



REQUEST FOR DECISION

Agricultural Land Reserve Regulation & SLRD Zoning Bylaws - 2016 Changes

Meeting date: August 24, 2016

To: SLRD Board of Directors

RECOMMENDATIONS:

THAT the Board direct staff to draft zoning amendment bylaws for Electoral Areas A, B, C, and D to address the new Agricultural Land Reserve Use, Subdivision and Procedure Regulation changes regarding agri-tourism and events;

THAT the Board direct staff to draft a policy to be considered for adoption by the Board regarding non-farm use commercial events taking place in the Agricultural Land Reserve; and

THAT the November 25, 2015 SLRD Board resolution with respect to a moratorium on bylaw enforcement related to commercial events on properties located within the Agricultural Land Reserve be rescinded now that the Agricultural Land Reserve Use, Subdivision and Procedure Regulation has been amended.

KEY ISSUES/CONCEPTS:

The Provincial government via the Ministry of Agriculture, recently made changes to the Agricultural Land Reserve (ALR) Use, Subdivision, and Procedure regulation regarding agritourism and non-farm use commercial events. Through Order-in-Council No. 602-2016, (see Appendix 1, attached) the Province has created a new definition of agritourism that replaces the existing one in the ALR regulation. The changes also include new definitions such as "gathering for an event" that address non-agritourism commercial events, and new regulations for agri-tourism and "gathering for an event" uses.

This report summarizes those changes to the ALR regulations and the effect on the SLRD's zoning bylaws. The new regulations must be addressed in SLRD zoning bylaws as they are part of the category of ALR regulations that local governments must not prohibit. There is an opportunity for a local government to regulate these uses in order to ensure that they benefit agriculture and do not negatively affect farming. This report proposes additional supporting policies and regulations to address those issues previously identified by SLRD staff, the Board, Pemberton Valley residents and farmers and the Pemberton Chamber of Commerce, regarding commercial weddings and events. Such issues are

outlined in the July and August 2015 Board resolutions included in the background section of this report, as well as the January 14, 2016 Pemberton Chamber of Commerce letter to the SLRD (see Appendix 2). While much of the public engagement on these issues has occurred in Area C, the issues identified are potentially relevant to the whole SLRD. There are provisions that need to be incorporated into all zoning that applies to ALR land in each zoning bylaw. Consideration of proposed regulatory and policy criteria are meant to be SLRD wide, and will ensure that the newly permitted non-farm commercial event uses do not negatively affect farming and benefit the local agricultural sector as per the Board's resolutions on the matter.

SUMMARY OF ALR REGULATION CHANGES:

Agritourism has been re-defined, with the following definition replacing the previous one. As before though, commercial weddings are still not considered agritourism, and are still a non-farm use. A new definition (gathering for an event) was added to the ALR regulation to cover the non-farm commercial event use.

Agri-tourism means

(a) An activity referred to in subsection (4)*

- (i) That is carried out on land that is classified as a farm under the *Assessment Act*,
- (ii) to which members of the public are ordinarily invited, with or without a fee, and
- (iii) in connection with which permanent facilities are not constructed or erected, and

(b) Services that are ancillary to activities referred to in paragraph (a);

* (4) Agri-tourism on a farm means the following:

- (a) an agricultural heritage exhibit displayed on the farm;
- (b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the land comprising the farm;
- (d) subject to section 2 (2) (h), activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
- (e) dog trials held at the farm;
- (f) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;
- (g) corn mazes prepared using corn planted on the farm.

Gathering for an event means

- (a) A wedding, unless paragraph (c)(ii) applies,
- (b) A music festival, or
- (c) An event, other than

- (i) An event held for the purpose of agritourism, or
- (ii) The celebration, by 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;

The regulation was also amended to state that “gathering for an event” is a permitted use on ALR land if all of the following conditions are met – i.e. this use is not allowed unconditionally with respect to any parcel in the ALR as conditions are spelled out in the regulation. Local governments may add further regulations to address issues such as those identified by the SLRD and Pemberton Chamber of Commerce around water/sewer, sanitation, parking/traffic, noise, etc. –i.e. a local government can regulate but not prohibit this use. The regulation was also amended to clarify that “gathering for an event” is permitted in the lounge area of a winery/cidery/distillery/meadery.

