

Delegation in Opposition of iRadio Proposed Music & Arts Festival

David Scoon – [REDACTED] Grey Highlands

Brian Ross - [REDACTED] Grey Highlands

The Festival

- When: End of June/Early July 2025
- Where: On the west side of the Blue Mountain Euphrasia Town Line, south of GR 119 close to Duncan on a 150 acres of farmland
- What: Up to 25,000 attendees, 40 bands, 3 stages, food vendors, camping, parking

Why We Object

Potential negative impact on entire community:

- Inappropriate location for up to 25,000 attendees
- Parking on adjacent field inadequate for 10,000 cars
- Access/Exist routes are inadequate
- EMS, Fire, Police very limited access
- Public Safety Risk - Local community could be left without these required services
- Concern over potential criminal activity
- Negative impact of noise, lights, laser shows on livestock
- Promoter may not have the required experience or resources
- TBM liability
- Other jurisdictions have declined to host this event

Details on Proposed Site

- Photos of site
- Photos of surrounding area
- Photos of road access

Summary

- Community will be overwhelmed
- Not in keeping with our rural environment
- Medical services, EMS, Hospitals, Fire, Police all could be overwhelmed and not available for general public
- Concern over potential criminal activity
- Negative impact of noise, lights, laser shows on livestock
- Promoter may not have the required experience or resources
- Other jurisdictions have declined to host this event



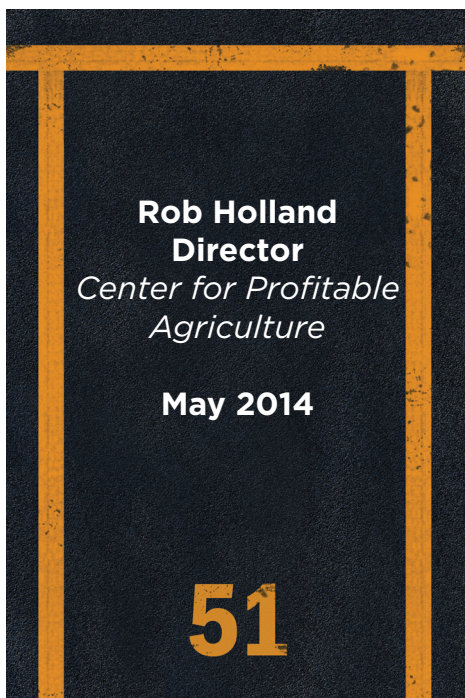
Estimating the Number of Parking Spaces Per Acre

Farm families that are preparing for on-farm direct marketing and agritourism ventures must often make provisions for customer parking. If a 5-acre field will be dedicated to customer parking, how many individual parking spaces will be available? The answer “it depends” certainly applies here. Some of the most important factors that will contribute to the number of parking spaces that will be available on an acre of land include:

- Size of each parking space
- Size and design of driving and turning lanes
- Layout and topography of the land
- Other factors such as handicap-accessible parking and surface of the lot/field

Some parking lots contain uniform-size parking spaces. That is, every parking space is the exact same size. Other parking areas will contain various-size spaces. For farm retail parking lots, it is advisable to consider various size parking spaces to accommodate a variety of vehicles. A 2-door economy car will require less parking space than a 4-door, 2-ton, dual-wheel pickup truck. In addition, farm retail operations that target tourists should consider parking and turning requirements for buses and RVs.

While there is probably not a standard-sized parking space, many parking lots are designed with parking spaces that are 10 feet by 18 feet (180 square feet). While



each acre of land contains 43,560 square feet, a simple mathematical computation shows if each parking space requires 180 square feet, 1 acre of land would accommodate 242 parking spaces. Of course, this assumes no turning lanes and each parking space is right next to each other.

If a field that is 180 feet by 242 feet (approximately 1 acre) is designed with six rows of parking spaces with each parking space being approximately 10 feet by 18 feet and the traffic lanes are 24 feet wide, approximately 150 spaces can be designed. As shown in Figure 1, there are three pairs of parking rows, each containing 48 spaces. The one-way traffic lanes are 12 feet wide and the two-way traffic lanes are 18 feet wide.

