

HALIBURTON COMMUNITY ORGANIC FARM

FOOD FOR OUR FUTURE

A CONCEPT PLAN



PREPARED BY

HALIBURTON COMMUNITY ORGANIC FARM SOCIETY

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TABLE OF CONTENTS

1	BACKGROUND	1
1.1	The Land.....	1
1.2	The Need	2
1.3	Location Map	3
2	HALIBURTON COMMUNITY ORGANIC FARM SOCIETY	3
2.1	The Society	3
2.2	Vision	4
2.3	Organic Certification	4
2.4	Principles and Goals for the Haliburton Farm.....	5
2.5	Community Partnerships & Outreach.....	6
	Partnerships.....	6
	An Ongoing Dialogue	7
3	ACTIVITIES TO DATE.....	8
4	PROPOSED ACTIVITIES	8
4.1	Organic Farming.....	9
	The Farm Sections.....	9
	Personnel	9
	House Renovation.....	10
	Traffic Considerations	10
	Fencing	10
	The Orchard.....	11
	Water	11
	Farm Map.....	12
4.2	Education & Community Involvement.....	13
	Educational Opportunities for Organic Farmers, Gardeners and Consumers	13
	On-Farm Research Opportunities	13
	School Curriculum Extension.....	14
	Community Education	14
	Volunteer Opportunities.....	14
	Demonstration Gardens and Educational Display	15
4.3	Ecological Restoration.....	15
5	IMPLEMENTATION & BUDGET	15
5.1	Interim year 2003	16
5.2	Year 1 – First full year of operation – 2004.....	16
5.3	Years 3-5.....	18
6	FUNDING	19
7	EXPECTED OUTCOMES.....	19

APPENDICES

Appendix I	HCOFS Board Member Biographies
Appendix II	Community Meeting Information
Appendix III	Traffic Management




1 BACKGROUND

1.1 The Land

Haliburton is a publicly owned farm within the Agricultural Land Reserve (ALR). Up until 30 years ago, Haliburton, or Four Winds Farm as it was then called, supplied fruit and vegetables to the neighbourhood and jobs for a family. In 1970, the Greater Victoria Water Board purchased the land to use as a reservoir for future expansion. For various reasons, by 2001, the CRD deemed the land that is not part of the reservoir (approximately 7.2 acres) “surplus”.

There has been no active farming on the land in over 30 years, yet the fruit trees continue to produce bountiful amounts of cherries, pears and plums. Also, the farm has been used to graze sheep during the spring & summer, which has been helpful in keeping invasive species such as broom and Himalayan blackberry from taking over the property.

The farm is 4.09 ha (approximately 9.3 acres), and is located on the south side of Haliburton Road (739 Haliburton Road) in Cordova Bay, which is a neighbourhood in Saanich, BC. It is currently zoned P-2 (Utility Zone) and contains an underground water reservoir and a single-family dwelling on the west part of the site, a forested area on the southern part, and a fruit orchard on the north part. It has a sunny southern exposure and the soil is designated class 3, on a scale of 1 (the best) to 7 (the worst).

-  Within the CRD area, only 7.3% of the land is protected for agriculture
-  The soil on Haliburton Farm is Class 3 with the possibility of being raised to Class 2. Only Class 1 is higher than these classifications
-  Vancouver Island is losing agricultural land faster than any other area in B.C.

The forested area at the southern portion of the land is coastal Douglas fir forest and is identified as 'older second growth forest' in the provincial/federal Sensitive Ecosystem Inventory. As a remnant section of forest, this area is home to birds and other animals that once had much larger habitats. The 1998 Saanich Environmentally Significant Areas Atlas (ESA) says that all forested areas are "assumed to be environmentally significant until further assessment".




The farm is identified in the Saanich ESA as being within an aquifer recharge area. Therefore, it is important to maintain these lands without impervious cover to ensure maximum aquifer recharge. This is especially important since a large percentage of the surrounding area is already covered with pavement and buildings.

As an aquifer recharge area, it is also important to have organic agriculture practiced on the site to ensure that pesticides and chemical fertilizers are not used, and therefore not allowed to enter the aquifer.

1.2 The Need

Land with the potential for producing food is being threatened by suburban sprawl. Vancouver Island is losing its agricultural land faster than anywhere else in the province: since 1974, there has been a net loss of 13% of ALR lands. The island boasts some of the best soil and most temperate climates in Canada, yet only 10% of our food is grown here.

The food that we consume is being shipped to us from increasingly longer distances. We no longer know who is growing our food, what chemicals are being used, or what environmental degradation is occurring.

-  **small-scale farming:** In 2001, 35% of Vancouver Island farms were 10 acres or less
-  **urban farming:** proximity to an urban centre, not size, is the best indicator of profitability on Vancouver Island
-  **organic** mixed fruit and vegetable production sold at the farm gate can earn \$25,000 per acre while creating more jobs per acre than conventional farming

