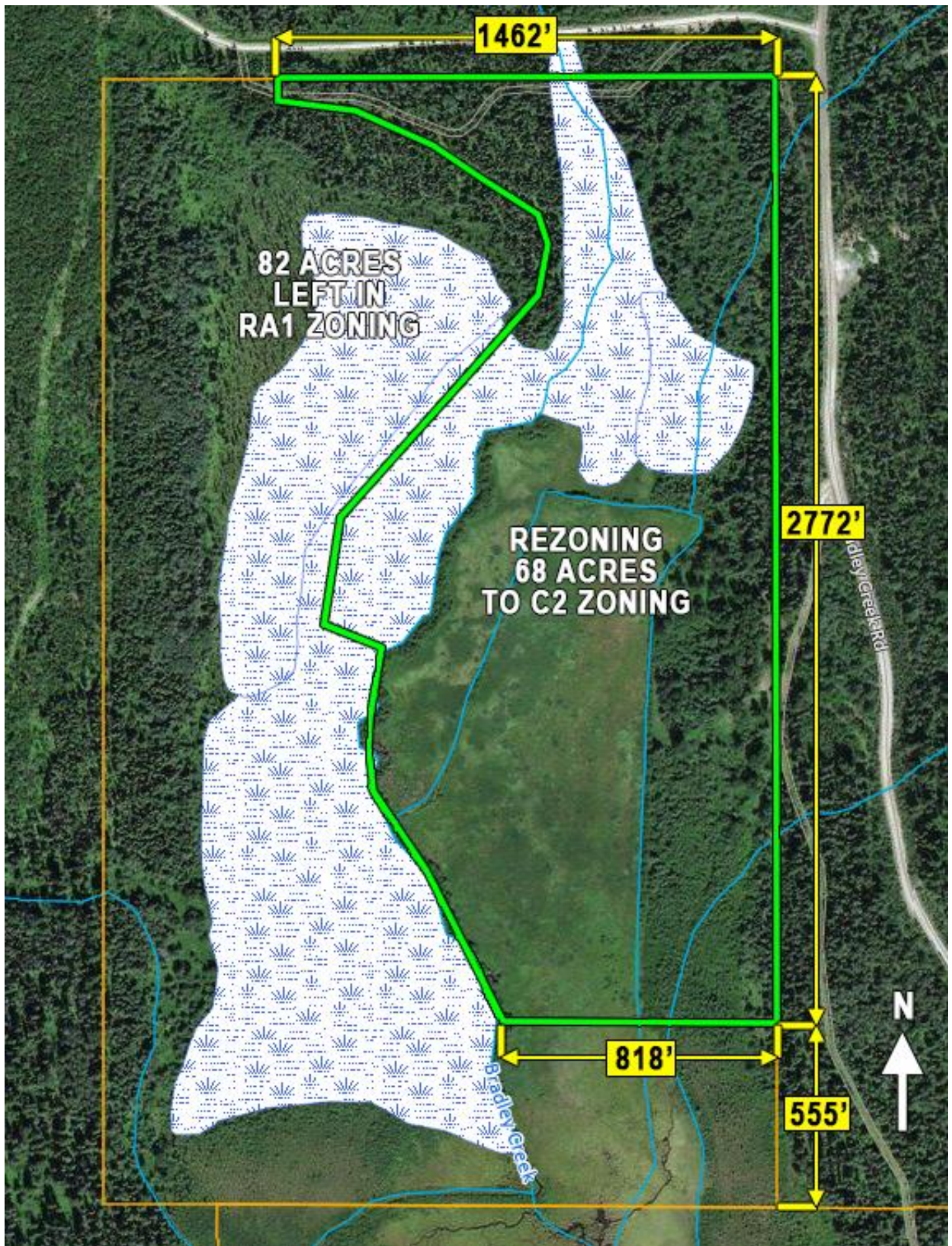
All future Events will continue to enforce and use these solutions even after permanent zoning. We pride ourselves in establishing a high-quality facility that has a first-rate reputation.

