

AgRefresh

STAGE 3 REPORT | EXCERPT
AGRI-TOURISM





2.11 Agri-Tourism

Guide the scale and location of agri-tourism operations

The growing popularity of activities such as farm tours, hay rides, corn mazes, and pumpkin patches offer a way to diversify farm income, but can introduce activities that generate traffic, high parking demand, and other impacts that can disrupt surrounding farms if not well managed.

2.11.1 Decision Makers

Activities compliant with the Zoning Bylaw and ALC rules do not require additional City or ALC approvals.

City

Agri-tourism events attracting 200 people or more require an Outdoor Special Event Permit (e.g., harvest festivals)

2.11.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Clarify and differentiate agri-tourism from gathering events
- Limit year round outdoor agri-tourism areas to 2,000 m²
- Remove current the 10 month agri-tourism limit
- Remove the indoor floor space reference from Zoning
- Require parking be provided on the farm (not permanent)

Stage 3 engagement feedback highlights

- 82% of respondents agreed or somewhat agreed with early ideas
- some respondents felt there should be greater flexibility, an option to use buildings, and allowance for gravel parking

**A full summary of Stage 3 engagement material and feedback is available in the "Stage 3 Winter 2017-18 Engagement Results" report.*



2.11.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Link the ‘agri-tourism’ definition to the *ALR Use Regulation*.
- Continue to prohibit agri-tourism accommodation.
- Only permit agri-tourism on a lot assessed as a farm.
- Do not permit the installation, construction, or alteration of permanent structures for agri-tourism, unless authorized by ALC.
- Continue to limit the use of indoor space for agri-tourism to 300 m².
- Require sufficient parking for all attendees on the farm.
- Remove 10 month agri-tourism limit.

DRAFT POLICY AND REGULATION UPDATES

Updated
(Zoning)

Updated Definition for “Agri-Tourism”

ALC
Alignment

New definition links directly to the *ALR Use Regulation*:

“Agri-Tourism has the same meaning as in the *Agricultural Land Reserve Use Regulation*, but excludes accommodation for Agri-Tourism on a farm.”

The following explanatory note is included with the definition to provide a ‘user friendly’ understanding.

“As outlined in the *ALR Use Regulation* and ALC Policy L-04, Agri-Tourism generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm”

This approach provides a resilient Zoning Bylaw definition that remains current with any ALC updates. The explanatory note is for convenience, and not part of the formal bylaw, allowing it to be updated at any time.

Retain
(Zoning)

Exclude Agri-Tourism Accommodation

This use intentionally excludes agri-tourism accommodation given the anticipated impacts on farm land and enforcement challenges.



Updated
(Zoning)

ALC
Alignment

Only Permitted on a Lot with Farm Status

Continue to only permit agri-tourism on a farm with 'farm' status, consistent with the *ALR Use Regulation*. This requirement is relocated from the definition to the 'Additional Regulations' section of the A Zones.

New
(Zoning)

ALC
Alignment

Parking

All visitor parking must be accommodated on the farm operation.

A side bar notes flag ALC Policy L-04 restrictions prohibiting permanent parking areas for agri-tourism (asphalt, gravel, concrete), and the requirement for ALC approval of any fill or material brought on-site for temporary parking.

Updated
(Zoning)

ALC
Alignment

No Permanent Structures or Surfaces

Consistent with ALC requirements, a new Zoning Bylaw provision prohibits the installation, construction or alteration of permanent structures or permanent hard surfaces, or alteration of the landscape, exclusively for 'agri-tourism', unless approved by the Agricultural Land Commission.

An explanatory margin note highlights ALC policy L-04.

Retain
(Zoning)

ALC
Alignment

Use of Indoor Areas

Continue to limit the size of indoor areas used for agri-tourism to 300 m² (3,230 ft²) per lot, excluding use for farm tours.

A new margin note identifies the requirement for any building or structure used for agri-tourism to meet the BC Building code for such occupancy, reminding the reader that any construction to bring a building up to code for agri-tourism requires ALC approval.

Removed
(Zoning)

Remove Agri-Tourism 10 Month Limit

Given the diversity of farm types, value added agri-tourism activities can support a farm year round through a variety of seasonal activities. Removal of the 10 month limit is proposed.