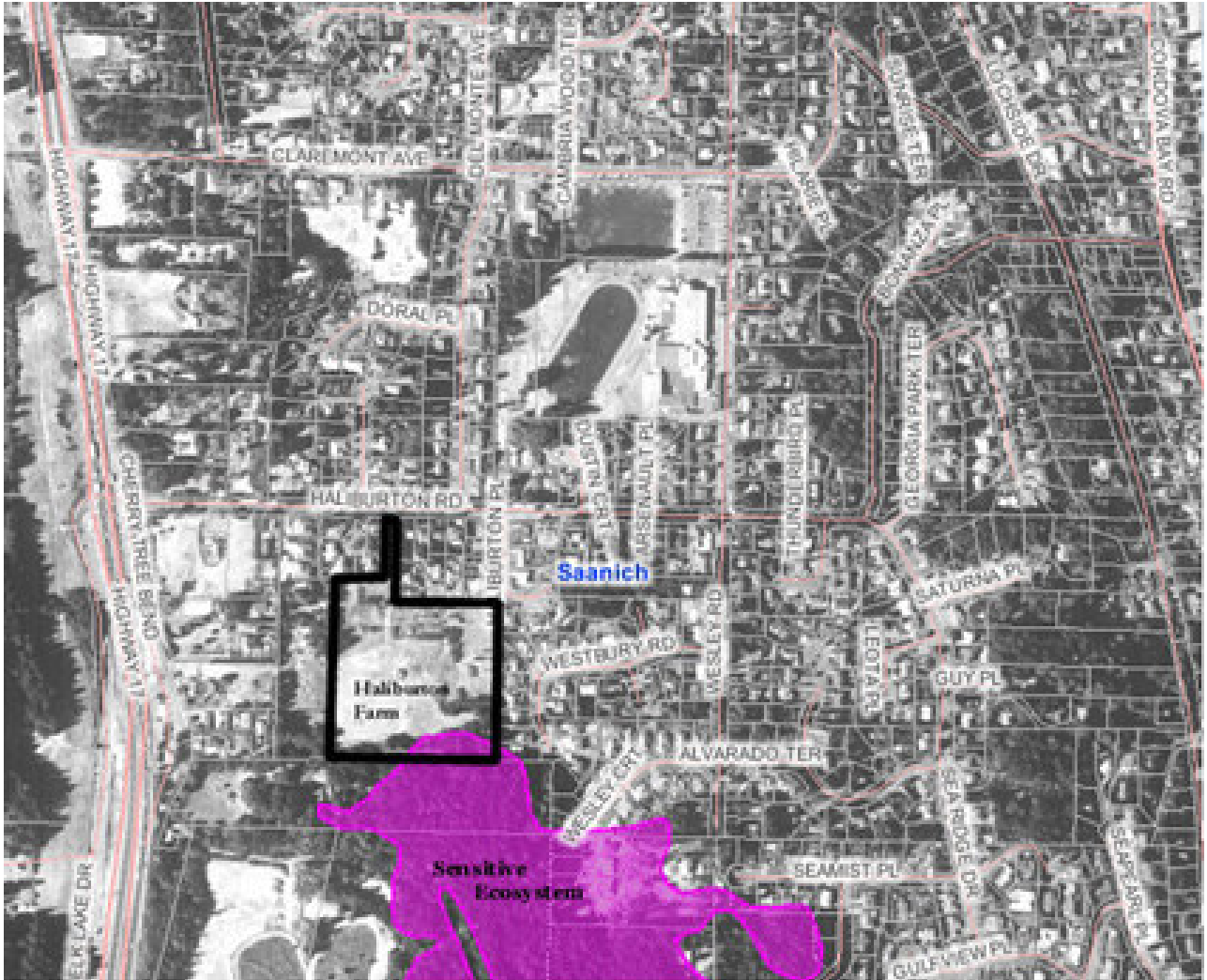
Until a generation ago, Cordova Bay was an oasis of beach cottages and small farms and forests, a productive emerald surrounded by an azure ocean and lakes. Temperate ocean breezes and fertile soil provided people with most of the food they needed, and there was a decent living to be made by the many Cordova Bay families who grew a wide variety of fruit and vegetables for their neighbours and the growing urban centre of Victoria.

In 2003, very little of this pastoral landscape remains. Viewed from the air, the most striking open space in the area is the parking lot and playing field at Claremont Secondary School. The few farms and forests remaining are threatened with encroaching housing development. The pressure to subdivide is irresistible: heavily sprayed, tax subsidized food from around the world is available at bargain basement prices in our supermarkets. At the same time, Saanich land rezoned from farm to single-family

homes is worth as much as 10 times more on the market.

Healthy cities, agriculture and watershed preservation can coexist. The solutions lie in bringing people with different, but related, concerns together, and imagining what our region will look like 25 years from now. We are working towards this by bringing together neighbours, organic farmers, educators, professionals and other interested individuals to create Haliburton Community Organic Farm.

1.3 Location Map



2 Haliburton Community Organic Farm Society

2.1 The Society

In the summer of 2001, a group of concerned citizens formed the Land for Food Coalition (LFFC) in response to the threat of having this farm and other lands in the Greater Victoria area removed from the ALR. After a half year of work, the LFFC, with the Cordova Bay Association for Community Affairs (CBA), and the support of Saanich council and the mayor, managed to get the CRD to reconsider its plans for the surplus lands at Haliburton. The CRD and Saanich have since agreed to a deal in-principle involving a transfer of the Haliburton lands to Saanich in exchange for remuneration plus a land swap elsewhere.

The Haliburton Community Organic Farm Society (HCOFS) was then established to develop plans for and to manage the farm. The directors include neighbours, organic farmers, educators and other interested individuals, with a wealth of experience and skills related to organic farming, education, community initiatives and business. Please see Appendix I for brief biographies of the Directors.

2.2 Vision

Haliburton Community Organic Farm will be a welcoming, active place that will grow organic food, demonstrate organic agricultural practices, and provide educational opportunities for the local and broader community. The Farm will serve as an example of economically viable, sustainable, small scale farming. Two organic farmers will each work a section of the land for their livelihoods, and the Society will mentor new growers in a third, instructional area. The Farm will be a model of environmental stewardship, as forest and wetland areas will be protected and enhanced, the orchard will be restored, and water will be used responsibly. Education and community involvement will be integral components of the Farm. Hands-on activities for all ages will be offered through a teaching centre and a commercial processing kitchen in the renovated farm house, and a perimeter trail will provide recreational access to the forested area.

- ✚ sales of organic food in Canada are expected to grow 20% per year to \$3.1 billion in 2005
- ✚ organic retail sales on Vancouver Island last year were \$30 million
- ✚ The number of certified organic producers and processors in BC nearly tripled from 1992 to 2001.
- ✚ 71 % of Canadians have purchased organic food at least once - 40% (12 million people) buy often

2.3 Organic Certification

The entire Haliburton Farm property, including the land surrounding the house has been designated as 1st year transitionally certified by the Islands Organic Producer's Association (IOPA).

All producers and visitors to the site will have to observe the organic guidelines, which will be posted on the property. All farmers and apprentices who use the site will have to sign an affidavit that they will follow the guidelines.

Organic describes a process of food production that avoids the use of synthetic inputs such as chemical fertilizers, chemical pesticides, chemical growth regulators/hormones and antibiotics. Organic production is based on a system of farming that uses production methods that minimize the impact on the environment. The primary focus is to maintain a healthy soil and develop a balanced farm ecosystem that is environmentally sustainable. Certified Organic means that a product has been produced in accordance with specific guidelines and organic standards, as established by a certifying agency.