- (k) Gathering for an event [permitted in the ALR], if all of the following conditions are met:
- (i) The farm must be located on land classified as a farm under the *Assessment Act*;
 - (ii) Permanent facilities must not be constructed or erected in connection with the event;
 - (iii) Parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm’s agricultural productivity;
 - (iv) No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
 - (v) The event must be of no more than 24 hours duration;
 - (vi) No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

BACKGROUND:

The following section outlines previous Board resolutions related to commercial weddings, agritourism, and zoning and other regulatory issues.

At the July 22, 2015 Board meeting, the following resolutions were passed:

THAT with respect to commercial events in the Pemberton Valley:

1. *SLRD staff to develop and bring forward for consideration by the Board an Area C noise and nuisance bylaw, such bylaw to be aligned with the Village of Pemberton noise and nuisance bylaw to the extent possible. [Completed]*
2. *Wait for the expected redefinition of agritourism to be released by the Agricultural Land Commission in January 2016. [Received; subject of this report]*
3. *SLRD staff to review the District of Kent’s regimes/processes with respect to agriculture (i.e. “home plate” considerations) for their applicability to the SLRD. [Underway – Area C Zoning review]*
4. *SLRD staff to implement the Pemberton Valley Agricultural Area Plan as much as possible. [Underway – Area C Zoning review]*
5. *The SLRD to bring together interested parties, including but not limited to, Pemberton and District Chamber of Commerce, Tourism Pemberton, Electoral Area C Agricultural Advisory Committee, Pemberton Farmers Institute, Village of Pemberton and Squamish-Lillooet*

Regional District, to: [Completed – community meeting held on May 21, 2015, meeting held with the Pemberton Chamber of Commerce on December 15, 2015, ongoing correspondence, and SLRD staff participation in Pemberton Chamber Commercial Events Committee]

- a. discuss commercial events in the Pemberton Valley; and*
- b. develop guiding principles for the commercial events industry to:*
 - i. succeed in the Pemberton Valley; and*
 - ii. benefit the local agricultural sector; and*
 - iii. in so developing such principles, to address the following issues:*
 - 1. water and septic systems;*
 - 2. washroom facilities;*
 - 3. building design and lack of building permits;*
 - 4. parking and traffic;*
 - 5. negative effects on farming;*
 - 6. noise and nuisance issues not addressed in noise and nuisance bylaws;*
 - 7. public safety, fire and emergency operations;*
 - 8. unfair competition with legitimately zoned commercial businesses (i.e. non-payment of commercial property taxes, lower land costs, etc.); and*
 - 9. land use planning (i.e. residentially zoned properties, ALR land, etc.).*

At the August 26, 2015 Board meeting, the following resolutions were passed:

THAT the Squamish-Lillooet Regional District send a letter to the Pemberton & District Chamber of Commerce (PDCC) to advise that the SLRD is looking forward to the PDCC striking a committee to:

- a. consider and give feedback on commercial events in the Pemberton Valley; and*
- b. develop guiding principles for the commercial events industry to: [Completed]*
 - i. succeed in the Pemberton Valley; and*
 - ii. benefit the local agricultural sector; and*
 - iii. in so developing such principles, to address the following issues:*
 - 1. water and septic systems;*
 - 2. washroom facilities;*
 - 3. building design and lack of building permits;*
 - 4. parking and traffic;*
 - 5. negative effects on farming;*
 - 6. noise and nuisance issues not addressed in noise and nuisance bylaws;*
 - 7. public safety, fire and emergency operations;*
 - 8. unfair competition with legitimately zoned commercial businesses (i.e. non-payment of commercial property taxes, lower land costs, etc.); and*
 - 9. land use planning (i.e. residentially zoned properties, ALR land, etc.).*
 - iv. to strengthen the commercial events industry and strengthen agriculture in the Pemberton Valley.*

