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The Private-Property Wedding Logistics Checklist

Everything a venue usually handles quietly in the background — now on you. Here's exactly what to figure out, in order.

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If you're getting married on a family cottage, a rented property, or anywhere without an on-site venue team, there's a list of things a traditional venue would normally handle quietly in the background. On a private property, that list becomes yours. This is the exact checklist I walk through with every private-property couple I work with — so nothing gets missed until three weeks before the wedding.

1. Power

- ☐ Confirm how many amps/circuits the property actually has available
- ☐ Ask your caterer, DJ/band, and lighting vendor what their power draw is — add it up
- ☐ Decide if you need a generator (and book it early — good ones go fast in wedding season)
- ☐ Plan where extension cords will run (and how to keep them out of guests' way and out of the rain)
- ☐ Confirm who is responsible for the generator on the day — you, a vendor, or your coordinator

2. Water & Waste

- ☐ Confirm the property's water source can handle a full day of guest use (well vs. municipal matters here)
- ☐ Decide on restroom plan: existing bathrooms, a rented restroom trailer, or portable units
- ☐ If renting restrooms, confirm delivery/pickup timing against your ceremony and reception times
- ☐ Plan for greywater/wastewater if you're bringing in a mobile bar or catering station
- ☐ Confirm trash and recycling plan for the day — who's hauling it, and to where

3. Parking

- ☐ Count your actual guest list and estimate realistic car count (most properties underestimate this)
- ☐ Walk the property to identify safe, legal parking areas — not just "the field"
- ☐ Decide if you need a shuttle from an off-site lot (common for lake/cottage properties)
- ☐ Plan for accessible parking close to the ceremony/reception space
- ☐ Confirm with neighbors if overflow parking will affect a shared road or driveway

4. Tenting & Weather

- ☐ Decide your rain plan before you need it — not the week of
- ☐ Confirm tent size against your actual guest count plus dance floor, bar, and buffet space
- ☐ Ask if the tent company needs specific ground conditions (staking vs. weighted for decks/docks)
- ☐ Book your tent early — private-property season books up faster than venue-based weddings
- ☐ Confirm what happens to the tent (and the day) in high wind, not just rain

5. Rentals

- ☐ List everything a venue would normally include that you now need to rent: tables, chairs, linens, dishware, glassware, lighting
- ☐ Confirm delivery and pickup windows against your property's access hours
- ☐ Ask who sets up and breaks down each rental item — you, the rental company, or your coordinator
- ☐ Double-check quantities against your final guest count, not your first estimate
- ☐ Confirm a backup plan if a rental delivery is delayed

6. Vendor Access

- ☐ Send every vendor driving/parking/unloading instructions in advance — don't assume they'll figure it out
- ☐ Confirm cell service on the property (rural properties sometimes have dead zones vendors need to know about)
- ☐ Identify a single point of contact for vendors on the day, so they're not all texting you
- ☐ Confirm timing windows for each vendor's arrival so no two are trying to unload in the same spot at once
- ☐ Walk the property with your caterer ahead of time if kitchen/prep space is limited

If reading this list made your stomach drop a little — that's normal, and it's exactly why I do this.

I handle this list (and the twenty small things behind each item) so you don't have to. If you'd rather hand the whole thing to someone, that's exactly what I do.

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