

## **Appendix A**

### **Laws & Regulations of Impact on the Agri-tourism Industry**

#### **Municipal**

##### **1. Official Community Plans**

An Official Community Plan (OCP) is a long-term strategy that guides a municipality's land use, development and servicing plans and serves as a source from which future by-laws are constructed. OCPs continue to play a significant part in land use planning for agriculture. Depending on the OCP for a particular area, farmers may have to apply for an amendment to the plan in order to have agritourism activities on their farmland.

##### **2. Zoning By-laws**

These bylaws divide the municipality into zones and establish regulations for each zone. The zones and regulations will be different for every municipality. Typically land use regulations dictate permitted property uses and building density, size and siting requirements. Often lot coverage, frontage and area regulations are also imposed. For municipally zoned agricultural land that is also in the ALR, these regulations are imposed on top of ALR land use regulations.

##### **3. Building By-laws and Permits**

Building by-laws ensure compliance with the BC Building Code and with zoning regulations. Frequently permits are required prior to construction and often a fee is charged. Building permits are usually required for the following types of construction work:

- To build any residential, commercial, institutional or industrial building
- To build an accessory structure larger than 10 square meters total area
- To make renovations, structural changes or major repairs to an existing building
- To construct or alter a swimming pool
- To complete an unfinished area in an existing building
- To install any awning or canopy
- To demolish or move a building
- To extend or change any plumbing
- To move or place a mobile home or other temporary structure
- To build or install any wood-burning appliance or chimney

##### **4. Development Cost Charges**

Development Cost Charges (DCCs) are monies collected by some municipalities to offset infrastructure expenditures incurred with growth. They are payable by parties obtaining a building permit and can be charged if the structure you are proposing requires the local government to provide, construct, alter or expand facilities related to highways, sewage, water or drainage. Presently the implementation of DCC bylaws varies greatly between municipalities. In an effort to standardize the practices for municipal formulation and

administration of DCC bylaws, the Ministry of Municipal Affairs published a Best Practice Guide in October 2000.

#### **5. Signage on municipal roads**

For farms located on municipal roads, local by-laws dictate the signage regulation. This will differ for each municipality and within each municipality, depending on zoning requirements.

#### **6. Road access**

Farms located on municipal roads must comply with municipal road access regulations, which again will differ for each municipality. It is necessary to gain road access approval in order to obtain a building permit.

#### **7. Parking**

Parking also falls under the municipality's jurisdiction and is usually addressed in zoning and land use bylaws.

#### **8. Business licenses**

Most municipalities require a business to obtain a business license. It is necessary to contact your local government office and determine what, if any, type of license is required for the kind of business you propose.

#### **9. Noise by-laws**

Municipal by-laws that regulate or prohibit the making or causing of noises or sounds in or on a highway or elsewhere in the municipality which disturb, or tend to disturb, the quiet, peace, rest, enjoyment, comfort, or convenience of the neighborhood, or of persons in the vicinity. Municipalities may make different regulations or prohibitions for different areas of the municipality.

#### **10. Environmental (drainage, water coverage, etc.)**

Approving officers and municipalities may require applicants to conduct studies to assess the potential environmental impacts of a development, and to outline mitigation measures. Environmental impact assessments are often used as part of the development application process.

### **Provincial**

#### **11. Agricultural Land Reserve Act (ALRA)**

Provides the legislative structure that protects and monitors the use of agricultural land and minimizes the loss of land to urban development. The Agriculture Land Reserve Act secures that zoning, to support farming and preserve farmlands, is a matter of provincial importance. Nonetheless, municipal government's growth strategies, official community plans and bylaws are still maintained in ALR land. Four regulations within the ALRA

directly relate to agritourism: Farm Retail Sales; Bed and Breakfast Use; Agri-Tourist Accommodation; and, Wineries and Cideries.

#### **12. Farm Retail Sales in the Agriculture Land Reserve (ALR Act)**

This regulation was established to encourage the productive use of farmland by allowing for retail activity associated with direct farm marketing of farm products and some off-farm products without the approval of the ALR Commission. However, the order sets restrictions pertaining to off-farm products, which must be sold concurrently with farm products in an area not exceeding one third of the total space used for sales or 100 square meters, whichever is less. Restrictions also ensure retail sales are ancillary to farm use and do not hinder or prevent farm productivity. This general order does not relieve the farm retail business from complying with all other government agencies and local regulations such as local health, building, and zoning bylaws. The regulation does not supercede local by-laws governing farm retailing unless the local regulations are more permissive than the standards set by this policy, in which case it will over-ride the local by-laws. If a farm wishes to retail beyond the limits set by this policy, it is necessary for them to go through an application process to receive the ALR Commission's approval. The application is made through the local government to the Commission and includes a fee collected by the municipality. Applications are reviewed on an individual basis and judged by their own merits.

#### **13. Bed and Breakfast Use in the Agricultural Land Reserve (ALR Act)**

This general order permits bed and breakfast accommodation on ALR land under specific conditions without application to the Commission. The bed and breakfast use is restricted to one establishment per legal parcel, it must be completely contained within the dwelling the farm owner occupies, and it cannot not exceed a maximum of three bedrooms. Farmers wishing to provide accommodation beyond these limits must apply to the Commission under the Agri-Tourist Accommodation in ALR General Order.

#### **14. Agri-Tourist Accommodation in the Agricultural Land Reserve (ALR Act)**

This regulation provides guidelines for establishing agritourism accommodations on ALR land. It specifies the application procedure to the Land Commission for farms considering bed and breakfasts of four rooms or larger, guest ranches, farm inns and campsites. The guidelines clearly emphasizes the need for the farm to be a bona fide agricultural operation and for the agritourism accommodation to be both compatible with, and of low impact to, the primary farming operations and the rural character of the area. An application fee of \$550.00 is required to be submitted directly to the local government.

#### **\*\*\*\*Changes to the ALR:**

As of November 1, 2002, new regulations under the ALR come into effect relevant to the agri-tourism industry. The new regulations now explicitly recognize agritourism as a permitted use on farmland. These agritourism activities will be permitted after November 1, 2002 in the ALR without application:

- The following activities are designated as *farm use* for the purposes of the Act and may be regulated but must not be prohibited by any local government bylaw except a bylaw under section 917 of the *Local Government Act*:
  - (a) farm retail sales if
    - (i) processing, storage and retail sales;
    - (ii) at least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m<sup>2</sup>;
  - (b) a British Columbia licensed winery or cidery, and an ancillary use, if the wine or cider produced and offered for sale is made from farm product and
    - (i) at least 50% of that farm product is grown on the farm on which the winery or cidery is located, or
    - (ii) the farm that grows the farm products used to produce wine or cider is more than 2 ha in area, and, unless otherwise authorized by the commission, at least 50% of the total farm product for processing is provided under a minimum 3 year contract from a farm in British Columbia;
  - (c) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- The following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw:
  - (a) accommodation for agri-tourism on a farm if
    - (i) all or part of the parcel on which the accommodation is located is classified as a farm under the *Assessment Act*,
    - (ii) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
    - (iii) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel;
  - (b) 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;

## 15. BC Building Code

These are regulations that pertain to most types of construction, renovations, installations and structural changes to new or existing buildings. The regulations are developed and maintained by the Building Policy Branch of the Ministry of Community, Aboriginal and Women's Services and enforced by municipalities and regional districts.

