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|  <p>Agricultural Land Commission Act</p> | <p style="text-align: right;">Policy L-06 October 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: BED AND BREAKFAST USE IN THE AGRICULTURAL LAND RESERVE ("ALR")</p> |
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act, 2002](#), including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 ([Agricultural Land Reserve Use, Subdivision and Procedure Regulation](#)), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Regulation 171/2002), Section 3(1)(d).

3(1) *The following non-farm uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:*

- (d) *bed and breakfast use of not more than 4 bedrooms for short term tourist accommodation or such other number of bedrooms as specified in a local government bylaw for the area in which the parcel is located;"*

See also BC Reg. 171/2002, Section 3(1)(a) 'agri-tourism accommodation'

INTERPRETATION:

The Regulation allows a maximum of 4 bedrooms for short term bed and breakfast accommodation use on a parcel in the Agricultural Land Reserve ("ALR"). Alternatively, the Regulation provides for this use with the maximum number of bedrooms specified in a local government bylaw for the area in which the parcel is located. In other words, the local government bylaw requirement for the maximum number of bed and breakfast bedrooms applies, and may allow a fewer or greater number of bedrooms, where a bylaw is in place for land in the area in which the parcel is located. The bylaw may further define "short term" and there may be additional local government requirements which may have to be met.

For bed and breakfast use in the ALR (unlike agri-tourism accommodation), there is no requirement that the parcel has farm classification under the [Assessment Act](#).

The bed and breakfast use must be accessory to the residential or farm use of the property and the bedrooms must be located in the primary dwelling.

The bed and breakfast use is for short term, tourist accommodation for paying guests.

TERMS:

short term means, for the purpose of this policy, the use by a tourist of a bed and breakfast accommodation for a period of not more than 30 consecutive days.

tourist means persons who travel from place to place away from their permanent residence for pleasure or business.

accessory means that the bed and breakfast is subordinate to the primary residential or farm use of the land on the same parcel(s).

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.

RELATED POLICY:

ALC Policy L-04 Activities Designation as a Permitted Non-Farm Use: Agri-Tourism Accommodation