THAT there be a moratorium on bylaw enforcement related to commercial events on properties located within the Agricultural Land Reserve until the expected redefinition of agritourism is released by the Agricultural Land Commission in January 2016. [Extended – see resolution below]

At the November 25, 2015 SLRD Board meeting it was resolved that:

THAT the Board's resolution of August 26, 2015 regarding the moratorium on bylaw enforcement related to commercial events on properties located within the Agricultural Land Reserve be maintained until such time as a final definition of agritourism is provided by the Province.

The Pemberton Chamber of Commerce provided a letter with recommendations to the SLRD Board in January 2016 as a response to the SLRD's request to the Chamber on the issue of commercial events. Please see Appendix 2 for that letter.

RELEVANT POLICIES:

SLRD Area B Lillooet, and St'at'imc Agricultural Area Plan
Pemberton Valley Agricultural Area Plan
Squamish-Lillooet Regional District Zoning Bylaws

The new ALR regulation changes directly conflict with stated objectives in both the Area B and Area C agricultural plans regarding the proliferation of non-farm uses. However, the new regulations must be addressed through SLRD zoning bylaws, and consideration of the new regulatory environment will be part of implementing each agricultural plan to the extent possible as per previous Board resolutions.

SUMMARY OF ISSUES:

The following ten items were included in the Pemberton Chamber of Commerce letter to the SLRD dated January 14, 2016 (Appendix 2) and have been reproduced here for convenience. This letter was prepared based on input from the committee struck by the Chamber of Commerce (at the SLRD's request – see the August 26, 2015 resolution, above). The Committee included people directly involved in special events such as weddings, representatives from the SLRD, Village of Pemberton and the Area C Agricultural Advisory Committee. The tenth item was not part of the SLRD's originally identified list of issues that was sent to the Chamber for comment.

1. Water and septic systems – must be properly designed and constructed.
2. Washroom facilities – venues need to be self-sufficient. Guests must have access to clean, well-stocked and properly functioning toilet and hand washing facilities, whether portable or permanent.
3. Building design and lack of building permits – only approved, existing buildings should be allowed to be used for commercial events. This is a problem area as most of the existing buildings on farms are not approved for assembly uses. Tents are a good option.
4. Parking and traffic – be clear on the specific number of spots available. Once these spots are spoken for, then require shuttles to and from the venue. Parking should not impose on neighbours and nearby streets.

5. Negative effects on farming – should be on a case by case basis but should be regulated by the venue owner/manager (no fireworks or loud music after 11 pm, etc.) Ensure the site for commercial activities is positioned well away from productive land.
6. Noise and nuisance issues not addressed in noise and nuisance bylaws – adhere to upcoming SLRD noise bylaw. Owners/managers must be present at all events to help manage this.
7. Public safety, fire and emergency operations – venue operators should be required to fill out at least one permit per year outlined their venue dates and numbers. This could include proof of insurance, and a safety plan.
8. Unfair competition with legitimately zoned commercial businesses –
 - Don't feel that there is any real threat to these businesses because of the high demand to host events in the Pemberton Valley.
 - Operators in the ALR that aren't farming their land are a problem.
 - Legitimate farms that host events should continue to be taxed as a farm.
 - The number of weddings a farm is allowed to have per year will help minimize competition with commercial businesses.
9. Land use planning (i.e. residentially zoned properties, ALR land, etc.).
 - Need to make it clear as to what is allowed to happen (commercial events, business, etc.) on ALR land and residentially zoned properties, ensuring that the land is being used for what it is zoned for.
 - ALR land owners that receive approval from the Ministry of Agriculture should not have to rezone or apply for a temporary use permit.
 - Should we require some kind of public notification to neighbours if a person is considering using their land for commercial events?
10. Insurance – must have insurance for commercial events.