## 16. Health Act

This is a comprehensive Act, which establishes a framework and provides authority to prevent and remove health hazards. There are three regulatory sections in particular that apply to the agritourism industry, Safe Drinking Water Regulations, Food Premises Regulations and Sewage Disposal Regulations.

**17. Safe Drinking Water Regulations (Health Act)**

Guidelines for those who are supplying water to the public including obligations to monitor water potability by having water samples tested regularly and to notify the medical health officer of any situation or condition which renders or could render the water unfit to drink. Provincial regulations do not stipulate a frequency for water testing, however federal guidelines require that a minimum of weekly water samples be submitted to an approved laboratory for testing.

**17. Food Premises Regulations (Health Act)**

Applies to all food premises other than: bed and breakfast establishments operated in a private residence, premises that are governed by the *Milk Industry Act*, the *Meat Inspection Act* or the *Fish Inspection Act*, and premises in which only the following food is sold or offered for sale is whole fresh fruits or vegetables or pre-packaged, non-potentially hazardous food. States the need for a food operating permit, washroom facilities for patrons, and food safe training.

**18. Sewage Disposal Regulations (Health Act)**

Outlines the requirements for septic systems including specifications for tanks, disposal procedures, necessary permits, inspections, capacity requirements and so forth.

**19. Signage approval on highways (Highway Act)**

It is necessary for farms located on provincial highways to obtain approval and permits before displaying signs or obtaining access. A regional director of highways or a regional approving officer of the Ministry of Transportation and Highways is authorized to issue the permits.

**20. Business name registration (BC Company Registrar)**

If you choose to operate your business under a name other than your own you must register it. If you run your business as a proprietorship in your own name without adding any other words it is not necessary to register it. *The One Stop Business Registration System* through the Ministry of Small Business, Tourism and Culture, is an efficient and easy way of completing the necessary forms in one place at one time.

**21. Liquor Control Licensing (Liquor Control Act)**

This Act establishes the Liquor Control and Licensing Branch and outlines its responsibilities. These include licensing breweries, distilleries, and wineries, inspection of licensed premises and specific regulations covering license types, fees, and terms and

conditions, such as hours of operation, employee's and customer's age, food sales, off sales, etc. The Liquor Control and Licensing Branch is also responsible for Special Occasion Licenses which are outlined below.

#### **22. Special Occasion Licensing (Liquor Control Act)**

Temporary, event-only liquor licenses may be granted to special events held over a short duration. It is necessary to obtain a Special Occasion License if liquor is to be resold in a public or private setting or served/consumed in a public place. Application forms can be obtained from any BC Liquor Store. A completed application must then be submitted and approved by the local police holding jurisdiction over the location of the event. In addition, the person to whom the Special Occasion License is issued must complete the Serving It Right training program which costs \$48.00.

#### **23. Employee minimum wage & working conditions (Employment Standards Act)**

The purpose of this Act is to ensure employers comply with the province's minimum wage standards and working conditions and to promote fair treatment of employees and employers. A summary guide to the Employment Standards Act is available at:

<http://www.labour.gov.bc.ca/esb/intro.htm>

#### **24. Workers compensation, disability & rehabilitation (Workers Compensation Act)**

The Workers' Compensation Board is responsible for administering this Act. The Act provides wage loss compensation, disability pensions and rehabilitation services to workers afflicted with job-related injuries or occupational diseases. Under the Occupation Health and Safety Regulation, regulatory requirements for workplaces are set up and health and safety practices are monitored. The regulation identifies specific requirements for agriculture. Copies of the Regulation are available from Workers Compensation Board.

#### **25. Agri-food product standards certification (Agri-Food Choice & Quality Act)**

The purpose of the Agri-Food Choice and Quality Act, is to allow those engaged in the food or agricultural industry to obtain certification recognizing that the products they produce or the practices they adhere to in the producing or selling of those products, meets certain prescribed standards. The certificate permits them to advertise their products as having been approved and having met the specific prescribed standards. An example is the Certified Organic regulations.

#### **26. Manufacturing standards for BC wines (Wine Act)**

The purpose of this Act is to establish the British Columbia Wine Institute, which in turn develops standards for wines manufactured from BC grown grapes.

#### **27. Environmental review of building projects (Environmental Assessment Act)**

The Environmental Assessment Act requires that proposed projects, of a prescribed type, size, scope or location, must be submitted for environmental assessment. Decisions to

approve or reject the proposal are made jointly by the Minister of Environment, Land and Parks and the Responsible Minister (the Minister normally associated with the line ministry considered to have the most technical expertise with the proposed project sector). The environmental impact of proposed construction projects is assessed by this act. Farms along streams and rivers will be affected by this act.

#### **28. Right to Farm Act (Farm Practices Protection Act)**

The Act applies to farms operating in the Agricultural Land Reserve and in other areas where farming is permitted. It protects farms from nuisance actions, court injunctions and specific municipal by-laws relating to the operation of the farm, providing that the farmer is operating under “normal farm practices.” A normal farm practice is defined in the act to include an activity...”that is conducted by a farm business in a manner consistent with the proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances.”

The act also establishes a Farm Practices Board to provide “a fair and equitable process for resolving farm practice disputes out of court.” The Board consists of up to 10 members appointed by the Ministry of Agriculture Food and Fisheries and additional individuals from the British Columbia Marketing Board (currently 6 members). When a complaint is made to the Farm Practices Board, the board has the authority to determine whether the farmer is using “normal farm practices” in relation to that specific farm and location.

The Farm Practices Protection Act also made changes to the former Municipal Act (current Local Government Act) that encourage local governments to support farming by ensuring local by-laws and regulations reflect provincial standards for agriculture.

#### **29. Local Government Act**

While primary responsibility for the administration of this Act lies with the Ministry of Municipal Affairs, the provisions dealing with farm bylaws (sections 916 - 919) are the administrative responsibility of the Ministry of Agriculture, Food and Fisheries. This Act allows for the setting of provincial by-law standards, which are consistently supportive of farming, and encourages local governments to use these provincial codes of practice in lieu of local by-laws. It directs local government by-laws affecting farming be reviewed, and meet the approval of the Ministry of Agriculture, Food and Fisheries. It also requires that local by-laws are consistent with the ALR. The Act encourages the inclusion of policies to encourage and enhance farming in Official Community Plans, and enables local governments to designate development permit areas to protect farming, such as buffer zones between farms and urban areas.

### **Federal**

#### **30. Business Number Accounts (Employment Insurance & Canada Pension Plan)**

It is necessary to register with Canada Customs and Revenue Agency to obtain a business number if the business is hiring employees. This number is necessary in order to submit

mandatory employee tax deduction, Employment Insurance premiums and Canada Pension Plan contributions. Registration can be completed through the One Stop Business Registration System as explained above.

