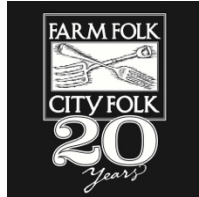


# Community Farms Roundtable 2014 and Farmland Trusts Visioning

Compiled by J. Dennis

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## Action Items/Recommendations

Thank you to all the participants who made this event a success and have provided invaluable ideas, feedback and energy that will support the furthering of FFCF's Community Farms Program and the Land Access Research being carried out by Dennis and Hannah.

Through the discussion of the challenges people are facing, support and resources that people are seeking, and the type of solutions proposed I have developed a few tangible action items/recommendations that are a continuation of work already being done and hopefully a small advancement on issues requiring lots of continued and diverse efforts.

1. **Compile resources and develop a guide on housing for shared farming on ALR land** for farmers to refer to and draft proposed policy changes to the Agricultural Land Commission that would enable sufficient housing and prevent non-farming housing/land fragmentation.
  - a. Recommend that this be a Community Farms Program project – could be an intern project with right support.
2. **Document successful zoning outcomes achieved for shared farming/shared living** by farms to date (community farms, community living/housing, ecovillages, public land for farming). Use this success to inform development of a policy report that can be used as a reference document for municipalities and farmers/communities working together.

***Consider potential of advancing a new ‘community’ or ‘shared land farming’ zoning for BC.***

- a. Recommend that this be a Community Farms Program project – could be an intern project with right support – look into potential of collaborating with a planning student at UBC SCARP or SFU.
3. ***Compile and develop resources on succession*** – there are many existing resources from the BC Ministry of Agriculture – work towards tailoring these and understanding how they are applicable or not to transitions between non-‘family’ members. Integrate research on building ***equity and retirement options*** in community farms, cooperatives, land trusts, non-ownership models. There is a need to have clear understanding of current regulatory, legal, and financial contexts to develop proposed solutions to be advanced.
  - a. Recommend that this be led by Community Farms Program but that support from West Coast Environmental law be sought – could be an intern project with right support.
4. ***Non-ownership/shared ownership model documentation for reference*** of existing and new farmers.
  - a. Initial documentation by Hannah in 2009, we are in process of updating and will make these available to people through online publication between now and end of summer
5. ***Unification and increased awareness of existing resources***
  - a. Dennis will build a Land Access website integrated within the Centre for Sustainable Food Systems at UBC Farm website. Goals include unification of resources, connecting people, raising awareness and reach of work being done, means for dissemination of research by Dennis, Hannah and future people working with Hannah’s research group at UBC. Resources included will be guided by what people have identified as needs.
6. ***Increase communication, networking and connectedness*** amongst people working on similar issues in different places.
  - a. Continuation of Roundtable events for in-person connecting to be led by Farm Folk City Folk and Community Farms Program
  - b. If people are willing, their farms/organizations and contact info will be compiled on new website allowing for people to see who is doing what and connect
7. ***Advancement of Farmland Trust(s)*** – the overall response from participants was positive – there were valuable concerns raised that need to be addressed but we are encouraged to move forward with process of advancing a farmland trust(s) in BC.
  - a. Farm Folk City Folk, under the direction of Heather and the Community Farms Program, is continuing in a leadership role to get the process off the ground.
  - b. Dennis and Hannah are continuing to contribute to the process through research, grant writing support, and community engagement – concerns/questions raised and documented in notes below will help inform further research directions.
  - c. Following community engagement process and securement of funding for development an advisory group will need to be formed.