<b>Previous Concerns</b>	<b>2022 Solution</b>
Garbage on road	All races and attendees were asked on multiple Facebook posts to ensure we leave the roads cleaner than they were before every event weekend. Our announcer announced it several times over the course of the event weekends and it was brought up in our drivers meeting each morning. We had zero complaints of garbage on the roads. Majority of the garbage found and picked up was noticeably aged and been there for some time.
Speeding/ Reckless driving	<p>We have a ZERO tolerance policy for any kind of reckless driving, speeding, disrespectful behavior or driving under the influence when it comes to the public traveling to and from the ranch. We have a detailed policy on our website laying out all our expectations for anyone traveling to events. We created several Facebook posts and had large signage made and put up before each event asking drivers to slow down. We also had volunteers monitoring traffic on the road in to report any concerns to us. Reports from neighbors were that the signage worked great.</p> <p>We work with the police, informing them of upcoming events. Police have a site map indicating entrance and exit. We fully support the police and always welcome them on-site. We have a strict no alcohol policy and do everything in our power to enforce it. Announcements are made throughout the day that there is no drinking during event hours and that police could very-well have a road block on the way out.</p>
Racers traveling to the ranch late at night	Another policy we put into effect is our gate closing hours. Gates close each night at 11pm. We ask that attendees not travel between 100 Mile and the ranch after 11pm unless there is an emergency. This is especially for Friday night when racers are traveling with trucks and noisy trailers on the gravel road. Everyone respected this policy, and it worked really well.
Environmental Impact	<p>Environmental impact is a concern we take very seriously. We have been working with an Environmental Engineer to access and create procedures. Creeks, swampy areas, and other sensitive areas are off limits to everyone. We have designated areas for camping and vehicle roadways. We rent an adequate number of outhouses for each event and have them spread out around the facility. We also have a large quantity of garbage cans and recycling cans along with a dumpster for each event.</p> <p>A designated area is setup for keeping spill kits and we have a large tote specifically for contaminated soil as per our Environmental Engineers recommendations. Majority of the trucks that race at our venue are well maintained, high-end, custom-built race vehicles with a lot of time and money put into them.</p> <p>We work with locals to have the property hayed before the events in the summer start.</p>