### **31. Food labelling & packaging (Consumer Packaging and Labelling Act)**

All products that are pre-packaged and sold off-farm must be labelled according to federal regulations under the Consumer Packaging and Labelling Act. What must be included on the label depends on the type of food and the marketing channel used. Labelling of all food products must include the following information:

- The name of your product
- The net quantity
- Your name and address
- List of ingredients (in descending order of amounts)
- Durable life date (if shelf life is 90 days or less)
- Storage instructions (if required)
- Bilingual language (unless exempt)

### **32. Weights & measures inspection of goods sold (Weights & Measures Act)**

Under the Weights and Measures Act, Industry Canada is responsible for the inspection and approval of all scales used in commercial transactions. The cost of the first inspection and the cost of any requested inspection thereafter, is the responsibility of the business operator. However, Industry Canada also makes periodic, unrequested inspections to ensure that regulations are being followed.

### **33. Export or inter-provincial trade of goods (Agriculture Products Act)**

This Act elevates provincial marketing boards' authority to the federal level, allowing them regulate interprovincial and export trade as they do trade within the province in matters such as marketing, handling, pricing information and appointment of shippers. Boards may also be given the authority to charge levies on goods being exported or moving interprovincially. This authority is granted as a result of provincial request.

### **34. Imported, exported or inter-provincial trade of meats (Meat Inspection Act)**

The federal Meat Inspection Act is primarily concerned with meat products being imported, exported or traded interprovincially and with the registration and inspection of the involved establishments.

## **Regional**

### **35. Health inspection of food establishments & operating permits (Health Act)**

Regional boards of health and Environmental Health Officers are responsible for inspection and enforcement of the requirements set by the Health Act. All food establishments are required to have operating permits except for ones that sell only pre-packaged, non-perishable food or whole fresh fruits and vegetables. It is necessary to apply to an Environmental Health Officer at a Regional Health District office to obtain an



operating permit. The permit requires the operator of the food establishment comply with Food Premises Regulations and the Health Act. Regional Environmental Health officers have the authority to cancel operating permits and close businesses immediately if the operator fails to obey the Health Act.

## **Appendix B**

### **The Impact of Regulations on Agri-tourism Operations in British Columbia - Survey -**

The Ministry of Agriculture, Food and Fisheries is contacting local farms, ranches, wineries, and rural B&B's with the following survey in order to gain a greater understanding of the impact of the current regulatory process on the agri-tourism industry's competitiveness.

The goal in conducting this survey is to determine and assess the time and costs required by operators to comply with existing legislation and regulation at all levels of government.

The information we are collecting in this survey will be used to benefit business owners by:

1. Helping the Ministry of Agriculture, Food and Fisheries to identify the particular challenges and obstacles that current regulations place on agri-tourism operators.
2. Assisting the Ministry of Agriculture, Food and Fisheries to pinpoint which level of government has the greatest impact on agri-tourism operators in the province.
3. Providing the Ministry of Agriculture, Food and Fisheries with the information needed to continue to review the regulatory process in the hopes of easing the burden on operators.
4. Assisting the Ministry of Agriculture, Food and Fisheries to develop strategies for the overall promotion of the agri-tourism industry.

If you have any questions regarding this survey or the use of this information, please direct your inquiries to Melanie Albas, Ministry of Agriculture, Food and Fisheries, by telephone at **(250) 356-7445** or by e-mail at [Melanie.Albas@gems8.gov.bc.ca](mailto:Melanie.Albas@gems8.gov.bc.ca).

**This is a project of the Ministry of Agriculture, Food and Fisheries, and as is policy, the information you supply will be held in the strictest confidence and will be aggregated with those of others in the same industry to produce an industry total. There will be no disclosure whatsoever of individual data without your authorized consent.**

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Ministry of Agriculture, Food  
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1. Please judge on the 5-point scale to what degree the following regulations are or were challenges to the operation and growth of your agri-tourism business. Mark N/A if the regulation is not applicable to your agri-tourism business.

		<b>1= No challenge</b> <b>2 = Minor challenge</b> <b>3 = Moderate challenge</b> <b>4 = Major challenge</b> <b>5 = Severe challenge</b> <b>N/A = Not Applicable</b>	<b>Choose number from 1- 5 or mark N/A</b>
<b>Municipal By-laws &amp; Regulations</b>	- Official community plan amendments		
	- Zoning by-laws		
	- Building permits		
	- Development permits		
	- Signage on municipal roads		
	- Road access		
	- Parking		
	- Business licenses		
	- Noise by-laws		
	- Environmental (drainage, water coverage, etc.)		
<b>Provincial Laws &amp; Regulations</b>	- Restrictions on % sales from off-farm products (Agriculture Land Reserve)		
	- Wineries & Cideries – 50% farm grown rule (Agriculture Land Reserve)		
	- Bed & Breakfast restriction to 3 rooms (Agriculture Land Reserve)		
	- Tourist Accommodation 4+ rooms (Agriculture Land Reserve)		
	- Construction, renovation or structural buildings (BC Building Code)		
	- Food Premises Regulations i.e. FOODSAFE certificate (Health Act)		
	- Sewage, Sanitation, Washroom requirements for food service (Health Act)		
	- Meat, Milk, Produce & other food inspection (Health Act)		
	- Commercial kitchen requirements (Health Act)		
	- Signage approval on highways (Highway Act)		
	- Business name registration (BC Company Registrar)		
	- Liquor Control Licensing & Special Occasion Licensing (Liquor Control Act)		
	- Employee minimum wage & working conditions (Employment Standards Act)		
	- Workers compensation, disability & rehabilitation (Workers Compensation Act)		
	- Agri-food product standards certification (Agri-Food Choice & Quality Act)		
	- Manufacturing standards for BC wines (Wine Act)		
	- Environmental review of building projects (Environmental Assessment Act)		
<b>Federal Laws &amp; Regulations</b>	- Business Number Accounts (Employment Insurance & Canada Pension Plan)		
	- Food labelling & packaging (Consumer Packaging and Labelling Act)		
	- Weights & measures inspection of goods sold (Weights & Measures Act)		
	- Export or inter-provincial trade of goods (Agriculture Products Act)		
	- Imported, exported or inter-provincial trade of meats (Meat Inspection Act)		
<b>Regional</b>	- Health inspection of food establishments & operating permits (Health Act)		
<b>Other</b>	-		
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	-		
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2. Estimate the cost of complying with the regulations that are applicable to your agri-tourism business. When were the costs incurred?