2.4 Principles and Goals for the Haliburton Farm

I. STEWARDSHIP: *Stewardship is the act of care-taking; looking after the home or affairs of another. It suggests managing the land as if it does not belong to us, but rather to all species and to future generations.*

- 1) Practice and promote sustainable certified organic farming
- 2) Protect and restore ecosystems within the property
- 3) Ensure sustainable resource use in all aspects of the farm and its operation

II. EDUCATION/RESEARCH: *Haliburton Community Organic Farm will provide educational opportunities for organic farmers as well as reach out to the broader community to increase public knowledge about small scale organic farming. The Farm will impart the importance of the principle of ecological stewardship in farming and the value of community support of sustainable local farming.*

- 1) Develop an education centre for teaching and sharing of knowledge of organic farming
- 2) Create educational , mentoring and apprenticeship opportunities for organic growers
- 3) Create educational and training opportunities for community members
- 4) Provide learning and research opportunities for students at local-schools and post-secondary institutions
- 5) Develop a research program in collaboration with educational institutions and independently

III.ECONOMIC VIABILITY: *The Haliburton Community Farm will provide a model for improving the long term economic viability of farming through cooperative and community-based organic farming. The farm will allow farmers entering the profession the opportunity to make a living in agriculture while learning and building skills. This model will demonstrate the importance of financial and community supports for farmers.*

- 1) Showcase that small-scale organic farming is economically viable
- 2) Foster co-operative effort amongst farmers
- 3) Develop and maintain resources for the benefit of farmers and the community
- 4) Support community economic development projects and public/private partnerships

IV. COMMUNITY INVOLVEMENT/ PARTNERSHIPS: *Haliburton is a community farm. Although portions of the land will be designated to specific farmers, the public will be welcome to visit and engage in the activities of the farm.*

- 1) Provide opportunities for community members to develop a hands-on relationship with the farm
- 2) Contribute to community building opportunities in Cordova Bay and Saanich
- 3) Collaborate with the broader community (organic farming movement, educational institutions, artists) on celebratory and education events

2.5 Community Partnerships & Outreach

In order to ensure that the farm is a community resource and a place that engages the neighbourhood – the Haliburton Community Organic Farm Society intends to develop an ongoing dialogue with neighbours and community members. We value the thoughts, ideas and concerns of the community and want to ensure that the door is always open for dialogue.



It is vital that the farm become a part of the community. With the participation of close neighbours on the Board and the support we have received from the Cordova Bay Community Association and numerous community members, we feel that the farm is on its way to being an appreciated neighbour.

The property will be accessible through public walking trails, but we also intend for the farm to be a hub for community education. We hope that community

members will attend workshops and participate in volunteer activities, and that we will be able to provide regular tours, particularly for the local schools. We also hope that there will be the occasional community celebration – marking important times in the life of the farm, such as the harvest.

Beyond the participation of community members in various activities, the most important role of the community is its support. It is always the case that for local farmers to succeed, they require the support of local people. This support is both economic and interactive. It comes in the relationship between the farmers and their community – those who produce the food and those who prepare and consume it. We hope that these relationships will be nurtured and fostered through the Haliburton Community Farm.

Partnerships

The Haliburton Farm Society is working to nurture a range of partnerships with government, institutions and local experts. The Society recognizes the vital importance of its relationship with the District of Saanich and with the CRD, and looks forward to strengthening these relationships in the future. Saanich Council and staff have provided invaluable support, both with the willingness to purchase the Farm and lease it to the Society, and through open communication with the Board of Directors.

A partnership between the municipality and the Farm Society will help to ensure that the Farm retains its community orientation and is able to provide such amenities as a chip trail on the perimeter of the property.

In addition to the municipality, the Farm will also cultivate mutually beneficial partnerships with local schools and post-secondary institutions. Initial contact with the University of Victoria's School of Natural Systems Restoration (a farm tour with Dr. Don Eastman) indicates that there

are good possibilities for students to engage in both research and restoration work on the farm property (see section 4.3, Ecological Restoration, for more details).

Through the educational component of the Farm's activities, local high-schools and elementary schools will be involved in tours and educational events. Engaging teachers and students in the farm provides opportunities for hands-on learning in a range of subjects. In addition, the farm will provide volunteer opportunities for both high school and post-secondary students.

Finally, the farm has already generated natural affiliations with local organic farmers and organizations that support local farming such as the Island Chef's Collaborative and the South Island Organic Producers Association (SIOPA). Through the assistance of seasoned organic farmers and organizations that focus on farming and local food, the Farm will build a strong base of knowledgeable supporters to draw upon. These relationships will be valuable for acquiring funding and also for seeking out experts to host workshops or assist with projects on the farm.

An Ongoing Dialogue

The Farm Society held its first official community meeting on May 14, 2003 at Cordova Bay United Church. This meeting was a tremendously successful start to an open and positive relationship between community members and the Farm. (For details of the meeting, and the results of the surveys submitted by community members, please see Appendix II).

The dialogue with the community will continue as the Plan evolves and the Farm begins to develop. Through our email, phone line and website, we intend to ensure that there will always be a means for community members to express their thoughts and concerns.

The Haliburton Farm has already produced and distributed two newsletters and will continue to provide these regular updates of our activities. The Farm also provides regular information through the local newspaper, the Cordovan, which allows for broader communication with the citizens of Cordova Bay.

Our next steps will be to ensure that the Farm Plan is made available to the public through our own website and through Saanich municipality. We will also continue to host regular events to include the broader community in our planning processes.

3 Activities to Date

Saanich and the CRD have made an application to the Agricultural Land Commission for subdivision of the property. This is to allow the CRD to retain ownership of the reservoir. The next step is then to have the remaining lands transferred to Saanich, who will then negotiate a lease agreement with the Society.

In the meantime, an interim agreement has been negotiated with the CRD to permit access to the land. This interim lease gives us the use of the property to conduct a pilot project on the land to test the quality of the soil and climatic conditions.

A young, established organic farmer has been selected to conduct the pilot project with the Society. This farmer has tilled the land and planted crops with the help of an apprentice grower. The farmer has signed an agreement with the Society that he will be responsible for ensuring that all practices follow the IOPA guidelines, and that he will keep the Board up-to-date on his activities.

We began this pilot project on June 8, 2003 with a work party made up of Board members, community members, volunteers and the farmers. We removed old fences, including a number of treated posts, which are not allowed on certified organic land. Using donated fencing material, and the donated labour and equipment of a Greg Miller, a new fence was erected around the farm plot. Our volunteers also removed Scotch broom and Himalayan blackberry in preparation for the tilling. One surprise was the discovery of some grape vines hidden under the blackberries. The plot was tilled by Michael Balderston on June 9th.