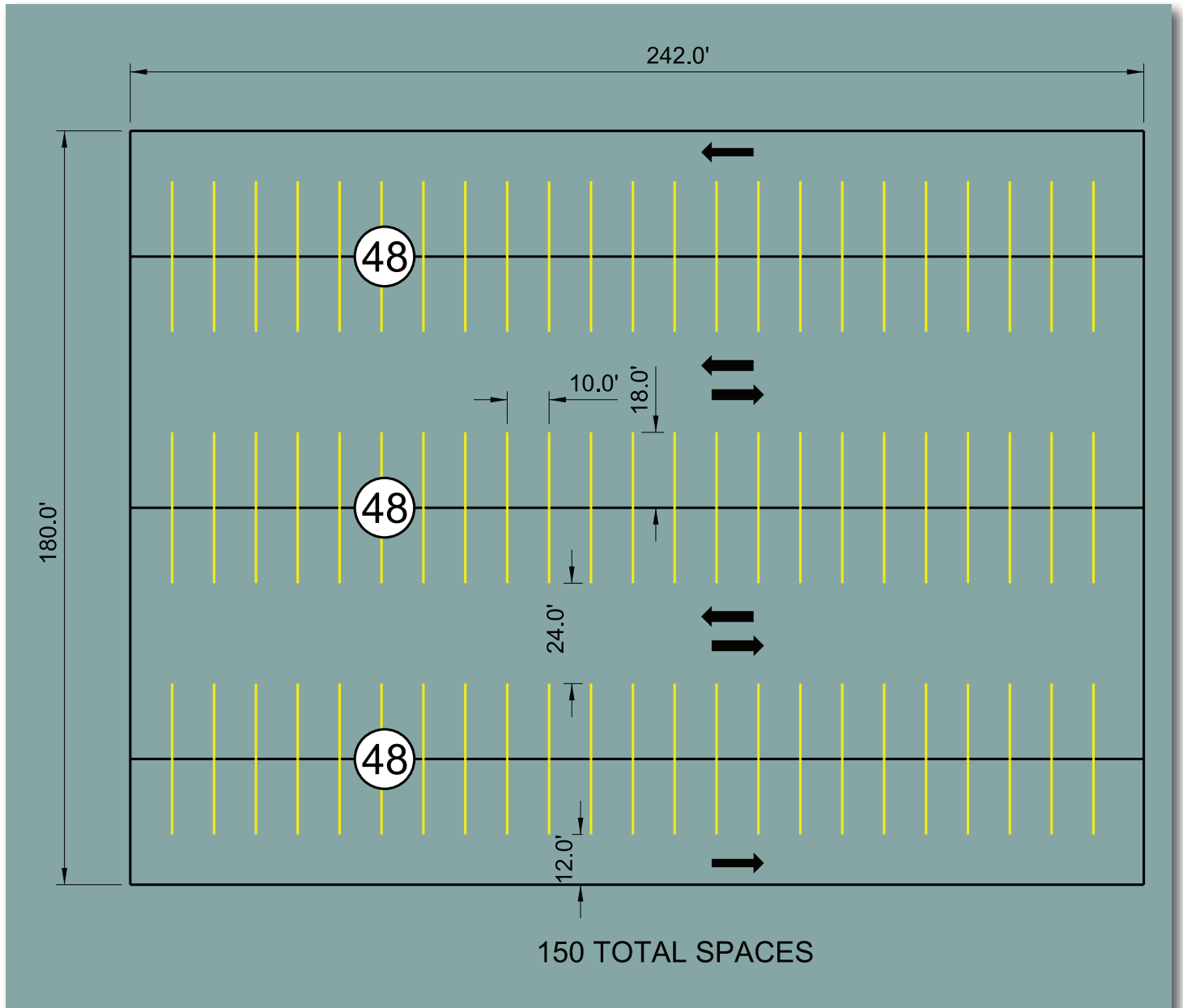


Figure 1. Example design for 150 parking spaces per acre with 10' by 18' spaces.

If parking spaces are angled, the width of the individual parking spaces are reduced to 9 feet and the width of the one-way traffic lanes are reduced, resulting in approximately 162 spaces per acre. See Figure 2 for a diagram. While angled parking spaces and one-way traffic lanes allow for more spaces per acre, the actual open ends of each parking space will be greater than 9 feet (the open end of 9-foot-wide parking spaces will actually be 12.7 feet wide). In addition, signage and enforcement for one-way traffic lanes can be more burdensome to the landowner.