		Direct Costs	Time (days)	Staff time (person days)	Year when cost incurred
<b>Municipal By-laws &amp; Regulations</b>	- Official community plan amendments				
	- Zoning by-laws				
	- Building permits				
	- Development permits				
	- Signage on municipal roads				
	- Road access				
	- Parking				
	- Business licenses				
	- Noise by-laws				
- Environmental					
<b>Provincial Laws &amp; Regulations</b>	- Restrictions on % sales from off-farm				
	- Wineries & Cideries – 50% farm grown rule				
	- Bed & Breakfast restriction to 3 rooms				
	- Tourist Accommodation 4+ rooms				
	- Construction, renovation or structural buildings				
	- Food Premises Regulations i.e. FOODSAFE certificate				
	- Sewage, Sanitation, Washroom requirements for food service				
	- Meat, Milk, Produce & other food inspection				
	- Commercial kitchen requirements				
	- Signage approval on highways				
	- Business name registration				
	- Liquor Control Licensing & Special Occasion Licensing				
	- Employee minimum wage & working conditions				
	- Workers compensation, disability & rehabilitation				
	- Agri-food product standards certification				
- Manufacturing standards for BC wines					
- Environmental review of building projects					
<b>Federal Laws &amp; Regulations</b>	- Business Number Accounts				
	- Food labelling & packaging				
	- Weights & measures inspection of goods sold				
	- Export or inter-provincial trade of goods				
	- Imported, exported or inter-provincial trade of meats				
<b>Regional</b>	- Health inspection of food establishments & operating permits				
<b>Other</b>	-				
	-				
	-				

Please expand below on the regulations that were the most challenging for your agri-tourism business:

**Regulation:** \_\_\_\_\_

\_\_\_\_\_

**Issue:** \_\_\_\_\_

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**Resources Expended:** \_\_\_\_\_

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**Solution / Assistance provided by:** \_\_\_\_\_

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• **Regulation:** \_\_\_\_\_

**Issue:** \_\_\_\_\_

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**Resources Expended:** \_\_\_\_\_

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**Solution / Assistance provided by:** \_\_\_\_\_

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• **Regulation:** \_\_\_\_\_

**Issue:** \_\_\_\_\_

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**Resources Expended:** \_\_\_\_\_

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**Solution / Assistance provided by:** \_\_\_\_\_

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3. What individual(s) and/or organization(s) have helped you to better understand and meet government regulations in your agri-tourism business? (Please specify)

**Agricultural Association:** \_\_\_\_\_

**Food/Agriculture Advocacy Group:** \_\_\_\_\_

**Commodity Group:** \_\_\_\_\_

**Direct Farm Marketing Organization:** \_\_\_\_\_

**Tourism & Accommodation Group:** \_\_\_\_\_

**Farmers Market:** \_\_\_\_\_

**Non-farm (ex. Chamber of Commerce, Rotary):** \_\_\_\_\_

**Municipal Government:** \_\_\_\_\_

**Provincial Government:** \_\_\_\_\_

**Federal Government:** \_\_\_\_\_

**Individual:** \_\_\_\_\_

**Lawyer:** \_\_\_\_\_

**Consultant:** \_\_\_\_\_

**Other:** \_\_\_\_\_

4. When did you last interact with government workers concerning regulations affecting your agri-tourism business?

**Month/Year** \_\_\_\_\_

**Comments:** \_\_\_\_\_

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5. To what degree have government workers given you clear and consistent explanations of the regulations that apply to your agri-tourism business? (circle on the scale below) Where possible, cite specific examples.

**Explanation(s):**

<b>Unclear</b>			<b>Somewhat clear</b>		<b>Very clear</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	

  

<b>Inconsistent</b>		<b>Somewhat consistent</b>		<b>Very consistent</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

**Examples:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Do you think there is a match or “good fit” between the regulations that apply to agri-tourism and the actual operation of your agri-tourism business? (circle below) Provide examples where possible.

<b>No Match</b>		<b>Somewhat Matched</b>		<b>Well Matched</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

**Examples:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. To what degree does each level of government have an impact on the laws and regulations that affect your agri-tourism business? (circle for each)

	<b>No Impact</b>		<b>Some Impact</b>		<b>High Impact</b>
<b>Municipal Government</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

<b>Provincial Government</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Regional Government</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Federal Government</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

8. When comparing the time and money spent complying with government regulations, to the time and money spent in other parts of your agri-tourism business like marketing & financing, is regulatory compliance (circle):

Less demanding Equally demanding More demanding  
 1 2 3 4 5

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. Have you ever stopped (temporarily or otherwise) operating your agri-tourism business or parts of your agri-tourism business for regulatory reasons?

	<b>Yes</b>	<b>No</b>	<b>Length of time of closure</b>
Stopped operating whole business			
Stopped operating part of business			

10. If yes, please specify the reason(s) for the interruption and estimate the cost effect this closure had on your business:

<b>Reason(s)</b>	<b>Direct Costs (New permits, fees, etc.)</b>	<b>Lost Sales During Closure</b>	<b>Staff time (person days)</b>

11. Which of the following resources would you find useful to better understand and meet government regulations that affect your agri-tourism business?

- \_\_\_\_\_ **Individual contact who has practical, working knowledge of regulations**
- \_\_\_\_\_ **Workshops / Seminars on legal considerations, regulation & insurance**
- \_\_\_\_\_ **Guide to laws & regulations affecting (in print)**



\_\_\_\_\_ **Guide to laws & regulations available on the Internet**

\_\_\_\_\_ **Membership in an organization that works to promote agri-tourism in BC**

**Other** \_\_\_\_\_

12. Which of the following statements best describes your reason(s) for operating an agri-tourism business?

\_\_\_\_\_ **To increase profitability of my existing farm business**

\_\_\_\_\_ **I enjoy working with others / hosting / interacting with public**

\_\_\_\_\_ **I want to teach others about farm heritage, farming, or a specific product**

\_\_\_\_\_ **To provide employment for my family members**

\_\_\_\_\_ **To make use of idle space / resources / equipment**

**Other reasons:** \_\_\_\_\_

\_\_\_\_\_

13. Do you have any suggestions for how government could make it easier for you to comply with regulations in your agri-tourism business?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Thank you for your time and participation in this survey**

## Appendix C

### Aggregated Survey Results

#### 1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)

<i>Regulation</i>	<i>Average Ranking</i>
Official community plan amendments	0.61
Zoning by-laws	1.22
Building permits	1.52
Development permits	0.22
Signage on municipal roads	1.39
Road access	0.74
Parking	0.57
Business licenses	0.74
Noise by-laws	0.96
Environmental	0.74
Restrictions on % sales from off farm products	1.09
Wineries & Cideries – 50% farm grown rule	0.17
Bed & Breakfast restriction to 3 rooms	0.43
Tourist Accommodation 4+ rooms	0.48
Construction, renovation or structural buildings	1.13
Food Premises Regulations i.e. FOODSAFE certificate	1.39
Sewage, Sanitation, Washroom requirements for food service	1.91
Meat, Milk, Produce & other food inspection	1.35
Commercial kitchen requirements	1.52
Signage approval on highways	1.83
Business name registration	0.48
Liquor Control Licensing & Special Occasion Licensing	0.52
Employee minimum wage & working conditions	1.22
Workers compensation, disability & rehabilitation	1.70
Agri-food product standards certification	0.65
Manufacturing standards for BC wines	0.13
Environmental review of building projects	0.30
Business Number Accounts	0.74
Food labelling & packaging	1.22
Weights & measures inspection of goods sold	0.91
Export or inter provincial trade of goods	0.57
Imported, exported or inter-provincial trade of meats	0.57
Health inspection of food establishments & operating permits	1.43