We have received donations in-kind to help get this project going, including the use of a rototiller, and donations of seeds from local organic farmers.

A draft farm plan has been developed by the Farm Sub-committee. This plan includes details on how the farm will be divided up and managed, as well as guidelines for selection of the growers, a job description for the farm manager and details of the lease agreements. (see Section 4: Proposed Activities for details).

Fundraising efforts have begun through a request for funding to the Certified Organic Association of BC (COABC) and an expression of interest to the Real Estate Foundation of BC, and initial discussions with potential corporate and individual donors, as well as various foundations (see Section 6: Funding for details).

4 Proposed Activities

The two main components of this initiative include economically viable organic farming and community education. Ecological restoration will also be a priority.

4.1 Organic Farming

Haliburton will be operated as a working farm that will produce food for the community and train future growers.

The Farm Sections

The land will be divided into three farming sections, and the existing orchard will be a collective space. Two of the plots will each be leased to an experienced organic grower. These growers will be selected by the Society based on a set of criteria that is being developed. We are looking for experienced organic growers who are able to demonstrate that they understand the principles of organic farming and are capable of making a profit from farming and willing to work cooperatively with the Society.

The growers will be charged a rate according to the size of the farm plot they receive. The first leases will be on a three-year accretive scale. The first year's lease will be lower to reflect the amount of work and infrastructure needed to get the farming started, including tilling the soil, increasing soil fertility, putting up fencing, and installing irrigation. The rate will then increase each year until the third year, when the market rent for agricultural land will be charged. If a grower leaves before the third year, the sliding scale fee will not return to year one, rather the new grower will be charged the rate where the previous grower left off, to reflect the value added to the lease from the work done by the previous lease-holder. The length of the leases will be at least five years, as this is the minimum amount of time needed to fully realise the benefits of soil amending and other work performed on the farm.

The third parcel of land will be worked by the Farm Manager as both a teaching and demonstration farm, with some agricultural production space. The manager will be assisted in the farming by apprentices, volunteers, students, the Board and community members.

All growers, including the Farm Manager, will be expected to keep up-to-date on current farming techniques, use their designated areas to their fullest capacity, manage their farms efficiently and profitably, and maintain their areas according to guidelines set out by the Society.

The produce grown at Haliburton Farm will be sold through a brown box programme (run through the Society), at local community markets, to local restaurants, and possibly through farm-gate sales. The growers will be able to develop their own markets for their produce, but will also contribute to the box programme.

Personnel

Farm Manager

The Farm Manager will be an employee of the Society, and a key player in the development of Haliburton Farm. The position will require a person with multiple skills, including experience in organic growing and project co-ordination. The manager will be a mentor for new growers, and will be the liaison between the community, the farmers, the Board and other staff in the future. A job description and skills needs assessment has been developed. The manager will work

closely with the Board to ensure that all activities occurring on the property meet the guidelines and standards set up by the Society, and the organic certification organisation.

The role of the Haliburton Farm Manager will be a demanding and multi-faceted one. This employee will be responsible for implementing the goals established by the Society, which will include teaching, mentoring, organising work on the Society's portion of the parcel, designing and implementing research activities, establishing and maintaining relationships with other organic farming institutions as well as the local community, and managing the details of the Farm operations, including start-up building projects.

Education Coordinator

The Education Coordinator will be a part-time employee of the Society, and will be responsible for coordinating educational activities at the Farm. The coordinator will develop and manage the educational displays in the centre and liaise with local schools and teachers.

House Renovation

The existing house will be renovated, when financing permits, to accommodate uses by farmers for cleaning and preparing their produce for sale; office(s) for the Farm Manager, Education Coordinator and Board work; a kitchen for staff, farmers and workshop participants; workshop space; a meeting room; a self-directed educational display area; and, a washroom. Ideally, the kitchen will be CRD-approved to allow for food-processing workshops and to enable small-scale food processors to use the space on a rental basis. We would also like to see a covered outdoor space that would be used for teaching and special events. Designs for renovation of the house and the outdoor space are being donated by Dennis H. Moore, Architect.

Traffic Considerations

We recognize that increased traffic is one of key items that may affect local residents living on Haliburton Road and other adjoining roadways as a result of the start up of Haliburton Community Organic Farm. We have discussed and reviewed the traffic issue at our Board meetings, directly with local residents and at public outreach events, and we will make every attempt to mitigate the amount of additional traffic which may occur as a result of the start-up and ongoing operation of the Farm. We have therefore formulated some basic guidelines that we will be following to help regulate traffic in accordance with the events and activities that will take place at the Farm during the course of the year as outlined in Appendix III.

We would like all local residents to know that we will continually seek out ways to keep traffic at a minimum and ensure local residents are not burdened by the activities happening at the farm. Instead, we hope that the residents will continue to work with us to help find solutions to ensure that we keep the Haliburton Farm and the community residents happy and provide healthy organic produce for many years ahead.

Fencing

The property currently has a five foot perimeter fence with two locked gates, one on the driveway off Haliburton Road, and one on Coton Court. The CRD will be erecting a fence

around the reservoir section of the property, which they will maintain. Currently, for the interim access agreement, the Society has a key for the gate off Haliburton Road.

Each farm plot will require individual six-foot deer fencing. The Society will help each farmer with the fencing needs, but the farmers will be responsible for maintaining the fencing surrounding their plot. The plots will have locked gates to protect the farmers' investments when they are not present.

The Orchard

There is a heritage orchard on the property, which will be maintained as a common property. The Farm Manager will oversee the orchard on behalf of the Society. This orchard has already generated interest within the fruit-growing community of the Lower Island. The BC Fruit testers have offered to hold workshops on pruning, and to help with renovating the orchard. Produce from the orchard will be sold to the box programme, and at farm-gate. Proceeds from these sales will go to the Society to help fund activities of the farm project.