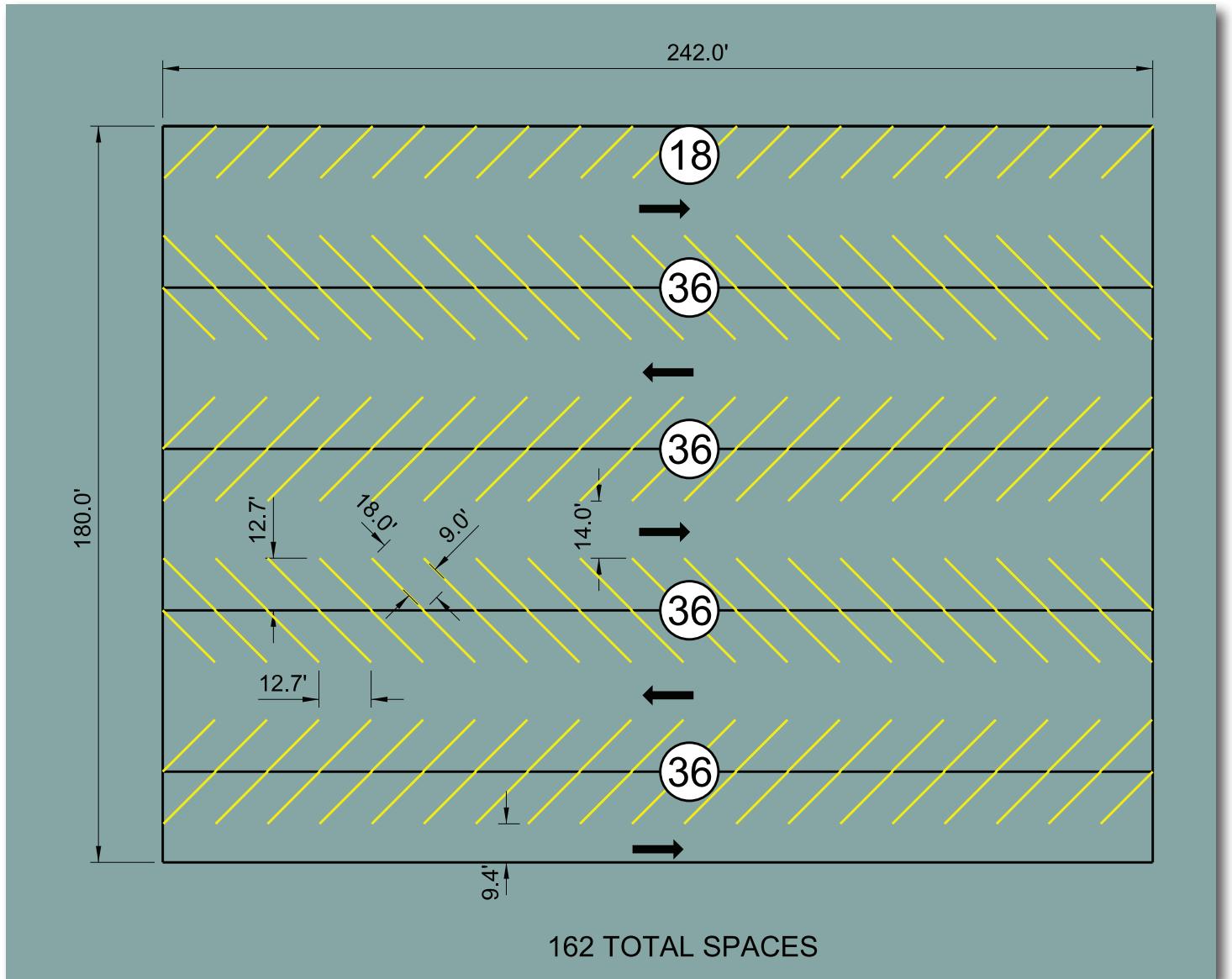


Figure 2. Example design for 162 parking spaces per acre with 9' by 18' angled spaces and one-way traffic lanes.