#### 2. Cost of Compliance

- Range \$50 - \$400,000

- Avg. \$51,972

#### 3. Major Regulatory Challenges

- Zoning
- Sewage, sanitation, washroom requirements
- Building permits
- Signage on municipal roads and provincial highways
- Commercial kitchens
- Meat, Milk, Produce & other food inspection
- Food premise regulations ex. FOODSAFE certificate

#### **4. Useful Contacts for Understanding the Regulations**

- answers were highly varied, see responses for each of the regions

#### **5. Frequency of Interaction with Government Workers**

- 83% had spoken with a government worker in the last four months or less
- 13% had spoken with a government worker in the last two years
- 4% had last spoken with a government worker in the last four years

#### **6. Regulatory Information**

**(Ranking 1-5, 1=Unclear/Inconsistent, 5=Very Clear/Very Consistent)**

- a) Clarity – Avg. 3.43 , Range 1-5
- b) Consistency – Avg. 3.75 , Range 1-5

#### **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1= No Match, 5=Well Matched)**

- Avg. 2.83 , Range 1-5

#### **8. Government Control (Ranking 1-5, 1= No Impact, 5= High Impact)**

4. Municipal – Avg. 2.74, Range 1-5
5. Provincial – Avg. 3.30, Range 1-5
6. Regional – Avg. 2.61, Range 1-5
7. Federal – Avg. 2.52, Range 1-5

#### **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- Avg. 1.87, Range 1-4

#### **10. Interruption in business due to regulations**

- Of those operations surveyed 4 out of 23 total (17%) had their agritourism business shut down for a period of time for regulatory reasons

#### **11. Reason for Interruption**

- Wiring problem in farm store: building inspection failure
- Bad water sample, septic system problem
- ALR restriction on % of floor space in farm store devoted to off farm products
- Failed health inspection

#### **12. Desired Resources (in order of preference)**

- Individual contact
- Guide to regulations in print
- Membership in an organization
- Guide to regulations on the Internet
- Workshops/seminars

**12. Reason for Operating Agri-tourism Business (in order of importance)**

- Profitability
- Make use of idle resources
- Teach farming
- Enjoy working with others & Provide employment (tied)

## Appendix D

### Survey Results by Region

#### Thompson-Okanagan

#### 1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)

<i>Regulation</i>	<i>Responses</i>				<i>Avg.</i>
Official community plan amendments	0	1	0	1	0.5
Zoning by-laws	2	1	0	3	1.5
Building permits	1	1	4	2	2
Development permits	0	1	0	0	0.25
Signage on municipal roads	2	1	5	3	2.75
Road access	0	0	1	0	0.25
Parking	0	0	0	0	0
Business licenses	1	0	1	1	0.75
Noise by-laws	5	0	1	2	2
Environmental	0	1	5	1	1.75
Restrictions on % sales from off farm products	1	1	1	1	1
Wineries & Cideries – 50% farm grown rule	0	0	0	1	0.25
Bed & Breakfast restriction to 3 rooms	0	0	0	0	0
Tourist Accommodation 4+ rooms	0	0	1	0	0.25
Construction, renovation or structural buildings	1	1	5	1	2
Food Premises Regulations i.e. FOODSAFE certificate	1	1	4	1	1.75
Sewage, Sanitation, Washroom requirements for food service	0	1	3	2	1.5
Meat, Milk, Produce & other food inspection	0	1	2	1	1
Commercial kitchen requirements	0	1	4	3	2
Signage approval on highways	0	1	5	3	2.25
Business name registration	0	1	0	1	0.5
Liquor Control Licensing & Special Occasion Licensing	0	1	0	1	0.5
Employee minimum wage & working conditions	1	1	1	1	1
Workers compensation, disability & rehabilitation	1	1	5	1	2
Agri-food product standards certification	0	1	1	1	0.75
Manufacturing standards for BC wines	0	0	0	1	0.25
Environmental review of building projects	0	1	0	0	0.25
Business Number Accounts	1	1	1	1	1
Food labelling & packaging	0	1	1	1	0.75
Weights & measures inspection of goods sold	1	1	1	1	1
Export or inter provincial trade of goods	1	0	0	1	0.5
Imported, exported or inter-provincial trade of meats	0	1	1	1	0.75
Health inspection of food establishments & operating permits	0	1	5	1	1.75

#### 2. Cost of Compliance:

- 1- \$8400
- 2- \$71,200
- 3-\$50.00
- 4 – no disclosure

#### 3. Major Regulatory Challenges Identified:

- Zoning / Official Community Plan
- Development Cost Charges
- Water sampling
- Noise
- Sewer & Septic

#### **4. Useful Contacts for Understanding the Regulations**

- BCFGGA
- City of Kelowna
- Consultant hired

#### **5. Frequency of Interaction with Government Workers**

- May 2002 x2
- June 2002
- July 2002

#### **6. Regulatory Information**

**(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)**

- a) Clarity – 1,5,5,5 Avg. 3.2
- b) Consistency – 5,5,5,5,5 Avg. 5.0

#### **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1=no match, 5=well matched)**

- 3,3,3,3 Avg. 3.0

#### **8. Government Control**

**(Ranking 1-5, 1= No Impact, 5=High Impact)**

- a) Municipal – 3,3,3,3 Avg. 3.0
- b) Provincial – 3,3,4,5 Avg. 3.75
- c) Regional – 2,3,3,5 Avg. 3.25
- d) Federal - 1,1,2,3 Avg. 1.75

#### **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- 1,1,1,3 Avg. 2.0

#### **10. Closure of business for regulatory reasons**

- Never x 4

#### **11. Reason for Interruption**

- None

#### **12. Desired Resources (in order of precedence)**

- Guide to laws & regulations in print
- Individual Contact
- Membership in an organization
- Workshops
- Guide to laws & regulations on Internet

#### **13. Reason for Operating Agri-tourism Business**

- To increase profitability x 3
- Enjoy working with public x 1

#### **14. Additional Comments/Suggestions**

- Government employees should be more knowledgeable about their job and give consistent answers. They change their minds and say something different each time they come.

- All of it makes sense. Regulations are difficult but we have to do it. It is part of the process.