The following items were included in the Pemberton Chamber of Commerce's January 14, 2016 letter (Appendix 3) to the Ministry of Agriculture regarding the Proposed Minister's Bylaw Standards on agritourism. The Chamber recommendations from that letter have been included here for convenience:

- Commercial events should be allowed to help supplement farm incomes, however, should be limited to no more than 10 events per year per location so as not to disrupt the farm operation and/or neighbours drastically. If they go over 10, or a fair number, they should have to apply for non-farm use, as this is more of a commercial venture.
- Owners/managers should be present to help educate the guests about farming. There is a real interest in understanding where food comes from, this would help promote local agriculture.
- Local produce/farm products that are available should be used for the event.
- The area used for events should be on a non-productive part of the farm, so as not to take good land out of production. The land used for these events should not be altered e.g. buildings, parking lots.
- Non-farm use should not require that land be rezoned, provided that the farm is not being permanently altered to host commercial events.
- The permitted process at all levels should be as simply and clear as possible, with the option to reapply annually.
- Transportation shuttles should be considered to help manage traffic and prevent parking concerns.
- Neighbourhood should be considered during the permit process in terms of event, attendance numbers and duration times of the event.

ANALYSIS

ZONING AMENDMENTS

This section outlines the necessary amendments to SLRD zoning bylaws required by the ALR regulatory changes. For each electoral area, even in Area A where there is a small amount of ALR land, zoning amendments would be prepared to address the new regulations in the zoning that applies to ALR land.

Each zoning bylaw for Areas A, B, C, and D will need to have an amendment drafted to replicate the new ALR regulation changes that must be permitted in a local government zoning bylaw.

Consideration should also be given to additional supportive provisions that could be employed in zoning amendments to address the new ALR regulations that must be enacted through SLRD zoning bylaws while ensuring that the issues identified by the SLRD and the Pemberton Valley community are effectively addressed. The new ALR regulations also highlight the importance and applicability of the farm residential footprint concept being incorporated into zoning to regulate residential and non-farm commercial activities and their accessory uses such as parking and washrooms, etc.

POLICY CREATION

It is recommended that a policy be drafted to be considered for adoption by the Board regarding allowed commercial events in the ALR. This policy would outline criteria based on the amendments to the ALC regulation, extensive public input on these issues, and is intended to partially meet the goal of, as the Pemberton Chamber of Commerce has stated, “a clear process...in order for a venue to host commercial events.”

PERMIT PROCESS

The Pemberton Chamber of Commerce noted in its January 14, 2016 letter to the SLRD that commercial wedding venue operators be required to fill out at least one permit per year that outlines their venue dates and numbers. This could include proof of insurance, and a safety plan. This recommendation is supported by SLRD staff as a way, especially in light of the new ALR regulations, to address some of the concerns noted in previous reports on the commercial wedding issue. A simple application process to identify the property, and when it would be hosting its 10 events with how many people along with other aspects would provide the SLRD, and the public with clear information on the events. This would allow the public and neighbouring property owners/occupants to be aware of events and address bylaw enforcement issues regarding number of events and noise issues.

As part of developing zoning amendments and policy to address the new ALR regulations, the SLRD would provide an opportunity for input and review from the Area B and C Agricultural Advisory Committees, the Pemberton Farmers Institute and the Lillooet Agriculture and Food Society. As well, the letters and involvement from the Pemberton Chamber of Commerce will also be considered.

The future policy will also need to address the issue of non-permitted buildings and farm buildings which are being used for event uses (in violation of the BC Building Code). The latest regulations from the Province are silent on these issues other than permanent structures cannot be constructed or erected for the events – it does not state that existing non-compliant buildings (i.e. barns) cannot be used for such events. There is also a requirement that events meet with local government regulations.

Enforcement will also need to be addressed in the policy. The new regulations are somewhat vague and leave room for interpretation. The policy should spell out how the regulations will be managed and what violations will trigger enforcement measures. There may be new ticketing categories that may need to be introduced to the SLRD Bylaw Notice Enforcement Bylaw No. 1447-2016.

ATTACHMENTS:

Appendix 1: Order-in-Council No. 602-2016

Appendix 2: Pemberton Chamber of Commerce Letter to SLRD (January 14, 2016)

Appendix 3: Pemberton Chamber of Commerce Letter to Ministry of Agriculture (January 14, 2016)

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 602 , Approved and Ordered July 29, 2016


Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002, is amended as set out in the attached Schedule.


Minister of Agriculture


Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Agricultural Land Commission Act, S.B.C. 2002, c. 36, ss. 58 (2) (a), (a.1) and (b)

Other: O.C. 571/2002

July 18, 2016

3/R/419/2016/3

SCHEDULE

1 *Section 1 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002, is amended*

(a) in subsection (1) by repealing the definition of “agri-tourism” and substituting the following:

“agri-tourism” means

- (a) an activity referred to in subsection (4)
 - (i) that is carried out on land that is classified as a farm under the *Assessment Act*,
 - (ii) to which members of the public are ordinarily invited, with or without a fee, and
 - (iii) in connection with which permanent facilities are not constructed or erected, and
- (b) services that are ancillary to activities referred to in paragraph (a); ,

(b) in subsection (1) by adding the following definition:

“gathering for an event” means a gathering of people on a farm for the purpose of attending

- (a) a wedding, unless paragraph (c) (ii) applies,
- (b) a music festival, or
- (c) an event, other than
 - (i) an event held for the purpose of agri-tourism, or
 - (ii) the celebration, by 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; , ***and***

(c) by adding the following subsection:

(4) Agri-tourism on a farm means the following:

- (a) an agricultural heritage exhibit displayed on the farm;
- (b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the land comprising the farm;
- (d) subject to section 2 (2) (h), activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
- (e) dog trials held at the farm;
- (f) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;
- (g) corn mazes prepared using corn planted on the farm.

2 Section 2 is amended

(a) by repealing subsection (2) (e) and substituting the following:

(e) agri-tourism, other than accommodation; ,

(b) by repealing paragraph (d) in the definition of “ancillary use” in subsection (2.4), and

(c) in the definition of “ancillary use” in subsection (2.4) by adding the following paragraphs:

(e) cooking classes, if

(i) the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation, and

(ii) the service of food is permitted under a manufacturer licence issued under the *Liquor Control and Licensing Act*;

(f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area referred to in paragraph (c) of this subsection, and, for this purpose, section 3 (4) (k) does not apply.

3 Section 3 is amended

(a) in subsection (1) by adding the following paragraphs:

(s) a refuge for wildlife, if operated in compliance with the *Wildlife Act*;

(t) a facility that shelters and cares for surrendered, abandoned or seized livestock. , and

(b) in subsection (4) by adding the following paragraph:

(k) gathering for an event, if all of the following conditions are met:

(i) the farm must be located on land classified as a farm under the *Assessment Act*;

(ii) permanent facilities must not be constructed or erected in connection with the event;

(iii) parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm’s agricultural productivity;

(iv) no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;

(v) the event must be of no more than 24 hours duration;

(vi) no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

Pemberton and District Chamber of Commerce
PO Box 370
Pemberton, BC
V0N 2L0

RECEIVED

JAN 25 2016

January 14, 2016

SQUAMISH-LILLOOET
REGIONAL DISTRICT

Squamish Lillooet Regional District
Box 219
Pemberton, BC
V0N 2L0

Attention: Lynda Flynn

Dear Ms. Flynn:

RE: Commercial Events in Pemberton and Electoral Area C

I am writing in response to your letter sent to Garth Phare on October 27, 2015. As a result of your letter to him, I was appointed to strike a committee to provide feedback on your concerns around commercial events in Pemberton. The committee includes people directly involved in special events such as weddings, as well as representatives from the SLRD, Village of Pemberton, and Agricultural Advisory Committee. In general, our committee fully supports commercial events in the Pemberton valley, but recognises that certain principles must be adhered to. The issues are as follows:

1. water and septic systems - must be properly designed/constructed
2. washroom facilities - venues need to be self sufficient. Guests must have access to clean, well stocked and properly functioning toilet and hand washing facilities, whether portable or permanent.
3. building design and lack of building permits – only approved, existing buildings should be allowed to be used for commercial events. This is a problem area as most of the existing buildings on farms are not approved for assembly uses. Tents are a good option
4. parking and traffic – be clear on the specific number of spots available. Once these spots are spoken for, then require shuttles to and from the venue. Parking should not impose on neighbours and nearby streets
5. negative effects on farming – should be on a case by case basis but should be regulated by the venue owner/manager (no fireworks or loud music after 11pm, etc.). Ensure the site for commercial activities is positioned well away from productive land.
6. noise and nuisance issues not addressed in noise and nuisance bylaws – adhere to upcoming SLRD noise bylaw. Owners/managers must be present at all events to help manage this

7. public safety, fire and emergency operations – venue operators should be required to fill out at least one permit per year outlining their venue dates and numbers. This could include proof of insurance, and a safety plan
8. unfair competition with legitimately zoned commercial businesses –
 - don't feel there is any real threat to these businesses because of the high demand to host events in the Pemberton valley
 - operators in the ALR that aren't farming their land are a problem
 - legitimate farms that host events should continue to be taxed as a farm
 - the number of weddings a farm is allowed to have per year will help minimize competition with commercial businesses
9. land use planning (i.e. residentially zoned properties, ALR land, etc).
 - need to make it clear as to what is allowed to happen (commercial events, business, etc.) on ALR land and residentially zoned properties, ensuring that the land is being used for what it is zoned for
 - ALR land owners that receive approval from the Ministry of Agriculture should not have to rezone or apply for a temporary use permit
 - should we require some kind of public notification to neighbours if a person is considering using their land for commercial events?
10. NEW ADDITION – must have insurance for commercial events

To summarize, a clear easy process needs to be established in order for a venue to host commercial events in the Pemberton valley. This includes proper permissions from the Ministry of Agriculture and/or Village of Pemberton/ SLRD and a set of guidelines for both the venue operator and customer.

The commercial events industry has become very important to Pemberton's economy. It also provides a great opportunity for bona fide farms to supplement their incomes and showcase local agricultural products. Our hope is that it will continue to flourish with some simple guidelines that are followed by all operators.

Please let me know if you have any questions. I look forward to further discussions with you on this matter.

Yours truly,



Andrea Vanloon
Pemberton and District Chamber of Commerce Director



Box 219, 1350 Aster Street
Pemberton, BC V0N 2L0
Ph. 604-894-6371, 800-298-7753
F: 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

October 27, 2015

BY EMAIL ONLY: info@pembertonchamber.com

Pemberton and District Chamber of Commerce
1392 Portage Road, PO Box 370
Pemberton, BC
V0N 2L0

Attention: Garth Phare

Dear Mr. Phare:

Re: Commercial Events in Pemberton and Electoral Area C

I am writing to advise you that the Squamish-Lillooet Regional District (SLRD) Board passed the following resolution:

THAT the Squamish-Lillooet Regional District send a letter to the Pemberton & District Chamber of Commerce (PDCC) to advise that the SLRD is looking forward to the PDCC striking a committee to:

- a. consider and give feedback on commercial events in the Pemberton Valley; and*
- b. develop guiding principles for the commercial events industry to:*
 - i. succeed in the Pemberton Valley; and*
 - ii. benefit the local agricultural sector; and*
 - iii. in so developing such principles, to address the following issues:*
 - 1. water and septic systems;*
 - 2. washroom facilities;*
 - 3. building design and lack of building permits;*
 - 4. parking and traffic;*
 - 5. negative effects on farming;*

6. *noise and nuisance issues not addressed in noise and nuisance bylaws;*
 7. *public safety, fire and emergency operations;*
 8. *unfair competition with legitimately zoned commercial businesses (i.e. non-payment of commercial property taxes, lower land costs, etc.); and*
 9. *land use planning (i.e. residentially zoned properties, ALR land, etc.).*
- iv. *to strengthen the commercial events industry and strengthen agriculture in the Pemberton Valley.*

In light of the above resolution, we ask that the PDCC consider striking a committee to address the issues as identified above and to report back in due course to the SLRD Board regarding the outcome of the work undertaken by the PDCC committee.

