

# Commercial Assembly Uses and Events

## INFORMATION BOOKLET

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# Why are Commercial Assembly Uses and Events an Issue?

## Community Complaints

The SLRD has and continues to receive a number of complaints from residents, farmers and other legitimately zoned business owners regarding weddings and other commercial uses occurring on lands that are not zoned for the use.

## Local and Provincial Bylaws, Regulations, and Policies

Bylaws, regulations, and policies are not being adhered to. For parcels inside the Provincial Agricultural Land Reserve (ALR), these commercial assembly uses are in violation of both ALR and SLRD regulations. For parcels outside the ALR, these commercial assembly uses are in violation of SLRD regulations unless properly zoned or permitted.

These unapproved commercial event operations have resulted in and will continue to yield negative effects on neighbours and community areas through several key areas including:

### Water and septic systems

- Commercial assembly uses being operated on parcels not zoned for such uses pose potential risks for water and septic systems that were likely designed solely for the residential use of the property.
- A parcel not zoned properly that is rented out for commercial assembly uses will not have appropriately designed water and septic systems. They would not be able to accommodate large numbers of people attending the property. These properties generally do not have Health Authority approvals.

### Washroom facilities

- This issue is related to the water and septic aspect in that rural and residential parcels typically do not have enough washrooms in existing buildings to address large numbers of people associated with commercial assembly uses.
- Without proper zoning or the use of Temporary Use Permits, there can be no guarantee that these commercial operations are providing sufficient facilities to handle the number of participants.
- When portable washroom facilities are brought in to supply a commercial assembly use such as a wedding, land may need to be cleared in order to facilitate the siting of such facilities. This can create aesthetic impacts to properties.

### Parking & traffic

- These parcels do not meet parking regulations and may not be sized to support parking for large numbers of vehicles associated with commercial assembly uses.
- This has direct implications for the neighbouring land owners, and is also connected to the resulting issue of land degradation, especially in the ALR. Without proper zoning or temporary use permit (TUP) process, a parcel would not have had to prove out parking and access issues.
- Parking on neighbouring properties and farms is a problem
- Increased traffic on local rural roads
- Drunk driving

# Why are Commercial Assembly Uses and Events an Issue?

## **Building design and lack of building permits (a public safety issue)**

- Commercial assembly uses are occurring in buildings without permits, or buildings that have permits that were approved for residential uses only.
- This is a concern, especially for parcels in the ALR where farm buildings are allowed to be constructed for farm purposes without building permits - if such buildings were then to be used for assembly (commercial or non-commercial) uses, there is a risk that the building was not designed for that purpose.
- A farm building repurposed for assembly uses would require a building permit from the SLRD.

## **Effects on Farming**

- Non-farm uses (commercial, industrial, etc.) negatively affect existing neighbouring farming operations and impacts normal farm practices
- Loss of farmland and removal of farmland from production
- Land degradation is of primary concern for parcels in the ALR though it can be an important issue elsewhere as well due to potential negative effects of parking, traffic, and inadequate washroom facilities & septic systems.
- Parcels in the ALR are zoned Agriculture and do not permit commercial assembly uses.
- In order to have agritourism on a parcel, the property must have farm status from BC Assessment - as previously noted, neither the Agricultural Land Commission (ALC) nor the SLRD consider commercial weddings, corporate retreats and parties or raves as agritourism.
- Trespass onto neighbouring farms and properties has been an issue
- Damage and theft of agricultural products on adjacent farms can be problematic
- The price of farmland is kept low due to farm-only uses. The introduction of commercial uses raises the selling price and makes it very challenging for farmers and new farm entrants to compete and purchase land.

## **Noise**

- These commercial land uses have also been generating noise, which has negatively affected neighbouring and nearby property owners and occupants in their enjoyment and use of their own parcels.
- Farm animals and farm workers are negatively affected by loud noise that can occur both in the daytime and at night.
- The enjoyment of one's property is negatively affected by noisy events.

## **Public safety, fire, and emergency operations**

- Given that many rural areas in the SLRD have limited or no fire department service, and limited police and ambulance services, there are additional risks to large commercial assembly uses occurring in unpermitted areas.
- A subsequent issue to parking and traffic management has to do with alcohol consumption and people traveling during and after these events are concluded. This can pose public safety issues for neighbourhoods.