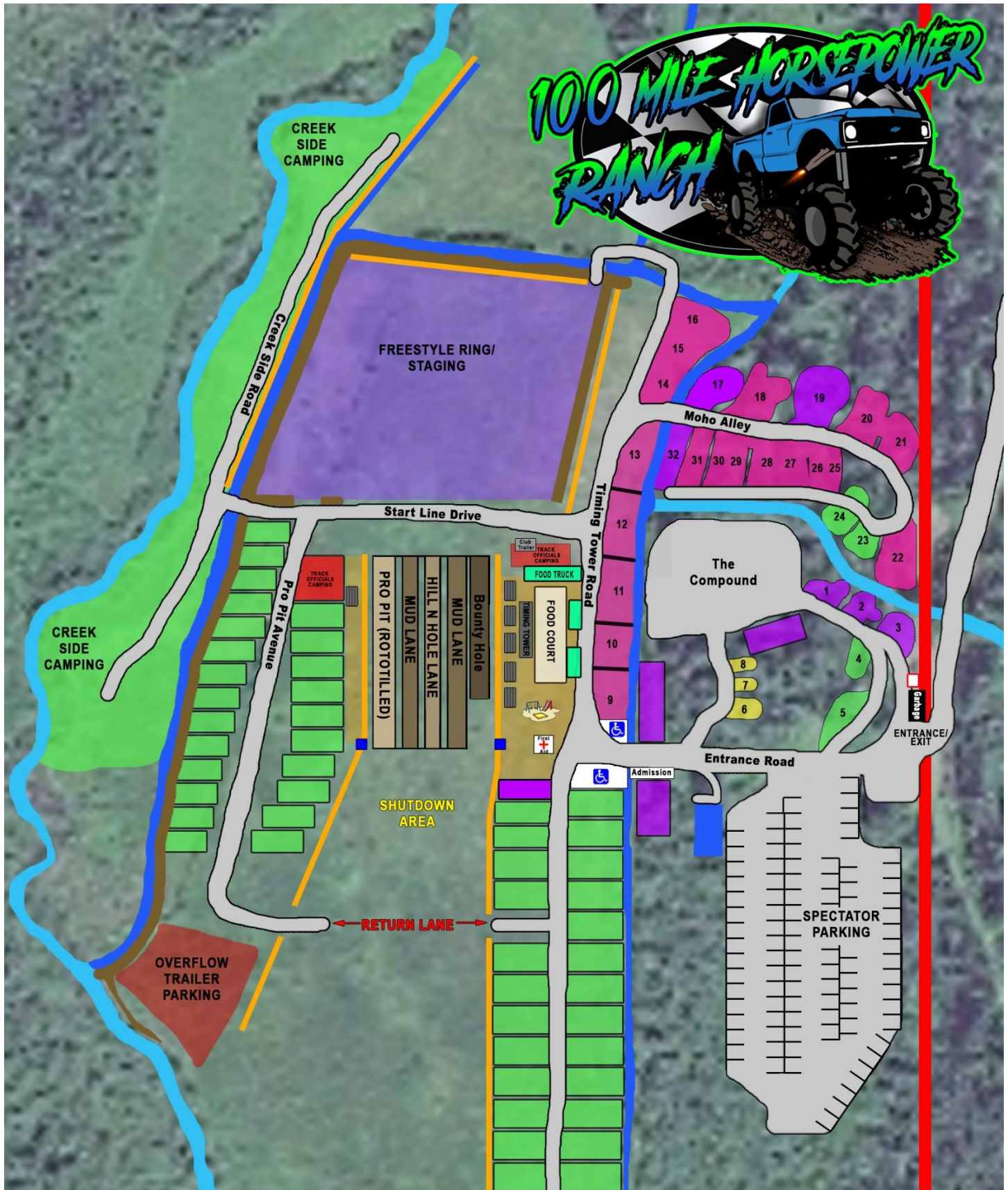








## Site Map of Facility





2750 Bradley Creek Road, Forest Grove, BC

## 100 Mile Horsepower Ranch Emergency Response, Health and Safety Plan

**Please familiarize yourself with the following.**

### **Minor Emergencies**

- Call First Aid attendant
- Even minor injuries that may just need a band-aid should be seen by a first aid attendant

### **Lost Children**

- All lost children should be taken to the Timing Tower trailer where the Announcer is.
- Minimum of one staff or volunteer shall stay with the child (prefer 2). Try to find out whom the child is with (ex. Mom "Sally" and Dad "John") + any identifying features of the guardians (i.e. what they're wearing, hair colour, etc.)
- Report this to the Event Coordinator/ an Event Staff member
- The announcer will announce that there is a lost child and that the parents should report to the timing tower area. Where possible, call the parents by name.
- **The child's name, gender, or any identifying features will not be announced** (This procedure is to ensure the safety of the child)
- If a child is missing, guardians should report to timing tower with a full description of the child (i.e. name, age, gender, clothing description, etc.) and a search party with Event Staff will be organized.

### **Fire**

- Assess the situation
- Call trained event staff and fire suppression volunteers
- Fire Extinguishers are located throughout the racing in field, in every race truck and on the emergency response ATV.
- Water pumps, fire hoses and a water truck are onsite if needed
- If fire cannot be contained have Event Staff call 911

### **Race Vehicle Accident Causing Entrapment**

- First Aid and Event Staff will be contacted by radio to attend emergency
- Onsite ambulance will attend scene.
- 911 will be contacted if necessary
- Road access & parking will be made available for emergency vehicles arriving at the site
- Area in field will be secured if needed for a helicopter to land.
- Event Staff will direct First Responders to the accident upon their arrival at the location

## **Security**

- Security staff will be given designated Security/ Staff shirts
- Security staff will carry radios at all times
- Security staff will help maintain a safe environment for staff and visitors
- Prevent any disruption of the event
- Be sure all staff and spectators have wristbands

## **Aggressive Wildlife**

- Notify event organizers whom will contact 911 or appropriate wildlife personnel if needed
- Remove yourself to a safe distance
- Assist to move all public persons to a safe distance, or from the area completely if need necessary

## **Spill Procedure**

- Event staff should know location of spill kits (Located in timing tower, and next to fire hose outlet on tower side)
- Notify event organizer by radio and have a spill kit brought to spill as quickly as possible
- Assess type of spill and use correct materials accordingly
- Contain spill with absorbent socks if needed
- Apply absorbent pads to clean up the oil, water-based and chemical liquid spill
- Use shovel or have equipment dig up any contaminated soil and dispose of the soil in the Contaminated Soil tote near the front entrance. Tote is labelled accordingly.

## **Aggressive Behavior and Obvious Intoxication**

- Do not intervene without assistance
- Notify Event Staff and call for Security
- Keep public persons back from the incident
- Event Coordinator will call police if needed

## **In the case of an individual's emergency:**

- Event Staff/ Volunteers will control the area
- First Aid and Event Coordinator will be contacted by radio to attend emergency
- 911 will be contacted
- Road access & parking will be made available for emergency vehicles arriving at the site
- Event Staff will direct Paramedics to the person or persons upon their arrival at the location
- If First Aid feels individual needs Paramedics attention faster, the individual will be taken in the onsite ETV/ Ambulance to meet the responding Ambulance on route.

## **In the case of a large group emergency (example: fire):**

- Event Coordinator &/or Event Staff will be contacted by radio
- Event Staff will direct the public, as a group away from the immediate danger to a Muster Points (**Ticket/ Wristband Tent area or Entrance at Bradley Creek Road**)
- Event Coordinator or Event Staff will contact 911
- Road access & parking will be made available for emergency vehicles arriving at the site
- Emergency Responders will be directed by Event Staff upon their arrival at the location



## Emergency Evacuation

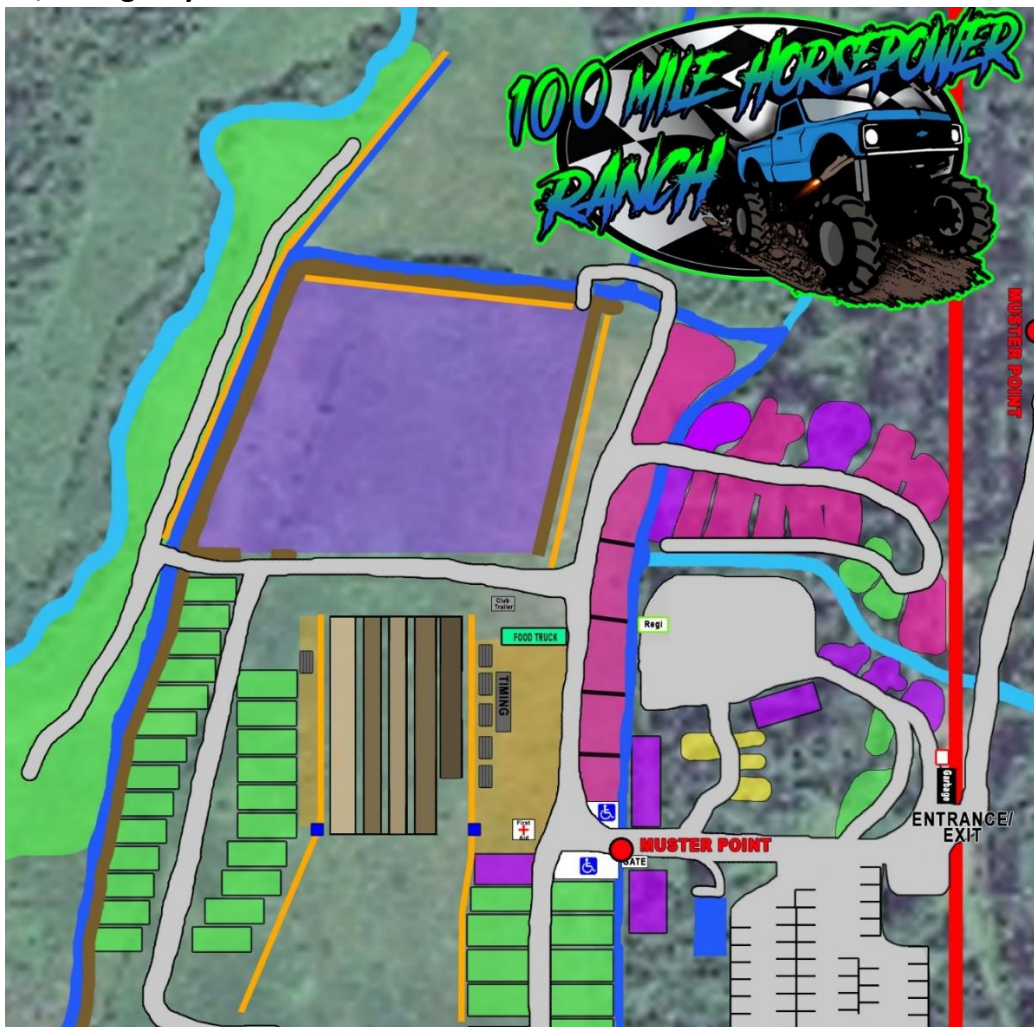
If emergency evacuation is called by organizers and emergency response teams, please do the following:

- Form a horizontal line with other security personnel closest to the incident and move forward telling all persons in the area to evacuate the area.
- Ensure that no persons are left behind the line. Keep moving forward away from the incident until all persons are at a safe distance from the incidence.
- Remain in line forming a barricade to keep public persons safe from harm.
- Do not attempt to assist emergency personnel, your responsibility is to keep the public safe.

## Sanitation/ Cleanliness

- Disinfectant will be provided in each outhouse and in the food court/ spectator area
- Outhouses will be cleaned during event weekend and checked by event staff
- Garbage and recycling bins will be provided throughout the event site
- Ash tray buckets will be in designated areas
- Attendees will be given plenty of space to spread out as the event is outdoors
- Attendees watching the racing will have a choice of multiple bleachers and other open grass areas to spectate from

## Entrance and Exit, Emergency Muster Points





# **General Site Rules**

## **All Visitors Must Follow These Rules**

### **General Rules**

- All attendees must read and sign waiver
- All attendees must wear wristband
- Parents/Guardians are responsible for their child's safety, certain race vehicles have limited visibility.
- Pedestrians be aware race vehicles have the right of way, use caution
- No drugs
- Spectators can not bring alcohol on to site
- Alcohol is not permitted in spectator areas, race areas or anywhere during event hours
- Smokers please smoke away from other spectators.
- Don't leave your cigarette butts on the ground. Dispose of them properly, we can't afford any fires to be started.
- There will be garbage cans and recycle bins spread out on the grounds.
- Please dispose of all garbage in the cans or pack out what you packed in.
- Animals do graze onsite or we have the field hayed so please pick up any garbage you see.
- Rowdy behavior, excessive noise or aggressive conduct will not be tolerated

### **Traveling to the Ranch**

- We are on a temporary permit and we need to set an example and leave a positive impression on the community.
- We ask that everyone traveling to and from the ranch events to drive with the utmost care.
- **ZERO tolerance** for any kind of reckless driving, speeding, disrespectful behavior or driving under the influence when it comes to the public traveling to and from the ranch. This includes the gravel road!
- If you are caught or someone reports your behavior to us you will be banned from future events at the ranch.
- Respecting the communities we race in and travel through goes a long way and helps keep our venues open.
- Police will be doing road side checks and monitoring the road for anyone speeding or under the influence.
- Follow the rules of the road.
- Dispose of cigarette butts in a safe and proper manner, absolutely no butts out the window or onto the ground.
- Let's all work together and prevent forest fires!
- Watch for livestock, wildlife and pedestrians on the roads to the ranch.

**Be respectful of roads, neighbors and community, we have a zero tolerance policy.  
One strike and your banned.**

### **Watch for Garbage on the Roads**

- We ask anyone traveling to and from the ranch over the course of the weekend to watch for and pickup any garbage seen on the road to the ranch.
- Let's leave the road cleaner then it was before the weekend!

### Gate Hours

- Friday gates open at 10am for racers and camping.
- Saturday and Sunday gates will be open 8am for racers and camping.
- Saturday and Sunday spectator gates opens at 11am

### Gates at Night- Racers/ Campers

- Gates close each night at 11pm.
- No traveling between 100 Mile and the ranch after 11pm unless there is an emergency.
- **Important Note:** We ask attendees to respect our wishes as we had several requests from the neighbors that live near the road. Trailers are fairly noisy on the gravel road especially when they are bouncing around in potholes.
- Please stay in town, at a rest stop or truck stop if you can not make it out to the ranch before 11pm on Friday.
- It takes about 30 to 45 minutes to travel between 100 Mile House and the ranch so please time your travel accordingly.

