

# AgRefresh

**STAGE 3 REPORT | EXCERPT  
GATHERING EVENTS**





## 2.12 Gathering Events

### Enable and manage gathering for events

In 2016, the Province introduced 'gathering for an event' as a 'permitted non-farm use' that may not be prohibited by a local government for farms in the ALR. Essentially, this Provincial regulation allows a farmer to host a limited number of non-agricultural events on their property each year to generate revenue, subject to specific ALC conditions.

With this new opportunity, events such as music festivals and weddings have increased in popularity in the ALR. New Zoning Bylaw provisions are proposed to address and help manage this value-added on-farm opportunity to ensure compatibility with surrounding agricultural activities.

### 2.12.1 Decision Makers

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

### 2.12.2 What we heard in Stage 3

#### 'Early Ideas' explored through Stage 3 engagement

- Differentiate gathering events from agri-tourism
- Require compliance with ALC regulations for events
- New/converted buildings or structures will not be permitted
- Require parking to be provided on-farm and not permanent
- Only permit gathering events on land within the ALR that are classified as 'farm' by BC Assessment

#### Stage 3 engagement feedback highlights\*

- 69% of respondents agreed or somewhat agreed with early ideas
- some respondents wanted to allow for larger and more, as well as conversion of farm buildings, whereas other had concerns about noise and objected to commercial events in farming areas.

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

## 2.12.3 Draft Recommendations

### A SNAPSHOT

#### Zoning Bylaw Highlights

- Integrate a new Zoning Bylaw use and definition.
- Only permit “Gathering for an Event” on a lot in the Agricultural Land Reserve that has ‘farm’ status.
- Establish required setbacks, including a minimum distance from a residence on another lot.
- Regulate parking.
- Address the use of indoor areas and permanent facilities.
- Link to the City’s Outdoor Special Event application process.

### DRAFT POLICY AND REGULATION UPDATES

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New (Zoning)	<b>Definition of “Gathering for an Event”</b>
ALC Alignment	<p>The following new use and definition is proposed:</p> <p>“<b>Gathering for an Event</b> has the same meaning as in the <i>Agricultural Land Reserve Use Regulation</i>.”</p> <p>The following explanatory note is provided to help differentiate the use from agri-tourism.</p> <p>“As outlined in the <i>ALR Use Regulation</i> and Agricultural Land Commission Policy L-22, ‘Gathering for an Event’ generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism.</p> <p>It excludes celebration, by the 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.”</p> <p>Similar to agri-tourism, this approach allows the Zoning Bylaw definition to remain 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.</p>

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New  
(Zoning)

ALC  
Alignment

New  
(Zoning)

ALC  
Alignment

New  
(Zoning)

ALC  
Alignment

New  
(Zoning)



New  
(Zoning)

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### Only Permitted in ALR and with Farm Status

Only permit gathering for an event on a lot within the ALR that is assessed as farm under the *Assessment Act*.

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### 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.

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### Buildings, Structures, and Hard 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 'events', unless approved by the Agricultural Land Commission.

An explanatory margin note highlights ALC Policy L-22.

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### Use of Indoor Areas

Limit the use of existing indoor areas for 'events' to 300 m<sup>2</sup> (3,230 ft<sup>2</sup>) per lot.

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

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### Setbacks

The following minimum setbacks are proposed to minimize the impact of gathering events on adjacent farms:

- 7.5 m from exterior lot lines
  - 15.0 m from interior lot lines
  - 30.0 m from buildings with habitable area on any other lot
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New  
(Zoning)

## ALC Requirements

ALR events are only permitted in accordance with specific conditions of the *ALR Use Regulation*. These conditions are acknowledged through the following proposed Zoning Bylaw provision:

“Gathering for an Event shall only be conducted in accordance with the *Agricultural Land Reserve Use Regulation*.”

The following explanatory margin note is provided to summarize key ALC requirements for convenience, allowing immediate updates with any Provincial change or clarification.

“The *ALR Use Regulation* and ALC Policy L-22 outline specific parameters that must be met in order to lawfully host a gathering event on a farm in the ALR. Policy L-22 provides more detail on the following requirements:

- lot must be classified as “farm”
- permanent facilities may not be constructed or erected
- parking must be available on the farm for all attendees
- maximum 150 attendees
- maximum 24 hours duration
- maximum 10 gatherings per calendar year”



Update  
(Bylaw)

## Special Event Permit Process

To help facilitate larger ALR Events, an amendment to the City’s “Outdoor Special Events Bylaw” is proposed, requiring outdoor (or partially outdoor) ‘gathering events’ involving 50 or more people to obtain a City Outdoor Special Event Permit.

A Special Event Permit will not be required for events held in a lounge or Special Event Area of a Farm Alcohol Production Facility.

This City permit process will help track the number of events in the ALR, allow monitoring for future regulation refinement, assist with ALC compliance, and ensure safety/impacts and emergency response are considered.