## **Vancouver Coast**

### **1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)**

	<i>Responses</i>					<i>Avg.</i>
Official community plan amendments	0	1	0	1	2	0.8
Zoning by-laws	0	1	0	3	2	1.2
Building permits	1	1	4	5	2	2.6
Development permits	0	1	0	0	0	0.2
Signage on municipal roads	0	4	4	5	2	3.0
Road access	0	1	0	1	0	0.4
Parking	1	1	0	1	0	0.6
Business licenses	1	1	0	1	0	0.6
Noise by-laws	1	1	0	1	1	0.8
Environmental	1	1	0	5	1	1.6
Restrictions on % sales from off farm products	2	1	0	4	2	1.8
Wineries & Cideries – 50% farm grown rule	0	1	0	0	0	0.2
Bed & Breakfast restriction to 3 rooms	0	1	0	0	0	0.2
Tourist Accommodation 4+ rooms	0	1	0	0	0	0.2
Construction, renovation or structural buildings	1	1	0	2	1	1
Food Premises Regulations i.e. FOODSAFE certificate	1	1	0	3	2	1.4
Sewage, Sanitation, Washroom requirements for food service	1	1	0	5	2	1.8
Meat, Milk, Produce & other food inspection	1	1	0	2	2	1.2
Commercial kitchen requirements	1	1	0	2	2	1.2
Signage approval on highways	0	5	0	5	2	2.4
Business name registration	1	1	0	1	1	0.8
Liquor Control Licensing & Special Occasion Licensing	0	2	0	0	0	0.2
Employee minimum wage & working conditions	0	1	0	3	2	1.2
Workers compensation, disability & rehabilitation	1	5	0	1	2	1.8
Agri-food product standards certification	1	1	0	3	0	1
Manufacturing standards for BC wines	1	1	0	0	0	0.4
Environmental review of building projects	0	1	0	2	0	0.6
Business Number Accounts	1	1	0	0	1	0.6
Food labelling & packaging	1	2	0	2	1	1.2
Weights & measures inspection of goods sold	1	1	0	0	1	0.6
Export or inter provincial trade of goods	0	1	0	2	0	0.6
Imported, exported or inter-provincial trade of meats	0	1	0	0	0	0.2
Health inspection of food establishments & operating permits	1	2	0	0	2	1

### **2. Cost of Compliance**

- 1- \$250.00
- 2- No disclosure
- 3- Cost of septic tank & commercial kitchen equipment – can't remember exact costs
- 4- \$2000; believe if they were to comply with everything it would cost them \$200,000
- 5- No disclosure

### **3. Major Regulatory Challenges (comments)**

- Commercial kitchen
- Noise
- Water samples
- Building permits
- Septic system
- Highway & Municipal signage

### **4. Useful Contacts for Understanding the Regulations**

- Pacific Northwest Farm Marketing Association
- City of Langley
- Canadian Food Inspection Agency
- Packaging Company

### **5. Frequency of Interaction with Government Workers**

- Every 4 months
- May 2002
- Can't remember last time
- July 2002
- July 2002

### **6. Regulatory Information**

**(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)**

- a) Clarity -3,3,5,5,5 Avg. 4.2
- b) Consistency -3,3,5,5,5 Avg. 4.2

### **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1=no match, 5=well matched)**

- 1,3,3,3,4 Avg. 2.8

### **8. Government Control**

**(Ranking 1-5, 1= No Impact, 5=High Impact)**

- a) Municipal - 2,3,3,5,5 Avg. 3.6
- b) Provincial -1,3,3,3,5 Avg. 3.0
- c) Regional -1,1,2,3,3 Avg. 2.0
- d) Federal -1,1,3,3,5 Avg. 2.6

### **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- 1,2,2,2,3 Avg. 2.0

### **10. Closure of business due to regulations**

- No x 3, Yes x 1

### **11. Reason for Interruption**

- Wiring in conflict with building code, made repairs, was only closed few days

### **12. Desired Resources (in order of precedence)**

- Individual contact person
- Guide to regulations in print
- Membership in an organization
- Guide to regulations on the Internet
- Workshops & seminars

### **13. Reason for Operating Agri-tourism Business**

- Profitability x 4
- Working with others x 2
- Teach farming x 2
- Provide employment x 2
- Make use of idle resources x 3



## 14. Additional Comments/Suggestions

- We have not had any problems so far, partly because we have stayed away from food services. I believe those who want to get into the business will do so regardless of the regulations and cost.
- We are in a very good place to do business. Lots of support available and every organization works together to solve problems.
- Have not had any real problems so far. Have not dealt much with the municipality, mostly with health inspectors and the health code, which is fine. It is expensive but understandable to comply.
- If you want compliance and if you want agritourism as a means of income, need grants/funding in order to bring business activities into compliance.

## Vancouver Island

### 1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)

	<i>Responses</i>					<i>Avg.</i>
	0	1	2	3	4	
Official community plan amendments	0	0	1	0	5	1.2
Zoning by-laws	2	3	1	0	5	2.2
Building permits	1	5	3	0	5	2.8
Development permits	0	0	2	0	1	0.6
Signage on municipal roads	0	1	2	0	1	0.8
Road access	1	5	4	0	1	2.2
Parking	4	1	1	0	1	1.4
Business licenses	4	0	1	0	3	1.6
Noise by-laws	4	0	1	0	5	2.0
Environmental	0	0	1	0	1	0.4
Restrictions on % sales from off farm products	0	1	1	0	1	0.6
Wineries & Cideries – 50% farm grown rule	2	0	0	0	0	0.4
Bed & Breakfast restriction to 3 rooms	0	0	0	2	0	0.4
Tourist Accommodation 4+ rooms	0	0	0	0	0	0
Construction, renovation or structural buildings	0	0	4	0	5	1.8
Food Premises Regulations i.e. FOODSAFE certificate	1	1	0	1	3	1.0
Sewage, Sanitation, Washroom requirements for food service	1	5	1	1	3	2.2
Meat, Milk, Produce & other food inspection	1	3	5	0	0	1.8
Commercial kitchen requirements	1	0	4	0	2	1.4
Signage approval on highways	1	0	4	0	0	1.0
Business name registration	0	0	1	0	0	0.2
Liquor Control Licensing & Special Occasion Licensing	0	0	1	0	5	1.2
Employee minimum wage & working conditions	0	1	4	0	3	1.6
Workers compensation, disability & rehabilitation	1	1	3	0	3	1.6
Agri-food product standards certification	1	0	0	0	2	0.6
Manufacturing standards for BC wines	0	0	0	0	0	0
Environmental review of building projects	0	0	0	0	3	0.6
Business Number Accounts	1	0	0	0	1	0.4
Food labelling & packaging	1	0	4	0	1	1.2
Weights & measures inspection of goods sold	1	0	0	0	1	0.4
Export or inter provincial trade of goods	0	0	0	0	1	0.2
Imported, exported or inter-provincial trade of meats	0	0	0	0	0	0
Health inspection of food establishments & operating permits	1	5	3	0	2	2.2

## 2. Cost of Compliance

- Business license cost only
- Cost occurred for food inspections, commercial kitchen, minimum wage & food packaging
- Total investment of \$250,000, estimate regulatory cost of \$13,020
- \$7,000 – 10,000
- No information relayed

### 3. Major Regulatory Challenges

- Zoning - ALR restriction on store size
- Parking - Building Permit
- Road Access - Noise
- Wages & Benefits

### 4. Useful Contacts for Understanding the Regulations

- Peninsula Agritourism Committee
- Farm Fresh Direct Farm Marketing Association
- Brent Warner, Ministry of Agriculture, Food and Fisheries
- Consultants hired

### 5. Frequency of Interaction with Government Workers

- April 2002
- May 2002
- June 2002
- Couldn't remember
- July 2002

### 6. Regulatory Information

(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)

- a) Clarity –1,1,3,4,5 Avg. 4.8
- b) Consistency –1,1,2,3,5 Avg. 2.4

### 7. Degree of fit between regulations and agri-tourism business

(Ranking 1-5, 1=no match, 5=well matched)

- 1,2,2,3,5 Avg. 2.6

### 8. Government Control

(Ranking 1-5, 1= No Impact, 5=High Impact)

- a) Municipal –1,2,2,4,5 Avg. 2.8
- b) Provincial – 2,2,3,3,5 Avg. 3.0
- c) Regional – 2,2,3,1,1 Avg. 1.8
- d) Federal – 1,1,1,1,4 Avg. 1.6

### 9. Time & Money Comparison

(Ranking 1-5, 1=less demanding, 5=more demanding)

- 1,1,2,4,4 Avg. 2.2

### 10. Interruption in business due to regulations

- No x 4
- Yes x 1

### 11. Reason for Interruption

- One operation has been shut down several times for not having the proper septic system and for a bad water sample
- Business at time of survey was operating illegally

## **12. Desired Resources (in order of preference)**

- Individual Contact
- Guide to laws in print
- Guide to laws on the Internet

## **13. Reason for Operating Agri-tourism Business**

- Profitability x 4
- Work with Others x 2
- Teach others about farming x 3
- Provide employment x 1
- Make use of idle resources x 3

## **14. Additional Comments/Suggestions**

- “Provincial government could develop a tool kit/model with visual aids to present to municipal councils so that they can see the benefits, spin-offs, economic impact and social benefits from agritourism.”
- “Provincial government should set the standards and have municipalities sign off on these. Need political will to review municipal regulations.”
- “I think industry people should participate in developing regulations for agritourism.”
- “First we need to know the regulations and second, make them easy to understand with help available at a finger tip”
- “Get less involved. I am just fine as it is. Don’t review anything, may become worse for me then.”
- “Rules and regulations do not apply fairly to everyone”
- “To whom are regional districts accountable? They are corrupt, have no morals and are always changing the rules.”

## 1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)

	<i>Responses</i>			<i>Avg.</i>
Official community plan amendments	2	0	0	0.66
Zoning by-laws	2	3	0	1.66
Building permits	0	0	0	0
Development permits	0	0	0	0
Signage on municipal roads	0	0	0	0
Road access	0	0	0	0
Parking	3	0	0	1
Business licenses	0	0	0	0
Noise by-laws	0	0	0	0
Environmental	0	0	0	0
Restrictions on % sales from off farm products	5	0	0	1.66
Wineries & Cideries – 50% farm grown rule	0	0	0	0
Bed & Breakfast restriction to 3 rooms	1	0	0	0.33
Tourist Accommodation 4+ rooms	0	0	0	0
Construction, renovation or structural buildings	0	0	0	0
Food Premises Regulations i.e. FOODSAFE certificate	1	3	2	2
Sewage, Sanitation, Washroom requirements for food service	1	3	0	1.33
Meat, Milk, Produce & other food inspection	1	4	1	2
Commercial kitchen requirements	1	3	1	1.66
Signage approval on highways	5	0	2	2.33
Business name registration	0	0	0	0
Liquor Control Licensing & Special Occasion Licensing	0	0	0	0
Employee minimum wage & working conditions	0	0	0	0
Workers compensation, disability & rehabilitation	0	3	0	1
Agri-food product standards certification	1	0	1	0.66
Manufacturing standards for BC wines	0	0	0	0
Environmental review of building projects	0	0	0	0
Business Number Accounts	1	0	0	0.33
Food labelling & packaging	1	0	1	0.66
Weights & measures inspection of goods sold	1	0	0	0.33
Export or inter provincial trade of goods	1	0	1	0.66
Imported, exported or inter-provincial trade of meats	0	5	1	2
Health inspection of food establishments & operating permits	1	5	0	2

## 2. Cost of Compliance

- No major expenses to mention, can't think of anything
- \$400,000 investment to comply with all health & safety requirements (slaughterhouse operation)
- Just lots of time spent, can't think of too many charges

## 3. Major Regulatory Challenges (comments)

- Land use / ALR
- Signage
- Slaughterhouse regulations & animal branding
- Regional districts

## 4. Useful Contacts for Understanding the Regulations

- Ministry of Health
- Federal Meat Inspection Agency
- Agri-Food Canada
- Williams Lake office of MAFF

## **5. Frequency of Interaction with Government Workers**

- April 2002
- May 2002
- 1998

## **6. Regulatory Information**

**(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)**

- a) **Clarity** – 1,1,5 Avg. 2.33
- b) **Consistency** – 1,1,5 Avg. 2.33

## **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1=no match, 5=well matched)**

- 1,2,5 Avg. 2.66

## **8. Government Control**

**(Ranking 1-5, 1= No Impact, 5=High Impact)**

- a) **Municipal** – 1,2,5 Avg. 2.66
- b) **Provincial** – 1,2,5 Avg. 2.66
- c) **Regional** – 1,4,5 Avg. 3.0
- d) **Federal** – 1,5,5 Avg. 3.66

## **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- 1,2,4 Avg. 2.33

## **10. Interruption in business due to regulations**

- No x 1
- Yes x 2 (one month for one business, one hour for other business)

## **11. Reason for Interruption**

- ALR restrictions on farm sales
- Health inspection problems

## **12. Desired Resources (in order of preference)**

- Workshops / seminars on regulations
- Individual contact
- Guide to regulations in print

## **13. Reason for Operating Agri-tourism Business**

- Profitability x 3
- Working with others x 1
- Teach others x 1
- Provide employment x 2
- Idle resources x 1

## **14. Additional Comments/Suggestions**

- “Need overall better enforcement of regulations; enforcing only those who try to comply is ridiculous. Regulations are not serving anyone if those who comply are forced out of business because of higher costs. Underground economy is the standard here”
- “Simplify the literature so we can understand”

- “Rural setting, no building permits required, health inspector doesn’t even check in”
- “Change regional districts so we can work with them.”
- “Revamp ALR, ¾ of my land is in the ALR, but it’s not productive land”
- “Set regulations out clearly. Ensure me that if I invest and follow the regulations, they won’t change before I am finished.”

## **Rockies**

### **1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)**

	<i>Responses</i>			<i>Avg.</i>
Official community plan amendments	0	0	0	0
Zoning by-laws	0	0	0	0
Building permits	0	0	0	0
Development permits	0	0	0	0
Signage on municipal roads	1	0	1	0.66
Road access	1	1	0	0.66
Parking	0	0	0	0
Business licenses	0	1	0	0.33
Noise by-laws	0	0	0	0
Environmental	0	0	0	0
Restrictions on % sales from off farm products	0	1	1	0.33
Wineries & Cideries – 50% farm grown rule	0	0	0	0
Bed & Breakfast restriction to 3 rooms	1	3	2	2.0
Tourist Accommodation 4+ rooms	3	3	3	3.0
Construction, renovation or structural buildings	1	2	1	1.33
Food Premises Regulations i.e. FOODSAFE certificate	2	2	2	2.0
Sewage, Sanitation, Washroom requirements for food service	3	3	1	2.33
Meat, Milk, Produce & other food inspection	0	1	1	0.66
Commercial kitchen requirements	0	2	3	1.66
Signage approval on highways	2	2	2	2.0
Business name registration	1	1	0	0.66
Liquor Control Licensing & Special Occasion Licensing	0	1	1	0.66
Employee minimum wage & working conditions	1	1	1	1.0
Workers compensation, disability & rehabilitation	1	1	2	1.33
Agri-food product standards certification	1	1	0	0.66
Manufacturing standards for BC wines	0	0	0	0
Environmental review of building projects	0	0	0	0
Business Number Accounts	1	1	1	1
Food labelling & packaging	2	1	0	1.0
Weights & measures inspection of goods sold	1	1	1	1.0
Export or inter provincial trade of goods	0	0	0	0
Imported, exported or inter-provincial trade of meats	0	0	0	0
Health inspection of food establishments & operating permits	0	2	2	1.33

### **2. Cost of Compliance**

- \$12,000 – buildings and kitchen
- No disclosure
- No disclosure

### **3. Major Regulatory Challenges (comments)**

- Tourist Accommodation restrictions
- Signage

- Commercial kitchen

#### **4. Useful Contacts for Understanding the Regulations**

- Personal network
- Provincial agriculture office

#### **5. Frequency of Interaction with Government Workers**

- May 2002
- April 2002
- Aug 2000

#### **6. Regulatory Information**

**(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)**

- a) **Clarity** – 4, 4, 3 Avg. 3.66
- b) **Consistency** – 5,5,5 Avg. 5.0

#### **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1=no match, 5=well matched)**

- 3,3,3 Avg. 3.0

#### **8. Government Control**

**(Ranking 1-5, 1= No Impact, 5=High Impact)**

- a) **Municipal** – 1, 1, 2 Avg.1.33
- b) **Provincial** – 5, 4, 5 Avg. 4.66
- c) **Regional** – 3, 3, 3 Avg. 3.0
- d) **Federal** – 1, 5, 3 Avg. 3.0

#### **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- 1, 1, 2 Avg. 1.33

#### **10. Interruption in business due to regulations**

- No x 3

#### **11. Reason for Interruption**

- None

#### **12. Desired Resources (in order of preference)**

- Individual contact
- Guide to regulations in print
- Membership in an organization
- Guide to regulations on internet
- Workshops/ seminars

#### **13. Reason for Operating Agri-tourism Business**

- Profitability x 3
- Make use of idle resources x 3

## 14. Additional Comments/Suggestions

- No major problems so far.
- Little enforcement here, not sure all that applies
- Accommodation regulations are more simple to figure out than other ones, less problems with that. The business is better understood.

## North

### 1. Regulations ranked on a 5-point scale (1 = no challenge and 5=severe challenge)

	<i>Responses</i>			<i>Avg.</i>
Official community plan amendments	0	0	0	0
Zoning by-laws	0	0	0	0
Building permits	0	0	0	0
Development permits	0	0	0	0
Signage on municipal roads	0	0	0	0
Road access	1	0	0	0.33
Parking	0	0	0	0
Business licenses	1	0	1	0.66
Noise by-laws	0	0	0	0
Environmental	0	0	0	0
Restrictions on % sales from off farm products	1	0	1	0.66
Wineries & Cideries – 50% farm grown rule	0	0	0	0
Bed & Breakfast restriction to 3 rooms	0	0	0	0
Tourist Accommodation 4+ rooms	0	0	0	0
Construction, renovation or structural buildings	0	0	0	0
Food Premises Regulations i.e. FOODSAFE certificate	0	0	0	0
Sewage, Sanitation, Washroom requirements for food service	1	4	2	2.33
Meat, Milk, Produce & other food inspection	0	3	1	1.33
Commercial kitchen requirements	2	0	2	1.33
Signage approval on highways	0	1	2	1.0
Business name registration	0	2	0	0.66
Liquor Control Licensing & Special Occasion Licensing	0	0	0	0
Employee minimum wage & working conditions	1	3	3	2.33
Workers compensation, disability & rehabilitation	1	3	3	2.33
Agri-food product standards certification	0	0	0	0
Manufacturing standards for BC wines	0	0	0	0
Environmental review of building projects	0	0	0	0
Business Number Accounts	0	3	1	1.33
Food labelling & packaging	1	4	3	2.66
Weights & measures inspection of goods sold	1	4	3	2.66
Export or inter provincial trade of goods	1	3	1	1.66
Imported, exported or inter-provincial trade of meats	2	0	1	1.0
Health inspection of food establishments & operating permits	0	0	0	0

### 2. Cost of Compliance

- \$4300
- Cost of FoodSAFE course and commercial kitchen equipment
- No disclosure

### 3. Major Regulatory Challenges (areas identified)

- Commercial Kitchen and food safety
- Agri-Food Products Act
- Consumer Packaging and Labelling Act



- Weights and Measures

#### **4. Useful Contacts for Understanding the Regulations**

- Buffalo Association
- BC Honey Producer Group
- Canada Food Inspection Agency
- Lawyer
- Seminars & Workshops sponsored by MAFF

#### **5. Frequency of Interaction with Government Workers**

- May 2002
- August 2001
- June 2001

#### **6. Regulatory Information**

**(Ranking 1-5, 1=no clarity/consistency, 5=very clear/consistent)**

- a) **Clarity** – 3,4,3 Avg. 3.33
- b) **Consistency** – 3,4,3 Avg. 3.33

#### **7. Degree of fit between regulations and agri-tourism business**

**(Ranking 1-5, 1=no match, 5=well matched)**

- 3,3,3 Avg. 3.0

#### **8. Government Control**

**(Ranking 1-5, 1= No Impact, 5=High Impact)**

- a) **Municipal** – 3,3,1 Avg. 2.33
- b) **Provincial** - 3,3,3 Avg. 3.0
- c) **Regional** - 3,3,3 Avg. 3.0
- d) **Federal** - 3,3,4 Avg. 3.33

#### **9. Time & Money Comparison**

**(Ranking 1-5, 1=less demanding, 5=more demanding)**

- 1, 2, 1 Avg. 1.33

#### **10. Interruption in business due to regulations**

- No x 3

#### **11. Reason for Interruption**

- None

#### **12. Desired Resources (in order of preference)**

- Individual contact
- Guide to regulations in print
- Membership in an organization
- Workshops / seminars

#### **Reason for Operating Agri-tourism Business**

- Profitability x 3

#### **15. Additional Comments/Suggestions**

- “Major cost component is time. For example, the number of seasonal employees we have increases the time complying with monthly reporting requirements to Revenue Canada and WCB”
- “Need more transparent regulations, need to know before doing”
- “Don’t add more regulations, need time for business to catch up”
- “Should be different categories for business regulations to fit under. Because this is a small business, need to get going first before we can comply with everything.”