## **Unfair competition with legitimately zoned commercial businesses**

- Competition with zoned and permitted properties and businesses that pay commercial property taxes and incur costs of being legally zoned, such as price of land, price of permitting process etc. (e.g. hotels, restaurants, golf courses, etc.).
- Costs of providing infrastructure including proper water/sewer systems, parking, etc.

# Frequently Asked Questions for properties IN the ALR

## **Why are there restrictions on ALR land?**

- The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land, to encourage farming and ranching and to focus non-farm use to the remaining 95% of the province.

## **Can I develop my ALR property for any land use I like?**

- Only if it is for agricultural purposes. If not, you require formal approval from the ALC before initiating any development or land use that is not currently allowed by the ALC Act and the ALR Regulation.
- If approval is given for a change of land use, the land owner or operator is subject to compliance with all other legislation and rules that may apply to the land, including but not limited to local government zoning.

## **Can I have a small café, restaurant, or retail store at my farm?**

- Cafés and restaurants are considered non-farm uses and require an approved non-farm use application from the ALC. So regardless of farm status, a property cannot operate a café or restaurant without an approved non-farm use application.
- Farm retail sales are regulated by the ALC. The ALR regulations permit farm retail sales on a farm in the ALR if all of the farm product offered for sale is produced on the farm on which the retail sales are taking place.
- Selling off-farm products is only allowed as long as at least 50% of the retail sales areas is dedicated to the sale of farm products produced on the farm on which the retail sales are taking place, and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m<sup>2</sup>.

## **Can I hold a commercial 'longtable' event (meal) on my property in the ALR?**

- A commercial longtable event such as a dinner or luncheon that promotes and markets the agricultural products that are grown on the farm that is hosting the event is permitted on those properties in the ALR if the property is assessed as farm under the BC Assessment Act. According to the ALC, these events should not require a permanent commercial kitchen.

## **Can I host a fundraising event on my property in the ALR?**

- The ALR regulation and agritourism policy includes: "charity fund-raising events where farm products from the farm are offered for sale or by contribution and the majority of net proceeds are donated to a registered charity" as a recognized agritourism activity. In order for any property in the ALR to conduct agritourism uses, the property must be assessed as a farm and meet the other criteria set out by the ALC and local zoning.

## Frequently Asked Questions for properties IN the ALR

### **Are commercial weddings, corporate retreats or parties or raves in the ALR considered Agritourism?**

- No. The SLRD has confirmed with the ALC that commercial weddings, corporate retreats or parties are considered non-farm uses. They are not considered agritourism activities, and requires a non-farm use application and approval from the ALC.

### **My property in the ALR has bed and breakfast (B&B) as a permitted use in the zoning. Am I allowed to host weddings at my B&B?**

- No, bed and breakfast operations are not allowed to host commercial weddings. Currently, in the Agricultural zones of the SLRD, commercial weddings are not a permitted use, regardless of whether there is an operating B&B. The B&B use is an accommodation use and does not include commercial assembly uses.

### **Can I host my own wedding on my own property? Can I host a family member's wedding on my own property?**

- Private family weddings and parties etc. that are hosted on family property are not considered to be commercial events, however, such special events having 200 or more people would require a Special Event Permit.

### *What are the current options for regulating land within the ALR?*

**Non-farm Use Application:** A non-farm use application is required for all non-farm uses, including but not limited to commercial and industrial uses. A non-farm use application must be approved prior to any other permits being considered.

**Temporary Use Permit or Rezoning:** If a non-farm use application is approved, then a Temporary Use Permit (TUP) application or a rezoning application is required.

**Special Event Permits** may also be required.

## Frequently Asked Questions for properties OUTSIDE the ALR

### **My property has bed and breakfast (B&B) as a permitted use in the zoning. Am I allowed to host weddings at my B&B?**

- No, bed and breakfast operations are not allowed to host commercial weddings. While many rural zones include B&B as a permitted use, it is an accommodation only use and does not include commercial assembly uses.

### **My property has campground or rental guest cabins or tourist accommodation as a permitted use in the zoning. Am I allowed to host weddings if my property is zoned for these uses?**

- No. Similar to B&Bs, campgrounds, rental guest cabins, and tourist accommodation are accommodation uses in the zoning bylaw. Campgrounds, rental guest cabins, or tourist accommodation uses are generally not allowed to host commercial weddings.
- Hotel uses, which typically include conference space, ballrooms, and restaurants may also host commercial assembly uses.

### **Can I host a family wedding on my own property?**

- Private family weddings and parties etc. that are hosted on family property are not considered to be commercial events, however, such special events having 200 or more people would require a Special Event Permit.

### **Can I host a fundraising event on my property outside the ALR?**

- Charity fund-raising events occurring on properties outside the ALR with 200 or more people would require a Special Event Permit.
- Appropriate zoning or a temporary use permit is required for a property owner to host commercial (for-profit) special events.

### **Can I hold a commercial 'longtable' event (meal) on my property outside the ALR?**

- A commercial longtable event such as a dinner or luncheon held on a parcel outside the ALR would require appropriate zoning or a Temporary Use Permit (TUP).

### *What are the current options for regulation of land outside the ALR?*

There are currently two options available for property owners who wish to operate commercial events in areas not zoned for such uses:

**Temporary Use Permit** or **Rezoning**

**Special Event Permits** may also be required.

# Legitimately Zoned Commercial Event Venues

There is a significant number (100+) of legitimately zoned sites in the SLRD and member municipalities where various commercial assembly uses (e.g. weddings, corporate retreats, parties, etc.) may be permitted (some with outdoor venues).

Legitimate venue locations include existing churches, hotels, restaurants, public parks, community centres, cultural centres and various other zoned properties.

## **Electoral Areas A, B and Lillooet**

Within these areas there are approximately 10+ potential venues.

## **Electoral Area C and Pemberton**

Within the Village of Pemberton and Electoral Area C there are approximately 12-15 potential venues.

## **Whistler**

Within the Resort Municipality of Whistler there are approximately 80+ potential venues.

## **Electoral Area D and Squamish**

Within Electoral Area D there are approximately 15-20 potential venues.

It should be noted that within Electoral Area C, there are between 5 – 10 venues (about half of which are in the ALR) that are known or assumed to be operating regularly in contravention of various local and provincial regulations.

# Bylaw Enforcement

## Enforcement – SLRD & ALC

- An infraction may contravene ALC and/or SLRD regulations.
- The ALC enforces ALR regulations.
- The SLRD enforces SLRD regulations.
- As SLRD zoning must be aligned with ALR regulations, there are two levels of enforcement.

## SLRD Bylaw Enforcement Policy

- SLRD bylaws are in place to develop and maintain a safe and livable environment for all residents of the SLRD.
- Bylaw enforcement is primarily complaint based.
- Complaints must be submitted in writing using the SLRD Bylaw Infraction Complaint Form.
- Complainant information is considered confidential and will not be released except under an order from the Provincial Freedom of Information Commissioner.

## Noise Bylaw

- There is a Noise Bylaw which applies to Electoral Area D only.
- Currently the RCMP must attend to noise complaints.

NEW TOOLS will be available over the next year:

- The SLRD Board has authorized the development of a ticketing system for bylaw enforcement.
- Once established the ticketing system will allow Bylaw Notices (tickets) to be issued for bylaw infractions.
- Bylaw Notices will have fines associated with them depending on the type of violation.

# Land Use Regulation & Tools

## Zoning Bylaws

- The land in the SLRD is regulated through zoning, temporary use permits, development permits and Official Community Plans.
- One of the primary purposes and benefits of zoning and land use regulation is to create a level playing field and to provide *clarity, consistency and certainty*.
- Zoning is meant to provide everyone with assurance of what will be occurring, and not occurring on the land. *This enables all residents, property owners, tenants, and businesses to make an investment in a business or commitment to a property with confidence that there will not be undesirable uses that will impact them and their investment.*
- A local government's zoning bylaw must align with ALR regulations.
- A local government's zoning bylaw cannot permit non-farm uses in the ALR that have not been permitted/approved by the ALC.