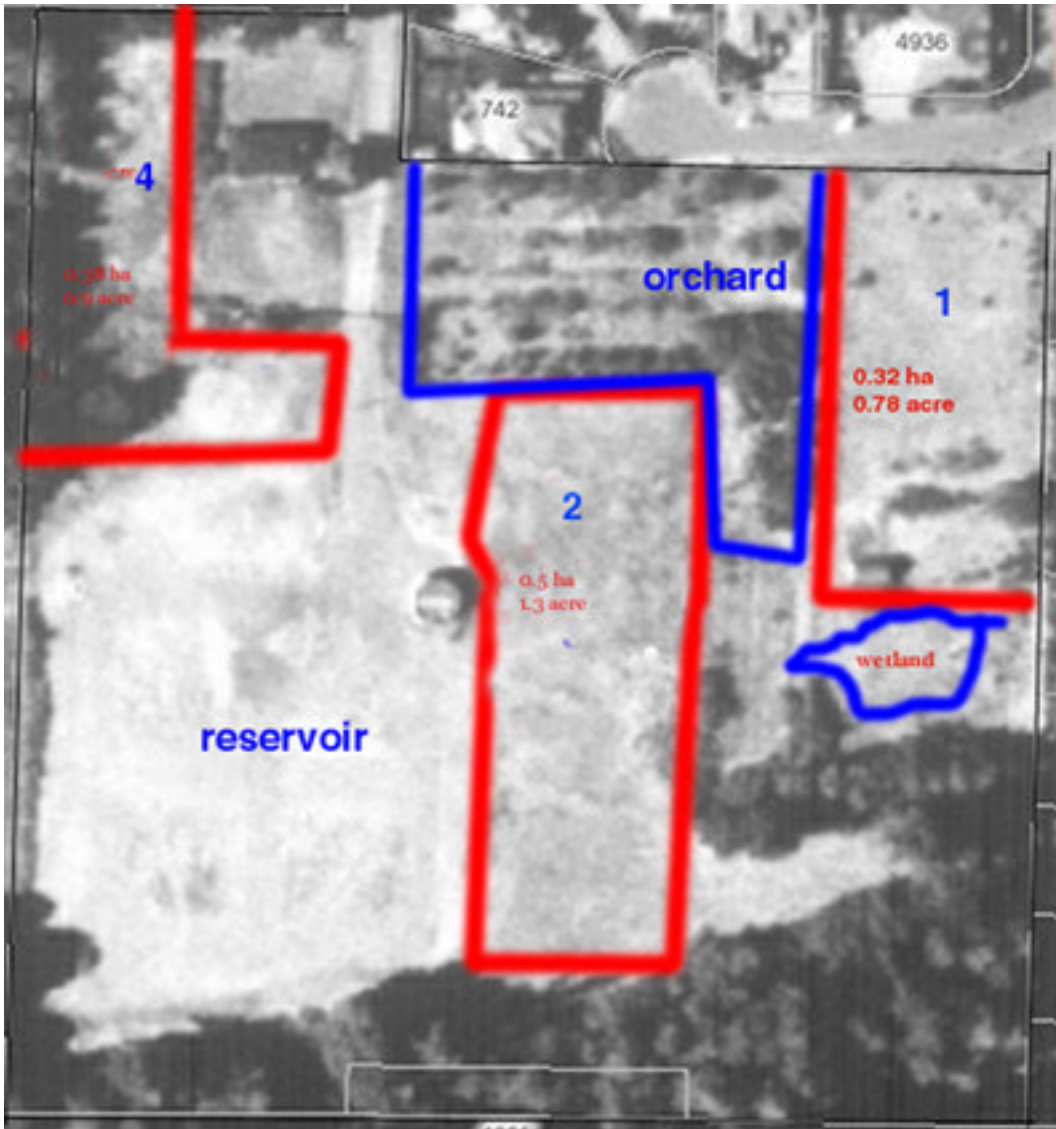
Water

There is municipal water to the house, which has been turned on for irrigating the interim test plot. The Society will determine whether the current water supply is sufficient to supply three farm areas with irrigation water. In addition, we will arrange with the District of Saanich to have the water metered at the agricultural rate. There is also a with a tap in the orchard area, which has been used to water the sheep that roam the property, but which is now turned off.

If the current water supply turns out to not be sufficient to meet the needs of the farm, the Society will investigate options, including increasing the size of the water main to the house, drilling wells on the property, and the use of water-efficient in-ground irrigation lines.

Farm Map

Approximate location and size of proposed farm plots.



4.2 Education & Community Involvement

Education and community involvement are central components of the Society's plan for Haliburton Community Organic Farm. The farm will be a site for research and teaching for students of all ages, offering educational activities for school groups, research opportunities for post-secondary students, adult education workshops, and volunteer activities for community members. Over the long term, demonstration gardens will be built to showcase organic gardening techniques, and an educational display will be developed for the teaching centre in the renovated farm house.

Educational Opportunities for Organic Farmers, Gardeners and Consumers

Haliburton Farm will be developed as an essential setting for educational opportunities offered to organic farmers, gardeners and consumers. There will be considerable workshops geared to gardeners and consumers and a serious focus on the educational needs of the organic farmer. In the workshop planning stage, the organic farm community will be consulted for input.

Workshops will be activity oriented with some classroom instruction, lead by experienced growers, specialists and the farm coordinator. There will be an emphasis on sustainable and viable systems.

Some of the concepts we will cover in workshops include:

- History and Development of Organic Agriculture
- Organic Organizations and contacts
- Planning and establishing land use and organic systems
- Organic production methods
- Organic certification
- Farm management and marketing
- Small garden techniques
- All-season growing
- Certified Organic Food: What is it? Who grows it? Where can I find it?

The Society will explore the possibilities of an accreditation program for organic farmers.

On-Farm Research Opportunities

Great potential exists for Haliburton Farm to host research projects into innovative organic farming methods and ecological restoration techniques. We will continue to liaise with the UVic Restoration of Natural Systems Program students who have shown interest in applying research projects at the farm.

We recognize the need to develop and improve the science of organic agriculture through such research as compost science, soil science, pest management, water management and crop yields. We also acknowledge that farmer-driven research is useful with examples known in our own community. Our desire to develop sustainable organic agriculture systems, the development of

our infrastructure and the size of the farm will be contributors to future research successes. We recognize that research and education are inseparably linked.

School Curriculum Extension

Haliburton will be a living classroom, providing opportunities for students from local schools to learn about plant and animal biology, food production, and composting. Teachers at local schools are keen to help out, and partnerships have already been forged at Claremont Secondary. There are potential connections between the proposed activities at Haliburton and B.C.'s curriculum at all grade levels, and a committee of educators has been struck to develop curriculum relating to the farm. These educators will work in partnership with community teachers, farmers, and local experts to develop hands-on learning activities that will foster an understanding of where food comes from, and how it is produced.