**No one is to park or camp out on the road or entranceway of the ranch. Our temporary permit could be canceled and we will loose this venue.**

### Attendees/ Campers

- No fires at campsites, only propane fires are allowed.
- No starting, running or joyriding any vehicles at night.
- Use caution watch for pedestrians and children.
- Between the hours of 10pm to 8am no race vehicles should be heard running unless racing is going late. Breaking these rules can result in disqualification.
- Saturday evening there will be a central fire for anyone to attend.
- Music must be turned down at 12:00pm (**midnight**) to a respectful level.
- Alcohol may only be consumed in campsites after race events are over for the day
- No joyriding off property on crownland or FSR's with race vehicles or uninsured pit vehicles
- All vehicles onsite including Pit vehicles must be operated in a safe and controlled manner, no speeding, joyriding or hot-rodding.
- Riding while impaired or under the influence of drugs or alcohol is prohibited
- Campsites must be kept clean and tidy, garbage and recycling dispose of in correct barrels or dumpster
- We have spill kits onsite and a contaminated soil disposal tote. Please see a track official if your truck has a spill and they will assist you.
- We would like to try and reserve camping for racers, their pit crew and volunteers but if you are a spectator and would prefer to camp on-site it will be:-\$35 per person for weekend pit passes and a camping fee \$60/RV or vehicle.

### Pets

- Attendees can bring their pet but its not recommended.
- Pets must be on a leash and must be under control at all times.
- Pets are not to make excessive noise or disturb other persons.
- Pet owners must cleanup after their pets, poop and scoop applies at all times
- Make sure pets are in a safe, cool, secure spot if you're leaving your pet in camp.
- **Spectators at mud racing events** please no pets. We ask you leave them at home, so they don't have to endure the heat or loud noises.

### **Toilet Facilities**

- Please use proper toilet areas, as outhouses are setup around venue.
- Please inform event staff if there is any issues with an outhouse.

### **Wildlife**

- Due to the remote nature of the venue wildlife maybe seen. Bears, deer, moose and bobcats do frequent the area.
- Do not feed wildlife.
- If wildlife become an issue inform event staff immediately.

### **Creeks and Water Ways**

- All creeks and water ways are protected areas.
- Absolutely no driving in any creeks or water way as there is fish present.
- No littering in or tampering vegetation in any creek or water way.

### **Other Info**

- Unfortunately, there is no cell phone service at this track.
- Cell service is available at Forest Grove (30 min away) so please be prepared for this. We have a satellite phone for medical emergencies only.

### **Why are you building the ranch?**

Providing people a place like the ranch gives people a safe family friendly environment to experience off road racing. It actually reduces the impact on the environment because we are doing it in a controlled setting and encourage people to off road responsibly. Having classes for a variety of levels from full competition spec trucks to street legal trucks, we give everyone the opportunity to come join in on the fun, including children.



## Planning Application Advisory Planning Commission Comment Form

**Date of Meeting:** July 17, 2023

**Location of Meeting:** Forest Grove Community Hall

**File Number:** 3360-20/20230013

**Application Type:** Rezoning Amendment

**Electoral Area:** H

**Legal Description:** District Lot 8333, Lillooet District

**Property Location:** 2750 Bradley Creek Road

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### ATTENDANCE

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**Present:**

Chair:	<u>Peter Sanders</u>	
Members:	<u>Helen Kellington</u>	<u>Lori Frame</u>
	<u>Elisa Marocchi</u>	<u>Jack Dafoe</u>
	<u>Wendy Philip</u>	<u>Bonnie Talarico</u>
	<u> </u>	

**Recording Secretary:** Wendy Philip

**Owners/Agent:** Leanna & David Davies

☐ Contacted but declined to attend

<b>Absent:</b>	Tom Price	Will Van Osch
	Karen Smith	Shelly Morton

**Also Present:**

Electoral Area Director:	Margo Wagner
Staff Support:	

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**RESOLUTION**

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THAT application with File Number 3360-20/20230013 be  
**SUPPORTED** / ~~REJECTED~~ for the following reasons:

- 1) financial benefits
- 2) concerns previously brought up by neighbours have been address and resolved including environmental impact, noise and cleanliness

For: 6      Against: 1

**CARRIED** / ~~DEFEATED~~

**Termination:**

That the meeting terminate.

Moved: Peter Sanders

Seconded: Wendy Philip

**CARRIED**

**Time: 7:48**

**Wendy Philip**  
(original signed)

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Recording Secretary

**Peter Sanders**  
(original signed)

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Chair