SLRD Zoning information is available on the SLRD website at [www.slrld.bc.ca/planning-building/planning-development-services/zoning-bylaws](http://www.slrld.bc.ca/planning-building/planning-development-services/zoning-bylaws)

## Temporary Use Permits (TUPs)

- Temporary Use Permits enable the SLRD, applicants and their neighbours to consider a use, provide input and place conditions on that use.
- TUPs can be issued for up to three years and may be renewed.
- If a proponent does not meet the conditions, then the TUP does not need to be renewed.
- It gives neighbours some sense of security that if the use permitted under the TUP creates unwanted neighbourhood impacts, the TUP does not need to be renewed.
- At the end of the TUP term, if the use is working well with the neighbourhood, a more permanent rezoning application process can be considered.
- TUPs are also cheaper and less complex than a rezoning process.

### *Benefits of promoting TUPs over rezoning applications:*

- TUPs are cheaper and less complex than a rezoning process.
- Applicants will know what to apply for, and what kind of application will be required.

## Special Event Permits

- The SLRD Special Event Permit Bylaw applies to events with 200 or more people.
- Special events include weddings, sporting competitions and races, concerts and festivals, cultural celebrations, parades, etc.
- There are three classes of Special Event Permits
  - Class I – Events with 200 – 499 attendees
  - Class II – Events with 500 – 999 attendees
  - Class III – Events with 1,000 or more attendees
- A Special Event Permit is not meant to serve as de-facto commercial zoning.
- Appropriate zoning or a temporary use permit is required for a property owner to host commercial (for-profit) special events.
- Private family weddings and parties etc. that are hosted on family property are not considered to be commercial events, however, such special events having 200 or more people would require a Special Event Permit.

# Agriculture & ALC Regulation

## What is the Agricultural Land Reserve (ALR)?

- The ALR is a provincial land use zone for agriculture.
- The ALR establishes the foundation for the business of agriculture.

## What is the Agricultural Land Commission (ALC)?

- The ALC is the provincial agency responsible for administering the ALR.
- The purposes of the ALC as set out in legislation are:
  - a) to preserve agricultural land;
  - b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - c) to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## Provincial Legislation & Regulations

- The Agricultural Land Commission Act mandates the ALC to work with local governments to accommodate, support and encourage farming on ALR lands.
- The ALC Act also requires local governments to ensure its bylaws (growth strategies, official community plans and zoning bylaws, etc.) are consistent with the ALC Act.
- The Agricultural Land Reserve Use, Subdivision and Procedure Regulation identifies uses that are permitted in the Agricultural Land Reserve.
- Provincial regulations take precedence over, but do not replace other legislation and bylaws, including those of the SLRD.
- Non-farm use applications and approvals are required for any non-farm use to occur on a parcel within the ALR.

## What is Agritourism?

Agritourism means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act. Section 2 (e) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulations (BC Reg 171/2002) provides the following guidance related to agritourism activities in the ALR:

(e) agritourism activities, other than accommodation, on land that is classified as farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm.

Section 3(1)(a) of the ALR Use Subdivision and Procedure Regulation refers to agritourism accommodation:

- (a) Accommodation for agritourism on a farm if
  - i. All or part of the parcel on which the accommodation is located is classified as a farm under the Assessment Act,
  - ii. The accommodation is limited to 10 sleeping units in total of seasonal campsites or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
  - iii. The total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel;

# Agriculture & ALC Regulation

In order for a property in the ALR to qualify for being able to conduct agritourism activities or agritourism accommodation, there are numerous essential criteria.

## **Agritourism Activities:**

- can be regulated but not prohibited by local government bylaws
- can only occur on a property that has farm status
- must be accessory to and related to the principle use of the farm
- must not be the prime activity or income
- must promote or market farm products from the farm
- must be temporary and seasonal
- do not include any overnight accommodation – that is considered agritourism accommodation
- do not include non-agricultural indoor or outdoor recreation uses
- associated with buildings and structures means assembly uses beyond low occupancy farm uses are occurring and building permits are required

*\*There can be no overnight accommodation associated with Agritourism Activities. Agritourism Accommodation requires a temporary use permit or rezoning application.*

