



# Agri-Tourism Accommodation Business Operating Agreement

THIS OPERATING AGREEMENT is made and entered into effective \_\_\_\_\_ (Month, Day, Year),  
by \_\_\_\_\_ and the District of Summerland.

The signing individual agrees to abide by the District of Summerland's Bylaw Number 2021-028: A bylaw to amend Business License Bylaw Number 95-004, to include the provision of Agri-Tourism Accommodation Licenses. This bylaw includes the following sections:

Prior to the issuance of a license for an Agri-Tourism Accommodation, in accordance with District's Zoning Bylaw, the following shall be required:

- i) The signing of an agreement by the business operator of the Agri-Tourism Accommodation with the District of Summerland to ensure that all patrons will be required to sign a disclosure statement, indicating awareness of the impacts of staying and/or residing on a farm.
- ii) That the agreement shall require the business operator to ensure that all patrons do not trespass onto adjacent agricultural parcels not in their care and control.
- iii) That the business operator provide notification to all adjacent property owners to the proposed location of the Agri-Tourism Accommodation.
- iv) That the business operator provide proof of (CGL – Commercial General Liability) insurance for the hosting of patrons on their private property
- v) The business operator will maintain a log of guests, nights stayed and license plate numbers – including state/province
- vi) The business operator is responsible for their guests and their behaviour while on the property

The signing individual also agrees to abide by the District of Summerland's Bylaw Number 2021-020: A bylaw to amend 'Zoning Bylaw Number 2000-450' (Agri-Tourism Accommodation). This bylaw includes the following sections:

7.16.1 *Agri-Tourism Accommodation* is only permitted in conjunction with a permitted agri-tourism activity as described in the Agricultural Land Reserve Use Regulation, and accessory to the *Principal* use of *Agriculture, General* on a property classified as farm under the Assessment Act.

7.16.2 The maximum parcel coverage for the *Agri-Tourism Accommodation* use in 5% of the total parcel area

7.16.3 For the provision of *Buildings* or *Structures* for *Agri-Tourism Accommodation* purposes, the following requirements apply:

- a) The minimum parcel size is 2.0 hectares
- b) That the *Agri-Tourism Accommodation Building* be sited as an *Accessory Building* within the *Farm Home Plate*.
- c) All *Agri-Tourism Accommodation Bedrooms* be contained in one *Building*.



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- d) The maximum number of *Bedrooms* is four (4).
- e) The maximum number of consecutive days stayed per person is ten (10).
- f) No *Bedroom* for *Agri-Tourism Accommodation* purposes be larger than 20 m<sup>2</sup>.
- g) No *Kitchen* is permitted to be included within a *Bedroom*.
- h) One (1) parking space is required per *Bedroom* for the *Agri-Tourism Accommodation* building, in addition to the parking required for the principal single detached dwelling.

7.16.4 For the provision of *Campground* stalls for *Agri-Tourism Accommodation* purposes, the following requirements may apply:

- a) The minimum parcel size is 2.0 hectares.
- b) That the *Campground* use be sited within the *Farm Home Plate*
- c) That the *Campground* use be sited 10m from all property lines.
- d) The maximum number of campground stalls is three (3).
- e) The maximum number of consecutive days stayed per person is three (3).
- f) No water and sewer infrastructure be constructed on site for the *Campground* stalls for *Agri-Tourism Accommodation*.
- g) That the *Campground* stalls for *Agri-Tourism Accommodation* purposes be limited to the months of April to October, inclusive, of every year.

b. That Section **8.1 A1 Agricultural Small Acreage Zone** be amended by adding the following section to 8.2.3 Accessory Uses, and renumbering the list accordingly:

(b) *Agri-Tourism Accommodation*, subject to Section 7.16

Acknowledged by:

Property Owner	Signing Individual (if different from owner)
Full Name:	Full Name:
Address:	Address:
Postal Code:	Postal Code:
Phone:	Phone:
Email:	Email:
Signature:	Signature:

Business License Inspector (Dan Maja)

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_