Many fields used for parking are not flat, not perfectly square and do not accommodate lined parking spaces. Accounting for these and other imperfections in farm fields that are often used for customer parking, many on-farm marketers often estimate that they can park between 80 and 100 automobiles per acre. See Figure 3 for a diagram.

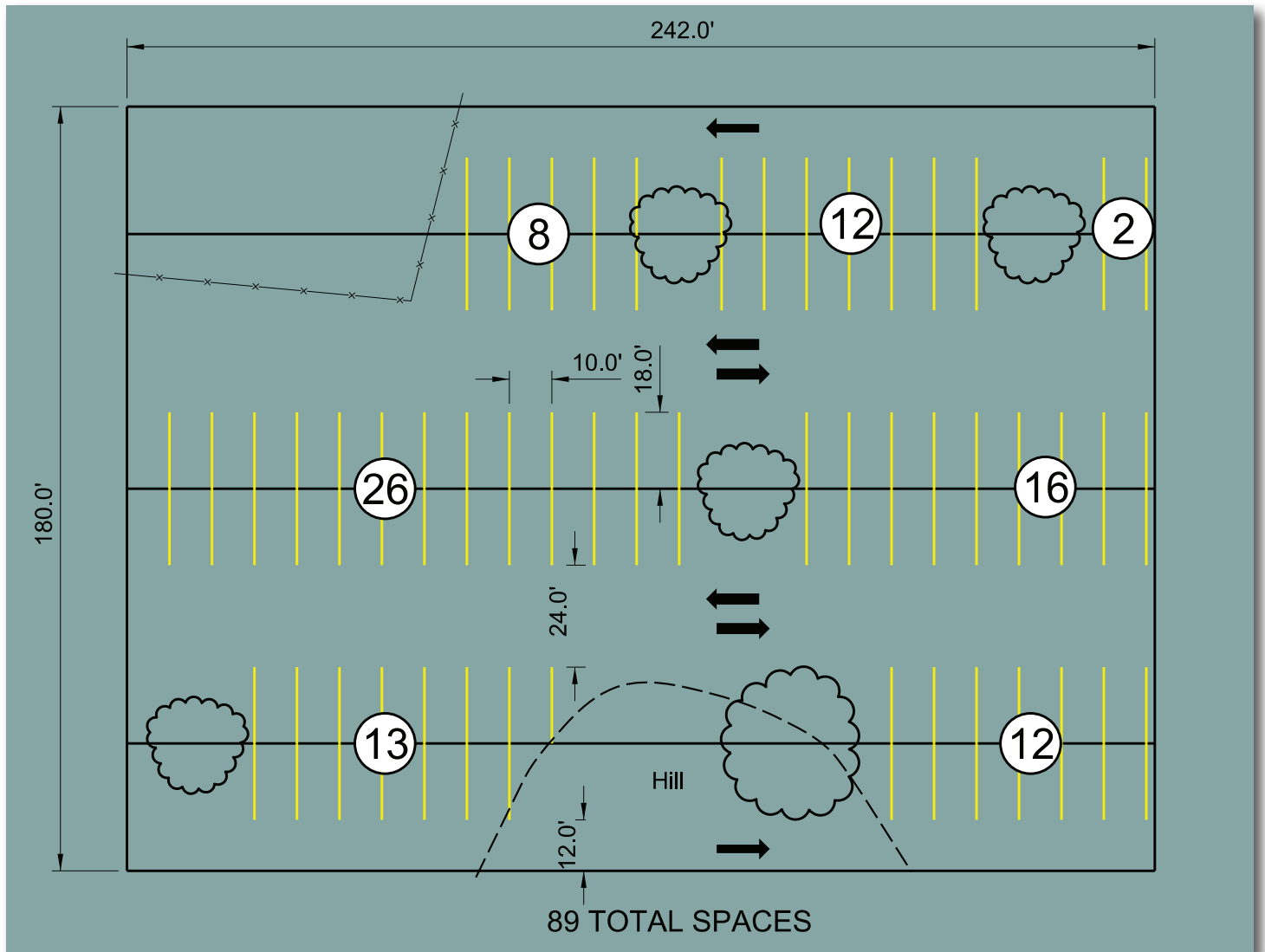


Figure 3. Example design for 89 parking spaces per acre with 10' by 18' spaces showing various farm-field obstacles.