## **Agritourism Accommodation:**

- can be regulated and/or prohibited by local government bylaws
- can only occur on a property that has farm status
- must be accessory to and related to the principle use of the farm
- must not be the prime activity or income
- must be 10 or fewer sleeping units (includes seasonal campsites, cabins, or short term use of bedrooms, including B&Bs)
- beyond a B&B, as permitted in an SLRD Zoning Bylaw, (e.g. campground/campsites, cabins, tents, teepees, etc. requires a temporary use permit or a rezoning application
- that has, or is proposing, more than 10 sleeping units requires a non-farm use application and a temporary use permit or a rezoning application
- must have a total developed area for this use, including buildings, landscaping and access, driveways and parking, or less than 5% of the total parcel area

*\*Agritourism Accommodation including more than 10 sleeping units requires a non-farm use application in addition to a temporary use permit or a rezoning application.*

A parcel must have farm status under the BC Assessment Act, and if a property no longer has farm status then the agritourism activity or accommodation use is no longer permitted. Any building or structure (existing or new) used for, or associated with an agritourism activity or accommodation use requires a building permit from the SLRD. This means any farm building that is used wholly or in part for agritourism activities or accommodation is now being used for assembly uses beyond low occupancy farm uses and requires a building permit.

*Please see ALC Policy #4, included in this booklet, for more information on agritourism activities in the ALR.*

# Agriculture & SLRD Policy

## **The SLRD Agritourism Policy No. 6.14 provides further guidance:**

*Agritourism activities shall only be supported if the property is an existing bona fide farm, and subject to the following conditions:*

- i. That only temporary approval is considered initially through the temporary use permit process, as opposed to a more permanent rezoning application;*
- ii. That such temporary use permit applications be referred to the Agricultural Advisory Committee (AAC) for review;*
- iii. That some kind of regular monitoring requirement be incorporated into any issued permit; and*
- iv. That an applicant must clearly demonstrate how the agritourism activities support or help the farm.*

The SLRD also has numerous policies and plans that are in support of farming and farmers. Such policies are intended to:

- Discourage non-farm uses and keep farmland free from conflicting and competing uses; and
- Support productive and profitable agricultural use of the ALR.

## SLRD Agricultural Policy and Planning Quotes

### **From the Pemberton Valley Agricultural Area Plan:**

- The existing ALR is to be respected and protected. Exclusions and non-farm uses are generally not supported.
- Sustainable agriculture is the highest and best use of the ALR and policy will support productive and profitable agricultural use of the ALR.
- Support the permanence of the ALR boundary by generally not supporting applications for subdivision or exclusion.
- Discourage the purchase of farmland for non-agricultural uses by generally not supporting ALR non-farm use applications.
- Discourage non-farm use on agricultural land, however, where non-farm use is being considered, pursue an approach that will create tangible improvements in the conditions for the agricultural sector and will ensure a “net benefit to agriculture”.
- Seek to provide attractive zoning opportunities for non-farm development in non-ALR areas.

### **From the Electoral Area B, C, and D Official Community Plans:**

- Alternative non-agricultural sites should be considered when recreational, institutional, industrial, commercial uses or utility facilities are proposed for agricultural areas
- Contribute to local and regional food security.
- Minimize the impacts from non-agricultural development occurring at the edge of farming areas and within agricultural lands.

# Agriculture & SLRD Policy

## **From the Area B, Lillooet, and St'at'imc Agricultural Plan:**

- The development of Agricultural Land Reserve, or other lands with agricultural potential, for non-farm uses is not supported.
- When updating zoning bylaws, designate land inside of the ALR and areas zoned for agriculture to be used only for agricultural activities and permit non-intensive farming on all non-ALR land.

## **From the Report of the SLRD Energy Resilience Task Force:**

- Local control of farmland is an important component of food security and preserving regional farmland will be advantageous to creating local control.
- Regional agricultural land is preserved, enhanced and replenished and encroachment on nature is minimized.

## **From the SLRD Integrated Sustainability Plan:**

- Conflicts between agricultural and non-agricultural uses are minimized.

For more information on the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation and ALC policies, visit the Agricultural Land Commission [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca) or call 1-800-298-7753.