Hands-on student education programs will be designed to reinforce concepts and field methods in the areas of environmental science and ecology for elementary, middle and high school students, covering the Prescribed Learning Outcomes, such as:

- Plant requirements
- Soil composition and formation
- Uses and importance of water
- Roles in food webs
- Introduction of practices for sustainable resource management
- Encouragement of responsible behaviour in caring for our environment

Participating teachers and their classes will receive pre- and post- visit curriculum packages containing information and activities to help prepare their students for the visit and to reinforce concepts in the classroom upon return.

Community Education

Adult and family education workshops are planned for Haliburton Farm. Topics already suggested include composting techniques, organic garden management, storing the harvest, seed saving, flower drying, fruit tree pruning -- the list is endless. Local horticulturalist Carol Ponchet-Cassidy of the BC Fruit Testers Association is interested in holding an orchard restoration workshop on the farm later this year. With gardening being a number one leisure activity in our area, there is a keen interest among neighbours and community members to learn and share information in a forum such as this.

Volunteer Opportunities

Volunteers will be invited to participate in regularly scheduled on-farm work parties to assist with general farm clean up and improvement. Planned work party activities include removal of Scotch broom and Himalayan blackberry, invasive plant species, erecting deer fencing, weeding, mulching, and fruit tree pruning.

Demonstration Gardens and Educational Display

Over time, the Society aims to develop demonstration gardens in the vicinity of the farm house to provide examples of organic gardening methods that are complimentary to certified organic farming. Possible model garden plots may include waterwise gardens, wildlife gardens, or wheelchair accessible raised garden beds. In the future, an interpretive display in the farm house will provide explanations of certified organic farming practices, as well as information on land stewardship, orchard care, and other topics relevant to Haliburton Farm activities.

4.3 Ecological Restoration

One of the primary tenets of the Haliburton Farm is that farming is compatible with maintaining and restoring ecosystem health. While industrial and conventional agriculture has caused large scale environmental damage, Haliburton Community Farm will be a demonstration site, not only for organic and sustainable farming practices, but also for natural systems restoration in the area surrounding the farm.

The farm's educational mandate will (in part) be fulfilled by opportunities for the local community to learn about how organic farming facilitates environmental and human health. In addition to the farm plots, there will be a demonstration pond/wetland area and restoration work will be undertaken in the forested area at the back of the property.

While organic farming techniques will be of interest to many community members, information will also be available for them to learn how to care for their own gardens and properties in an ecologically sound manner.

5 Implementation & Budget

The District of Saanich has enabled this project to be realised by their generous and forward thinking decision to protect the Haliburton farm lands for agricultural production. Their contribution of \$400,000.00 to purchase the land is greatly appreciated by the Society, the community and future generations of Saanich residents.

This transfer of land will take awhile to come into effect, as the land has to be subdivided, and then re-zoned. In the interim, the Society has signed a one year lease with the CRD which allows us access to the farm to begin a test plot.

To meet our vision for Haliburton Community Organic Farm we anticipate the budget requirements for the interim year and for the first year (anticipated to be 2004), as below. Once the capital projects are completed our annual budget will be significantly reduced.

5.1 Interim year 2003

One grower, with the support of the HCOFS Board has begun the process of setting up a test/demonstration plot on a section of the land that has been leased to the society from the CRD. The intention of this lease is to allow the Society to begin farming in the interim, while the process of transferring the land from the CRD to the District of Saanich takes place.

Budget - Interim Year

	Cost		Cost to Society
Farming			
Fencing	\$1000.00	Mostly donated materials & labour	\$125.00
First Plowing	\$264.00		\$264.00
Second Tilling	100.00	Interim farmer	--
Seeds & plants	250.00	Donated	--
Roto-tiller rental	65.00/day	Donated	--
Irrigation	450.00	Interim farmer	
Water bill	50./ month	Interim farmer	
Society Expenses			
Legal	2,000.00	Donated	--
Incorporation fees	175.00		175.00
Insurance	500.00		500.00

5.2 Year 1 – First full year of operation – 2004

The first year of operation will begin when the Society has signed a lease agreement with the District of Saanich. At this time, we do not know when this will occur, but we have plans in place. Our priorities for this project are as follows:

1. Establish the farm plots
2. Begin house renovations
3. Develop education programmes
4. Orchard restoration
5. Demonstration gardens
6. Ecological restoration

All of our activities will be dependent on funding. We will seek out funding for the different facets of this project, and begin the development when funding has been secured. The Society will not undertake to lever costs by way of financing.

Farm

- Selection of a Farm Manager, based on criteria set out by the Society.
- Selection of the two farmers, based on criteria set out by the Society.
- Tilling of the two remaining farm plots.
- Restoration of the orchard.
- Fencing of the farm plots.
- Installing irrigation for the farms.

Building Detailed drawings and material selection to be provided by DH Moore, Architect based on input from the Board. We plan to renovate house to accommodate the following uses:

- work space for farmers for cleaning and preparing their produce,
- office(s) for the Farm Manager, Education Coordinator and Board work,
- kitchen for staff, farmers and workshop participants,
- teaching/workshop space,
- a meeting room,
- a self directed educational display area, and
- a washroom.

Option 1- assumes furnace, electrical and plumbing infrastructure is in good working condition and exterior does not need major improvements.

Option 2- if any major infrastructure is required, additional \$25,000

Option 3- internal elevator to move person in wheelchair from basement to second floor, additional \$15-20,000.

Potting shed/shade house

Create a covered outdoor space that will be used for teaching and special events. This will be built by entry-level Carpentry students from Camosun College as part of their 6-month initial programme.

Labour costs: volunteer

Proposed Budget – Year 1

	Cost
Farming Infrastructure	
Fencing	\$6,500.00
Irrigation	\$5,000.00
Building	
Option 1	50,000.00
Option 2	75,000.00
Option 3	80,000.00
Potting Shed, preparation area, shade house	5,000.00
Farm equipment	5,000.00
Greenhouse	6,500.00
Outdoor maintenance (yearly)	1,000
Building maintenance (yearly)	1,000
Tractor service (yearly)	500
Staff	
Project/Farm Manager (full-time wage including UI/ CPP)	40,000
Education Co-ordinator (part-time wage including UI/ CPP)	25,000
Marketing	
Newsletter production	1,200
Advertising	1,200
Promotional materials	600
Brown Box start-up	300
Education	
Volunteer Training	2,500
Advertising	1,000
Supplies	1,000
Library/Journals	1,000
Computer	3,000
Internet connection and website hosting	500
Conferences/ networking (for Project/Farm Manager and Education Co-ordinator)	2,000
Utilities (Farm and Education)	1,500
TOTAL Year	\$162,300. (to \$192,300)

5.3 Years 3-5

Once the farmers have been selected, and they are actively farming, then we will begin to develop the educational programs, and the demonstration gardens around the house.

6 Funding

Sustainable urban agriculture programs and practices are an emerging world trend that is increasingly attracting interest. The farmers of Greater Victoria have long been on the leading edge of organic agriculture. With this interest and acknowledged leadership, we are confident there will be many opportunities for funding and support of Haliburton Community Organic Farm.

Sources of revenue from the Farm operation will include: apprenticeship programmes (in-kind labour), workshop fees, brown box produce sales, and farm tour fees.

We have also begun an active fundraising programme that will include applications to funding agencies such as the Organic Sector Development Program of the Certified Organic Associations of BC, The Real Estate Foundation, Victoria and Vancouver Foundations, and the BC Investment Agriculture Foundation. We are also pursuing donations from businesses that support organic agriculture such as Thrifty Foods, Patagonia and Happy Planet Juices. Additionally, we are also speaking with supportive individuals who have expressed an interest in our project.

As of June 10, 2003 we have received news that the Island Chefs Collaborative will be supporting us in 2003 with a donation of \$2000.

We will be building our organisation slowly and will rely upon volunteer labour until we are confident that adequate financial resources exist to begin building renovation and hire staff. However, we are also confident, based on preliminary discussions with funding agencies, that we will be able to meet our budget needs quickly and begin full operations.

7 Expected Outcomes

We envision the Haliburton Organic Farm to be a demonstration site for exemplary stewardship of the land. These fertile acres will be restored to a productive, educational organic farm that will produce tasty, healthy, safe food. The orchard will be restored as well as the forest area preserved and enhanced through specific educational or research projects designed to encourage the natural habitats that exist on the property. The area around the house will be developed as demonstration gardens and used for research projects with school groups in the neighbourhood.

The main goals of the Haliburton Farm project are to:

- demonstrate that local small-scale organic farming is a profitable enterprise that creates sustainable, healthy, environmentally friendly jobs in the community;
- provide land to young farmers who have difficulty with access to land in CRD;
- provide farmers with access to mentors as they develop their skills;
- grow healthy, safe food in a sustainable way for the citizens of the CRD area; and,
- provide a central place for organic farming education.

Demonstrating Leadership

The Haliburton Community Organic Farm is a unique model for other areas facing the challenges of preserving farmland and supporting local agriculture. While there are other examples of organic farms with an educational and community orientation, Haliburton is unique in its support from local government. The partnerships that have led to the creation of the farm and the focus on providing land for small organic farms make this a truly groundbreaking initiative.

Stewardship

The first and most obvious measurable outcome of Haliburton Community Organic Farm is that it has enabled the region to retain prime agricultural land and valuable green space. With the restoration of a small wetland and the forested area on the property, the Farm will provide habitat for insects and birds while simultaneously building the soil to regenerate the land's agricultural value.

Increasing the Availability of Local Organics

A measurable outcome of Haliburton Farm will be its provision of more local organic produce, particularly for the people of Cordova Bay. While there are already many viable and productive local farms, there remains the need for more locally produced organic food. This produce in turn will have a measurable impact on overall community health because it will be produced with a minimum impact on the environment.

Economic Viability

One sustainable job (generating \$25,000-\$35,000/annum) can be created per acre when farming is focused on organic and niche markets (in conventional farming, there is typically only one job per 80 acres). Haliburton is expected to create 4 new jobs and could also provide spin-off employment on a part-time basis for young people interested in farming.

There is also the potential, in the future, that Haliburton Farm will be able to incubate sustainable community economic development projects based on organic agriculture. These projects would include value-added enterprises, using the commercial kitchen at Haliburton.

Increasing Educational and Research Opportunities

Haliburton Farm will provide educational opportunities for people throughout the region through tours, workshops and community events. With a goal of hosting bi-monthly school tours through the months of April, May, June and September, the Farm will reach approximately 240 school children/youth in the region each year.

On-farm, locally relevant research is an area that many local organic producers have identified as a need. Haliburton Farm, in partnership with local organic associations and educational institutions will have the resources, land and the expertise to initiate and carry out relevant on-farm research into organic farming techniques and gather data on production capability of seed varieties.

Appendix I

Haliburton Community Organic Farm Society Board Member Biographies

Diana Chown has been a supporter of organics for many years. She now lives on a North Saanich farm that is part of the Linking Land and Future Farmers program.

Tim Ewanchuk is an agri-food program manager with Lifecycles Project Society, a non-profit organization dedicated to cultivating awareness and initiating action around food, health and urban sustainability in the Greater Victoria community. He has been involved with LifeCycles and the local food movement in Victoria for the past 6 years and he has a passion for organic gardening and healthy communities. Tim grew up in Alberta on a sustainable family farm which is still in operation today, and he keeps the heritage alive by growing tasty fruits and vegetables each year in his backyard garden in Saanich.

Tina Fraser is a long-standing and active member of Vancouver Island's organic farming community, co-founding such organizations such as South Island Organic Producer's Association, Moss Street Farmers Market, Linking Land and Future Farmers and it's tool lending library. Tina has farmed for over 13 years on the Saanich Peninsula. She has served three years on the Islands Organic Certification Board and teaches organic agriculture at Camosun College.

Karen Hurley is an environmental planner, an ex-owner of an organic Restaurant and is currently completing her Doctorate in Environmental Studies.

Catherine Jacobsen is a backyard gardener with a passion for local organic food. She has apprenticed with an organic farmer in Central Saanich, and been involved in community gardening projects in Vancouver and Victoria. Catherine will soon be starting her Master's degree in Social and Community Planning at UBC but she plans to remain involved with the farm!

Brenda Laliberte administrates a local organic food delivery program, and works with a local Environmental Consulting firm. Brenda is on the board of the South Island Organic Producers Association and is passionate about local organic food issues. She also spent five years helping to establish an organic chicken farm.

Gracie MacDonald teaches high school at Claremont Secondary School and was a founding member of the Land for Food Coalition, a group of women dedicated to preserving farm land on the lower island. She is also a partner in an organic food business and is actively involved in social justice and environmental issues.

Emily MacNair has been working on food security issues in Greater Victoria for several years. Before moving to Victoria and beginning her work as a researcher and writer, Emily completed her Masters of Environmental Studies at York University. Emily spends as much time as possible in her garden.

Susan Sinkinson: Susan's uncle used to own a farm on Haliburton Road, and picking strawberries for her Uncle Bob was one of her first jobs. Susan feels that working to save the Haliburton property and turn it back into farmland is a great privilege.

John Watts is a neighbour to the farm who claims to have become involved in the farm by accident. He is also a consultant and an excellent gardener.

Kevin Weir is a neighbour and an executive director for the Cordova Bay Residents Association. Kevin was in many ways the individual who started the Haliburton Farm ball rolling with a vision was to preserve public land for the community and benefit for all. Kevin is an Urban Geography grad from Ontario's York University and is currently doing my MBA through the U of Phoenix Online.

Appendix II – Community Meeting Summary

The First Community Meeting

Approximately 40 neighbours and community members attended the open house and meeting. The open house portion of the evening included photos, maps, coffee and snacks and much chatting between Board members and neighbours. Following several brief presentation by members of the Board, community members had an opportunity to express their thoughts about the Farm.

For the Board, hearing these thoughts was a vital step in the process of developing the Farm Plan. At the end of the evening, twenty-one participants provided further feedback through surveys. The results of these surveys express very positive feelings about the Haliburton Community Organic Farm. Without exception, every respondent supported the Concept Plan for the Farm and the idea of having 2-3 farmers working the land over the long term.

With only a couple of reservations, community members also support the idea of the Farm as an educational site and the idea of a public walking path on the property. Many of those who completed surveys were also interested in attending educational workshops or volunteering at the Farm. Concerns tended to focus on parking, traffic and security – all issues that the Board is equally concerned with and (as other sections of this plan reveal) is actively working to resolve.

Survey Summary

Below we have provided the survey questions and a tally of the responses (out of 21 respondents) in each case.

1. Do you support the Concept Plan for Haliburton Community Organic Farm?
Yes 21 No 0
2. Do you support the idea of having 2 or 3 organic farmers work on the land over the long term?
Yes 20 No 0 (1 left blank)
3. Do you like the idea of a Farm Manager who will provide information to interested members of the community and conduct an apprenticeship / mentorship training program?
Yes 20 No 0 (1 left blank)
4. Do you support the idea of using the house for occasional workshops and meetings?
Yes 19 No 2
5. Would you use the walking path that is proposed for the perimeter of the farm?
Yes 19 No 1 (1 unsure)

In addition, 17 participants were interested in taking workshops on a range of topics and 11 participants were interested in participating in farm start-up activities.

Appendix III - Traffic Management

We recognize that increased traffic is one of key items that may affect local residents living on Haliburton Road and other adjoining roadways as a result of the start up of Haliburton Organic Farm. We have discussed and reviewed the traffic issue at our Board meetings, directly with local residents and at public outreach events, and we will make every attempt to mitigate the amount of additional traffic which may occur as a result of the start-up and ongoing operation of the Farm. We have therefore formulated some basic guidelines we will be following to help regulate traffic in accordance with the events and activities that will take place at the Farm during the course of the year.

Haliburton Lane Parking - we expect to put approximately 6- 8 parking stalls adjoining the house on the south side. These parking stalls will help to alleviate parking concerns for nearby residential areas, and will be adequate to handle the Farm traffic during most times of the year, with the exception of Community Events and Gardening Workshops as discussed below.

Farmers – we envision that there will be a maximum of 3 organic farmers (and possibly one apprentice per farmer) farming the Haliburton land. The farmers will be working the land generally from Mid-February to Mid-November between the working hours of 7:30am and 6pm. Farm work parties (approximately 6-10 people) may take place 1-2 times per month during the key planting months of April- June and the harvest months of August-October.

Organic Gardening Workshops – we are planning to hold a maximum of 1-2 per month with approximately 13-15 people attending. In order to help minimize traffic for these workshops we will be offering the workshops at times which make it easy to bus/bike to the event (i.e. the times will likely be on weekday evenings and/or Saturday corresponding with the local bus schedules and during the prime spring-summer biking months).

Educational School Tours – Supervised tours will likely take place weekdays during school hours 9:30am – 3: 00pm. These educational tours will therefore take place during the lowest traffic times and should not place an additional burden on local traffic and parking. We plan to host approximately 1-2 school groups per month maximum from March to June and from September to October, with a maximum of 25-30 children/youth attending at one time.

Market Stand - We have decided not to set up a regular year-long weekend produce stand at the Farm in consideration of the large potential volume of in/out traffic which would occur in the area during those weekend market days. Instead, we have decided to market the produce by operating a weekly produce box program for local residents which will be likely delivered to their door to further alleviate traffic volumes. We may however decide to have 1 or 2 “special harvest markets” at the Farm in

September or October to showcase and share the tasty organic produce with local residents, and also give everyone a chance to meet the farmers.

Community Events – will be limited to 2 to 3 per year (such as a Spring Start-up Event and Fall Harvest Festival). At these events it is estimated that there will be approximately 50-75 local residents, farmers and community supporters attending. We are planning to arrange for car pooling, busing, bike lock-up and park & ride options if necessary to help alleviate any traffic congestion which may occur during those specific times.

Seasonal Nature of Farm Activities – The Farm will generally be most active during the key March to November farming months. The December to February “off season” months will be relatively quiet with possibly a few workshops and planning meetings taking place. Traffic volumes should therefore be at a minimum (almost unnoticeable) during the “off season”.

Encourage Transport Alternatives (Including bus, bike and foot) – We are conscious of, and also concerned about, any increased automobile traffic on Haliburton Road as it will also affect the health and well being of the farm land, the farmers and the tasty organic vegetables/fruits we plan to produce. We will continue to seek ways to reduce automobile traffic and its associated noise on Haliburton Road. We will always encourage bike, bus and foot transport and will offer information about these alternative transport methods in our newsletters and promotional literature.

We would like all local residents to know that we will continually seek out ways to keep traffic at a minimum and ensure local residents are not burdened by the activities happening at the farm. Instead, we hope that the residents will continue to work with us to help find solutions to ensure that we keep the Haliburton Organic Farm and the community residents happy and healthy for many years ahead!