



FARM INCOME DIVERSIFICATION

The ALC's *Agricultural Land Reserve Use Regulation* permits a number of activities on land in the ALR that is intended to support farmer's incomes. Depending on the use Local Governments may have to abide by the ALC's regulations or can choose to create their own regulations for properties within the ALR. Outside the ALR, RDCK can implement its own zoning regulations on these uses, although typically RDCK aligns its agricultural zones with the ALC's regulations on all agricultural land regardless of its inclusion in the ALR.

Farm Retail Sales

The use of ALR land for conducting farm retail sales is designated as a farm use by the ALC and may not be prohibited by Local Government zoning if:

1. All of the farm products offered for sale are produced on that agricultural land, or
2. The area used for all retail sales meets both of the following conditions:
 - The total floor area, both indoors and outdoors, does not exceed 300 square metres (3229 square feet)
 - at least 50% of that area is limited to the sale of farm products produced either on that agricultural land or by an association to which the owner of the agricultural land belongs

Home Occupations

The use of ALR land for a commercial or similar use within a structure is permitted by the ALC, but may be prohibited by Local Government zoning, if:

1. The structure is accessory to and located on the same parcel as a residence, and
2. The structure occupies an area that does not exceed
 - the limit specified in an applicable Local Government regulation, or
 - 100 square metres (1076 square feet)

RDCK's Zoning Bylaw regulations allow Home Occupations that meet the ALC regulations.

Agri-Tourism

The use of ALR land for conducting an agri-tourism activity (for example: farm tours, tractor rides & seasonal events) is designated as a farm use by the ALC and may not be prohibited by Local Government zoning if:

1. The activity is conducted on agricultural land that is classified as a farm
2. Members of the public are invited to the activity (either with a fee or for free)
3. No permanent facilities are constructed

Events

The use of ALR land for the purpose of gathering for an event is designated as a farm use by the ALC and may not be prohibited by Local Government zoning if:

1. The event is conducted on agricultural land that is classified as a farm
2. No permanent facilities are constructed or erected in connection with the event
3. Parking is provided
4. There are no more than 150 people
5. The event is of no more than 24 hours in duration
6. There are no more than 10 gatherings within a calendar year

Agri-tourism accommodation

The use of ALR land for conducting accommodation in relation to an agri-tourism activity is designated as a residential use by the ALC, but may be prohibited by Local Government zoning, if:

1. The accommodation is located on agricultural land that is classified as a farm
2. The total developed area for structures, landscaping and access is less than 5% of any parcel
3. The accommodation is limited to 10 sleeping units, either:
 - a bedroom or other area used for sleeping located in a residence, cabin or other structure
 - a vehicle, trailer, tent or other structure located on a campsite, field or other area
4. Accommodation is provided on a seasonal or short-term basis only

Tourist accommodation

The use of ALR land for providing accommodation for tourists is permitted in a principal residence that is not a pre-existing residential structure by the ALC, but may be prohibited by Local Government zoning, if:

1. the accommodation is limited to 4 bedrooms in total
2. accommodation is provided on a short-term basis only

RDCK's agri-tourism accommodation zoning regulations to align with ALC's regulations.



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