

Agri-tourism Accommodation Use Guide

This information is provided for convenience only.

It does not substitute applicable District of Kent bylaws or regulations.

Last updated: March 2023

About the ATA

An agri-tourism accommodation (ATA) use is an opportunity for farmers to offer sleeping accommodations (agri-tourism sleeping units) in relation to their agri-tourism activities permitted under ALR Use Regulation.

A property must be 0.8 ha or greater and classified as farm under the Assessment Act for this use to be permitted. See page 2 of this guide for the summary of land use requirements for an agri-tourism accommodation use.

Sleeping units are to be as contiguous as possible and located to minimize the impacts on arable land, recognizing that the use is intended to support agriculture and not replace it.

ALC laws and regulations

ALC laws and regulations for agri-tourism accommodation use and a list of qualifying agri-tourism activities may be viewed on ALC's website: www.alc.gov.bc.ca.

"Agri-tourism sleeping unit" means:

- a) an area used for sleeping located in a cabin or other structure, excluding a residence; and
- b) a recreational vehicle or tent located on an agri-tourism campsite or an agri-tourism RV campsite.

No cooking facilities are permitted within individual sleeping units.



SUMMARY OF LAND USE REQUIREMENTS

CATEGORY	REQUIREMENT	
Length of stay (max.)	14 days or less	
Forms of sleeping units	Cabin or other structure (excluding residence), recreational vehicle, and tent (or similar structures)	
Zones and lot size (min.)	Properties within the ALR (≥ 0.8 ha)	
Number of sleeping units (max.)	Lot Size	Sleeping Units
	Less than 0.8 ha	0
	0.8 – 1.9 ha	1
	2.0 – 3.9 ha	4
	4.0 – 5.9 ha	5
	6.0 ha or greater	6
Size of sleeping unit (max.)	Form	Size
	Cabin or other structure	35 m ²
	Campsite	100 m ²
Site coverage	Less than 5% (counted towards permitted site coverage for farm-related commercial and farm-related industrial use)	
Setbacks	Interior and rear lot lines for: Cabin or other structure	3 m (minimum)
	Agri-tourism campsite or agri-tourism RV campsite	10 m (minimum)
	All lot lines	60 m (maximum)
Access	Driveway and parking areas are to be permeable	
Buffer	Fire-resistant fence no less than 1.8 m in height or landscape screen no less than 2.5 metres in height with the required 10 metre setback	
Parking	1 space per sleeping unit	
Fire prevention and protection	Fire pits (max.) = 0.5 m x 0.5 m (annual burning permit required) Apply "Fire Smart" techniques to property	
Washroom facilities	1 washroom facility is required (max. 150 m from any sleeping unit and min. 4.5 m from any campsite)	
Water supply	1 potable water system is required (max. 150 m from any agri-tourism sleeping unit)	
Communal areas	Limited to personal sanitation such as bathrooms and showers and non-commercial cooking spaces	
Exterior Lighting	Limited to the illumination of sanitation facilities & exterior areas only, must be shielded and directed to the ground, and may not be directly visible from public roads and residences on adjacent properties	

APPLICATION RESOURCES

Building Permit

A building permit may be required prior to developing a cabin or other structure for an agri-tourism accommodation.

Resource: [District of Kent Guide for the Home Owner](#)

Business Licence

A business licence is required prior to operating an agri-tourism accommodation.

The following are required at the time of application:

- Completed agri-tourism business licence application form
- Application fee: \$125
- Site plan including parking plan (plan details are specified within the business licence application)
- Floor plan

Resource: [Business Licences and Permits](#)

Resource: [District of Kent Guide for the Home Owner](#)

Burning Permit

An annual burning permit is required for a campfire.

Resource: [District of Kent Burning Permit Webpage](#)

Development Variance Permit

Local government may adopt regulations that are more restrictive than the ALC's regulations (but not more permissive) for an agri-tourism accommodation use. When a proposed agri-tourism accommodation use meets the ALC's laws and regulations but does not meet the District of Kent's regulations, a variance application may be considered by the District of Kent Council.

Resource: [District of Kent Development Variance Permit Guide](#)

Objectives and Compliance

Regulation Objectives

Agri-tourism accommodation regulation objectives:

1. Provide opportunities:
 - for farmers to diversify their revenue streams
 - to increase the demand for agricultural products grown
2. Minimize impacts on:
 - neighbourhoods and the community
 - agricultural land
 - ecosystems
 - long term rental housing



Compliance

The District works to ensure operators comply with rules and regulations. Operators may face fines of up to \$500 per day, per offence.

Example offences:

- Operate or market an agri-tourism accommodation use without a licence
- Market or carry on an agri-tourism accommodation while a licence is suspended
- Market or allow use of an unauthorized agri-tourism sleeping unit

Have questions? Contact Us.

Development Services

District Hall
PO Box 70
7170 Cheam Avenue
Agassiz, BC V0M 1A0
info@kentbc.ca or 604-796-2235

Related District of Kent Bylaws and Guides

The following related bylaws and guides are available on the District's website:

- Zoning Bylaw
- Business Licencing and Regulation Bylaw
- Development Cost Charges Bylaw
- Floodplain Bylaw
- Fire Prevention and Protection Regulation Bylaw
- Fees and Charges Bylaw
- A Guide for the Homeowner



Related Forms

The following forms are available on the District's [website](#):

- Building Permit Application
- Business Licence Application
- Development Variance Permit Application
- Letter of Agency
- Burning Permit Application

Notes:
