



## RENTAL CONTRACT

Rental contract made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

Between Sea Dog Farm Inc. (SDF), 1742 Hovey Road, Saanichton BC, V8M 1S7

and

Name	Cell	Address

Whereas the renter proposes to rent from SDF its venue at 1742 Hovey Road (hereinafter referred to as the Farm), in consideration of \$500.00 deposit the parties agree as follows:

1. SDF agrees to rent the Farm to the renter for the period of:

12 PM on the day of Friday  
to  
12 PM on the day of Sunday

(hereinafter referred to as the term) for the total sum of \$3000.00 of which

- a. \$2500.00 shall constitute rent of property and;
- b. \$500.00 shall constitute a refundable damage deposit.

2. Not less than 60 days before the commencement of the term, the renter agrees to:

- a. Make the payments referred to in paragraph above by cash, cheque or e-transfer ([seadogfarm@gmail.com](mailto:seadogfarm@gmail.com));
- b. Provide written proof of host liability insurance (as outlined in S. 2 & 3a, b of the Event User Guide) for the duration of the term and;
- c. If alcohol will be served, a copy of the bartender's valid Serving it Right certificate



3. The Farm is a private residence, therefore a Special Occasion Liquor Licence is not required. The renter, however, holds full responsibility for the safe and appropriate use of alcohol at the Farm during the rental term by themselves and their guests (invited or not).
4. During the term, the renter shall save SDF harmless from:
  - a. Any action for personal injury or property damage to persons at the Farm or on the SDF lands and premises resulting from any cause;
  - b. Any expense arising from a breach of the obligations imposed under alcohol use stipulations;
  - c. The cost of any repair of any damage to the Farm grounds.
5. In the event of a justified noise/nuisance complaint from neighbouring residents, the renter shall accept a deduction of \$100 from the damage deposit. If the police are required to attend for any reason involving misconduct by the renter or their guests, the renter shall wholly forfeit the damage deposit.
6. If a police/fire/ambulance call is made by the renter in response to an emergency, including disruptive conduct by event guests – whether invited or uninvited – the damage deposit forfeit penalty may be waived pending a post-rental discussion during the final walkthrough.
7. At the conclusion of the term, the renter shall ensure:
  - a. The Farm is cleared of all garbage and event materials;
  - b. The kitchenette (if used) has been cleaned;
  - c. A final walkthrough has been completed with SDF.
8. Provided there is no property damage, noise/nuisance complaint or additional penalties (see Event User Guide), the damage deposit refund shall be e-transferred to the renter within 14 days of the term's conclusion.
9. The renter agrees to the incorporation by reference of the provisions set out in the Event User Guide appended to this Rental Contract and to observe, conform with and abide by the same.



## Sea Dog Farm - EVENT USER GUIDE

### Rental Contract Details

1. The SDF Rental Contract/Event User Guide is legally binding and outlines renter responsibilities and liabilities.
2. To satisfy the insurance requirement, the renter must purchase a host liability insurance policy for the duration of the term of no less than \$2,000,000 with SDF as an 'additional insured'.
3. SDF has no association with any insurance company; however, two potential options for renters are:
  - a. PAL Canada ([www.palcanada.com](http://www.palcanada.com) or 1.800.661.1608)
  - b. Duuo Insurance by Co-operators ([duuo.ca](http://duuo.ca) or 1-833-981-3886).
4. Renters must provide all tents, portable toilets, glassware, stemware, flatware, tables, tableware, and linens. Caterers must provide all food preparation and food service equipment/tools. The Farm rental includes:

<input type="checkbox"/> L-shaped lawn area <input type="checkbox"/> Pond garden <input type="checkbox"/> Parking for up to 23 of guests' cars at the front of the property <input type="checkbox"/> Parking for up to 23 of guests' cars at the back of the property (via Prosser Road) <input type="checkbox"/> Smoking area on asphalt <input type="checkbox"/> Forested areas outside of fence line	<input type="checkbox"/> Area to set up rental portable toilets <input type="checkbox"/> Gardens <input type="checkbox"/> Access to wall-in cooler and large freezer <input type="checkbox"/> Prep kitchen and fridge for licensed caterers <input type="checkbox"/> On-site parking for 5 wedding professionals (photographer, caterer etc) <input type="checkbox"/> Power (120v 15 amp Extension Cord)
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5. Renters must provide their own audio-visual equipment.
6. All vendor contact information must be provided to SDF at least 30 days before the event.
7. The maximum number of guests permitted on the property is 100 (excluding Wedding Professionals)



