

REGIONAL DISTRICT OF KITIMAT STIKINE

AGRI-TOURISM ACCOMMODATION POLICY

Resolution # R042-2015

That the Regional District Board adopt the Agri-Tourism Accommodation Policy to address accommodation for agri-tourism located on a Provincial Agricultural Land Reserve (ALR) parcel in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation BC Reg. 171/2002 within the Regional District of Kitimat Stikine.

Part 1 - Background:

The Regional District of Kitimat-Stikine (the “Regional District”) has long been an advocate for agriculture and farm production in the area and looks to continue the enhancement and promotion of these activities in the future. Agriculture also has important links to tourism - the rural landscapes, locally grown products and authentic experiences provided by the agricultural sector and culture attract visitors to the region. Agri-tourism development is an economic development strategy that has been demonstrated in a number of British Columbian districts as a way for farmers to add value to their farm businesses. A major tourism trend focuses on a new type of visitor looking for sustainable environmentally conscious holidays and authentic travel experiences—experiences that fit well with many agri-tourism activities. The Regional District seeks to enhance farmer’s opportunities to add value to their farm businesses while addressing potential agri-tourism accommodation development in a responsible and sustainable manner.

Part 2—Policy Scope and Application:

This policy applies to all agri-tourism accommodation development. The policy guides the development and placement of agri-tourism accommodation within the ALR in accordance with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation BC Reg. 171/2002* which allows local governments the right to prohibit or allow uses. The Agricultural Land Commission allows local governments the right to prohibit or allow uses with restrictions.

This policy shall come into effect at the date of adoption by the Board of the Regional District.

Part 3 - Objectives:

In light of the interest in agri-tourism shown by property owners with land in the Agricultural Land Reserve, the Regional District of Kitimat-Stikine has drafted the following policy to guide Regional District staff in reviewing applications and development plans, and to provide clarity for property owners in developing agri-tourism accommodation.

The Regional District establishes this policy to:

- a) Augment or subsidize on-farm revenue, but not replace or compete with farm revenue;
- b) educate tourists about agricultural activities;
- c) increase awareness of local agriculture;
- d) provide direction on the placement and development of all forms of agri-tourism accommodation within the jurisdiction of the Regional District;
- e) maintain an inventory of agri-tourism accommodation in the Regional District;
- f) provide clarity to renters of agri-tourism accommodation within agricultural areas designated as a farm under the *British Columbia Assessment Act*;
- g) provide conditions to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulations BC Reg. 171/2002* and create additional requirements to agri-tourism accommodation within the jurisdiction of the Regional District;
- h) promote compliance with health, safety and building codes;
- i) ensure compliance with existing zoning bylaws, the *Agricultural Land Commission Act*, and all other applicable regulations; and
- j) provide clarity to owners of agricultural land designated as “farm use” under Part 3, Section 23 of the *Assessment Act* interested in developing an agri-tourism accommodation business;

Part 4 - Definitions:

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

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Gross floor area” means the sum total of all covered floor areas measured at the outermost extremities.

“Principal use” means the building, structure or use which is the main use of the site.

“Seasonal cabin” means a structure not exceeding a maximum height of 5.5 meters or maximum size of thirty (30) square meters in gross floor area.

“Sleeping unit” means:

- a) A bedroom or other area used as a bedroom in a cabin, dwelling or accessory building, and
- b) a tent or recreational vehicle.

Part 5 – Policy:

- 1) All agri-tourism accommodation use is subject to the *Agricultural Land Commission Act BC Reg. 171/2002* (as may be amended from time to time).
- 2) Agri-tourism accommodation shall be an accessory use, and for short term rental only.
- 3) Income generated from agri-tourism accommodation must be less than or equal to income generated by the farm.
- 4) Maximum of 10 sleeping units per farm in accordance with the following table

Farm size (hectares)	< 2.0	2.0 – 3.9	4.0 -- 5.9	> 6.0
# of units Permitted	0	5	7	10

- 5) All recreational vehicle (RV) sites will be rustic in nature and contain no hard surface pads fixed to the ground and there will be no services to the pads including power, water or sewer.
- 6) No more than five (5) seasonal cabins shall be situated on the property. The seasonal cabins shall not:
 - a) Be connected to a sewer system or water system (no water under pressure to the cabin).
 - b) Be constructed or be equipped for continuous and/or year round occupancy.
 - c) Contain kitchen facilities.
 - d) Be on permanent foundations or with basement excavations.

- 7) Seasonal cabins shall be a structure not exceeding a maximum height of 5.5 meters or maximum size of thirty (30) square meters in gross floor area.
- 8) Each campsite space shall not exceed a maximum size of 75 square meters.
- 9) Agri-tourism accommodation shall be located a minimum of 15.0 meters from all lot lines.
- 10) Any building or structure must adhere to all applicable bylaws and regulations.
- 11) Agri-tourism accommodation shall only be valid while the property has "*farm status*" under the *B.C Assessment Act*. If *farm status* is not maintained, the sleeping unit(s) will be recognized as a violation of the *Agricultural Land Commission Act* and Regional District Zoning Bylaw and must be immediately removed.
- 12) Contact must be made to the Regional District to obtain a Building Declaration and Siting Approval permit and a detailed agricultural model and site development plan must also be submitted prior to commencement of any development on property.
- 13) A Bylaw Enforcement Officer may conduct periodic site visits to ensure accommodations are used in accordance with the Agri-Tourism Accommodation Policy and all other requirements of the Regional District.
- 14) All other permits or approval that may be required for development must be obtained from the proper authorities before development commences.
- 15) No more or less than one (1) parking space constructed of permeable material per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal dwelling.
- 16) No person shall stay within an agri-tourism accommodation unit for more than thirty (30) days in one (1) calendar year.
- 17) Nothing in this bylaw relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land from any authorities that have jurisdiction.

Date of Adoption: January 23, 2015