For more information on SLRD land use regulations and policies, contact the SLRD Planning Department at Telephone: (604) 894-6371 Toll-free: 1-800-298-7753  
Email: [planning@slrd.bc.ca](mailto:planning@slrd.bc.ca)

# APPENDIX: Agricultural Land Commission Policy #4

 <p><i>Agricultural Land Commission Act</i></p>	<p style="text-align: right;"><b>Policy #4</b> <b>March 2003</b></p> <p style="text-align: center;"><b>ACTIVITIES DESIGNATED AS FARM USE: AGRI-TOURISM ACTIVITIES IN THE ALR</b></p>
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*This policy provides advice to assist in the interpretation of the Agricultural Land Commission Act, 2002 and Regulation. In case of ambiguity or inconsistency, the Act and Regulation will govern.*

## REFERENCE:

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the “Regulation”.

Section 2 (2) (e) and Section 1 (1).

*Section 2 (2) The following activities are designated as farm use for the purposes of the Act and may be regulated but must not be prohibited by any local government bylaw except a bylaw under section 917 of the Local Government Act :*

*(e) agri-tourism activities, other than accommodation, on land that is classified as a farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm*

Section 1 (1)

*“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;*

*“farm product” means a commodity that is produced from a farm use as defined in the Act or designated by this regulation.*

## INTERPRETATION:

Subject to the conditions in Section 2 (2) (e) of the Regulation, agri-tourism activities, (other than agri-tourism accommodation) are designated by this regulation as farm uses, and as such, may not be prohibited by a local government bylaw, except a farm bylaw approved by the Minister of Agriculture, Food and Fisheries under Section 917 of the *Local Government Act*. This permitted farm activity is in addition to general farm uses permitted under the Act.

The Regulation permits temporary and seasonal agri-tourism activities in the ALR provided the land is assessed as ‘farm’ under the *Assessment Act* and provided the activity promotes or markets farm products produced on that farm. These activities are accessory and, at the same time, related to the principle use of the farm or ranch and must promote or market farm products from the farm or ranch. This use is permitted only if the property is assessed as ‘farm’ and if the assessment changes, this use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business.

**This section does not include agri-tourism accommodation which is regulated under Section 3 (1) (a) of the Regulation and may be prohibited by a local bylaw.** See Commission Policy “Permitted Uses in the ALR: Agri-tourism Accommodation”.

There is no building threshold area stipulated for these uses in the Regulation. A local government may regulate these uses, for example by setting hours of operation, a maximum building area or maximum site coverage, but may not prohibit the uses as they are designated ‘farm uses’ under the Act. The local bylaws may further define ‘temporary’ and ‘seasonal’ and additional local government requirements must also be met. However in all cases the regulation of the use by local government must be reasonable and not prohibitive.

## APPENDIX: Agricultural Land Commission Policy #4

Examples of agri-tourism activities that may be permitted under this section of the Regulation, provided all conditions are met, include, but are not limited to:

- Agricultural heritage exhibit
- Farm tours and farm demonstrations
- Horse riding including cattle drive activities
- Horse or other livestock shows
- Hay, tractor and sleigh rides
- Pumpkin patch tours and related activities
- Picnicking
- Farm related educational activities including cooking classes using farm products from the farm
- Seasonal promotional events (e.g. harvest and Christmas fairs and activities)
- Special promotional events (e.g. private or public special occasion events for the promotion of farm products)
- Charity fund-raising events where farm products from the farm are offered for sale or by contribution and the majority of net proceeds are donated to a registered charity
- Catered food and beverage service special events where farm products from the farm are promoted, but not a service requiring the use of a permanent commercial kitchen
- Corn mazes
- Fishing (stocked pond)
- Bird and wildlife refuges and rescue services

Farm retail sales are regulated separately under section 2 (2) (a) of the Regulation and may be permitted if the specified conditions are met. See Commission Policy “Activities Designated as Farm Use: Farm Retail Sales in the ALR”.

Agri-tourism uses that do not meet the conditions established in the regulation, for example, uses that are not taking place on land assessed as ‘farm’, are not temporary and seasonal, and do not promote or market farm products from the farm, require application to and approval from the Commission.

### TERMS:

**Temporary** –means a use or activity in a facility or area that is established and used on a limited time basis for agri-tourism activities. If a building or structure is required for this use, temporary use of the building or structure means a use for agri-tourism for less than 12 months of the year. The building or structure may be used for other permitted uses during the course of, or for the remainder of the year.

**Seasonal** - means a use or activity in a facility or area for less than 12 months of the year.