### **Security and Safety**

1. Renters are 100% responsible for the Farm's security/safety during the contract term.
2. In accordance with Farm requirements, renters must ensure that smoking only takes place on the asphalt and that smoking materials are properly extinguished.
3. Renters should provide a First Aid Kit and ensure organizers are aware of its location.
4. Farm equipment is NOT to be played on or sat in unless approved in advance by SDF.
5. The Farm is a working farm and not all areas are open for guests. All signage and locks on gates must be followed by all guests.
6. Children under 18 must be supervised by an adult at all times.
7. Unless previously arranged, absolutely no dogs or other animals are permitted on the Farm.
8. Due to the abundance of wildlife, all food and garbage must be in a sealed container or garbage can before leaving the property for the evening.

### **Extreme Weather or Power Interruption**

1. The Farm is in rural Saanichton and is rented on an as-is basis. SDF is not responsible for any event-related expenses incurred in the event of cancellation, and refunds are limited to rental rates only.
2. If extreme weather conditions exist, all possible notice will be provided to the renter using phone and email contacts provided in this contract. It is the responsibility of the renter to decide if weather conditions are too severe for guests to access the Farm, to convey cancellation notice to guests, and to contact the SDF owners regarding refund or rescheduling.
3. In the event of a power outage that occurs once the rental term has commenced. It is the responsibility of the renter to decide whether to cancel their event or wait for power supply to be restored.

### **Decorations**

1. Rice, glitter, and confetti are not permitted anywhere on the premises. Only non-dyed flower petals or dried lavender may be thrown. These may be available for purchase from Sea Dog Farm.
2. Candles are permitted only when presented in glass containers with a lip 1" or more above the open flame.
3. Sparklers are permitted (with advance permission) outside and must be cooled in sand-filled ashtrays prior to disposal. Sparklers are not permitted during extreme drought conditions due to the risk of a fire.



#### **Additional Obligations and Information**

1. In accordance with municipal noise by-laws (as outlined in S. 3(c) of Central Saanich's Bylaw 933) and to avoid neighbour complaint penalties, quiet-time starts at 9 pm – at this time music must be turned down to “background music” levels. By 11 pm music must be turned off completely.
2. The Farm, parking area and grounds must be clear of all people by midnight. Overnight camping is not currently available. Renters are responsible for ensuring guests are provided with get-home-safe options. To assist with ensuring guest safety, empty vehicles may stay on the farm until the noon final inspection. SDF is not responsible for ensuring the safety or security of any vehicles on the property.
3. The pond is a Pacific Chorus frog habitat. Under no circumstances is anything to be put in the pond. Guests may not enter the pond.
4. Parking is limited to 5 vendor vehicles (inside the gates), 46 guest vehicles (23 front and 23 back) and one bridal party vehicle. Street parking is very limited so guests should be encouraged to carpool or to park at Centennial Park and walk the short distance to the Farm.
5. Sea Dog Farm is a working farm and only part of it is being rented - please obey signage and expect some areas of uneven ground.
6. During the ceremony, SDF will cease all farming activities and keep the farm dogs quiet. SDF is not responsible for controlling any neighbourhood noise such as tractors, donkeys, trucks, horses, roosters or dogs.



### Damage Deposit

1. Provided all rental conditions are met and no penalties are incurred, a full damage deposit refund will be either e-transferred or mailed to the provided address. Any changes to contact information are the responsibility of the rental client.
2. Please note that in addition to damage deposit penalties for noise complaints (\$100) and police call-outs (\$200 – \$1000), the following may also be applied: missing equipment (\$15+), dishonoured cheques (\$50), failure to complete contract completion tasks as specified (\$75+), building or property damage (\$75+), and unauthorized access to out-of bounds areas of the farm (\$50- \$250).
3. If any penalties apply and/or there is evidence of damage due to neglect or intent, photographs and/or details will be collected by SDF.
4. A final inspection will be conducted no later than 12 noon on the 24th day of August 2025.

	Renter 1	Renter 2	Renter 3
Signature			
Legal Name			

	SDF - Authorized Representative(s)
Signature	
Legal Name	