Regarding future action by SLRD staff in respect of commercial events in the Pemberton Valley, please be advised that the SLRD Board has passed the following resolutions:

1. *SLRD staff to develop and bring forward for consideration by the Board an Area C noise and nuisance bylaw, such bylaw to be aligned with the Village of Pemberton noise and nuisance bylaw to the extent possible.*
2. *Wait for the expected redefinition of agri-tourism to be released by the Agricultural Land Commission in January 2016. [*See note below*]*
3. *SLRD staff to review the District of Kent's regimes/processes with respect to agriculture (i.e. "home plate" considerations) for their applicability to the SLRD.*
4. *SLRD staff to implement the Pemberton Valley Agricultural Area Plan as much as possible.*

[*SLRD staff has now been advised by the Ministry of Agriculture that that the Agricultural Land Commission will not be releasing a redefinition of agri-tourism. Rather, the Ministry of Agriculture is now circulating (for comment by local governments and interested agencies) a draft version of the Minister's Bylaw Standards on Agri-tourism and Farm Retail Sales. SLRD staff is currently undertaking a review of this draft document and will be preparing a report for the SLRD Board.]

Please let me know if you have any questions.

Yours truly,



Lynda Flynn
Chief Administrative Officer



January 14th, 2016

Hon. Norm Letnick
Ministry of Agriculture Strengthening Farming Program
1767 Angus Campbell Road
Abbotsford, BC V3G2M3

AgriServiceBC@gov.bc.ca

Re: Pemberton & District Chamber of Commerce Submission on Proposed Minister's Bylaw Standard Criteria and Agri-Tourism

Dear Minister Letnick,

We appreciate the request to submit comments and recommendations regarding the proposed Minister's Bylaw Standard Criteria for agri-tourism, wedding and commercial events on properties within the Agricultural Land Reserve. Pemberton & District Chamber of Commerce formed a sub-committee of farmers, corporate businesses, agricultural advisory members, municipal and regional district government to discuss and provide feedback.

The proposed Bylaw Guide provides clear framework for supporting agri-tourism activities but we feel that such activities as special events, destination weddings and long-table dinners should be included in the definition. We appreciate that all such events will require ministry approval. Such events have a significant revenue impact on Pemberton's economy and are currently temporary or seasonal and generally are not altering or damaging the land.

Pemberton & District Chamber of Commerce respectfully makes the following recommendations:

- Commercial events should be allowed to help supplement farm incomes, however, should be limited to no more than 10 events per year per location so as not to disrupt the farm operation and/or neighbours drastically. If they go over 10, or a fair number, they should have to apply for nonfarm use, as this is more of a commercial venture.
- Owners/managers should be present to help educate the guests about farming. There is a real interest in understanding where food comes from, this would help promote local agriculture.

- Local produce/farm products that are available should be used for the event.
- The area used for events should be on a “non-productive” part of the farm, so as not to take good land out of production. The land used for these events should not be altered e.g.. buildings, parking lots.
- NON-Farm use should not require that land be rezoned, provided that the farm is not being permanently altered to host commercial events.
- The permitting process at all levels should be as simple and clear as possible, with the option to re-apply annually.
- Transportation shuttles should be considered to help manage traffic and prevent parking concerns
- Neighbourhood should be considered during the permit process in terms of event, attendance numbers and duration times of the event.

Thank you for allowing us to provide feedback.

Should you have any questions regarding our submission of recommendations, please do not hesitate to contact us.

Regards,

Andrea Vanloon - Director
 Pemberton & District Chamber of Commerce
 Commercial & Special Events Committee
 604.894.6773

pembertonvalleyfarms@gmail.com