*\*If you or an organization you work with is/would like to take on or contribute to the development of needed resources identified here please let us know so we don’t duplicate!*

## Roundtable Attendees

### Representatives from the following farms and organizations were in attendance:

OUR Ecovillage, Deer Crossing the Art Farm, Glen Valley Organic Farm, Richmond Food Security Society, Onestraw Society, UBC Land and Food Systems, UBC Centre for Sustainable Food Systems, Zaklan Heritage Farm, Farm Folk City Folk, Community Farms Program, Fraser Common Farm Cooperative, Therah Village, Farmship Co-op, Growing Opportunities, City of Campbell River, North Island College, Lettuce Grow, School Gardens, Landless Farmer, Crawford Bay Commons Cooperative Association, CRFAIR, BCFSN, Sooke Region Farmland Trust, ALM Farm, Glen Valley Organic Farm Cooperative, Halstead Farm, CV Organic Collective, Haliburton Community Farm, Food Connect CSA Australia & Turnstyle Community Hub, Ripple Farm / Merville Organics, Chef Survival Challenge Inc., Madrona Farm, National Trust for Land and Culture BC, previous TLC Farm Program staff, Dark Creek Farm, Crawford Bay Commons Co-operative Association, Edible Earth Seeds (and farm), Linnaea Farm

## Issues to be Addressed/Challenges/Needs Identified by Participants

### Ensuring the continuity and strengthening of the Agricultural Land Reserve (ALR)

- Affirmation that the ALR is fundamental to farmland protection, and non-governmental work around farmland protection and access must be complimentary to the ALR and work with/to support the strengthening of ALR/ALC
- Need to be strategic right now and make sure that the development of non-governmental farmland protection initiatives does not then get turned around and used by government to dismantle the ALR and ALC
- Seek opportunity in the opening up of discussion around reformulation of the ALR and ALC – what amendments are needed to improve the ALR and to address challenges faced by community farms (ex. housing)

### Working with municipalities

- There was recognition that some sort of broader institutional support is needed on top of the communities/people supporting existing community farms, land access projects -
- Farming on public land and opportunities for further collaboration – need to learn and share what is working in different municipalities with each other
- Opportunity for further development and implementation of community farming/shared land access on publicly owned land (ex. public land in Richmond and opportunity for Richmond Food Security Society to influence how that land is accessed and used for farming)
- CR-FAIR in Victoria is currently working on models for farming on publicly owned land
- Work with and leverage regional sustainability strategies
- Get planning staff on side with protecting farmland and ensuring access
  - Farmland trust model within Saanich is on the table, found a councilor to be a champion to move it forward

- Saanich municipality is amenable to working with CR-FAIR because there are a lot of land use conflicts – Saanich sees this as an opportunity

Tenure for young people coming up into farming is huge challenge

- Farmers with insecure leases – recognize that they are insecure and not ideal but want to farm now, can't just wait around
- Development of shared land access as means to support young people on land
- Many young people are able to buy land with support from parents - is this something that can be further supported – co-investment in land between parents and children
- Need means to connect land-holding generation with upcoming generation of landless people who want to work the land – mutually beneficial

Identifying what models of common land ownership work

- Make the models being used available for others to use as a reference – need documentation
- Develop tool-box for people entering into shared land ownership

Bringing new people (members) into existing farm communities or cooperatives/or finding right people to begin a farm community or cooperative with

- Challenge getting people (and right people) to invest and commit over long term
- Need strong process and structures (gates) for allowing people into community
- Should have written documents, guidelines and procedures that all can refer to - for existing members and for prospective new members
- Shared mandate and vision is key to successfully working together

Identifying mechanisms for financing and accessing capital under non-ownership models

- Need means to access capital without having land holding as an asset
- Financing without debt accumulation – members should not be expected to take on debt as a result of joining coop or community
  - Debt really inhibits development of farm whether cooperative or individual farm business
- Loans, alternative financing
- Finding understanding/support in the financial sector for people involved in non-ownership models

Finding financial sustainability in farmland protection and community farm work

- Reduce reliance on philanthropy and develop long term financing models
- Equity – in land ownership, land access, participation in models that rely on philanthropy and the ability to donate
- Asking community to fund the acquisition of farmland is not considered to be a sustainable strategy by all
- Securing land for community farms, land trusts, or individual farmers is fundamental problem that has been worked on and needs much more work – diversity of tactics – outright owning of land is just one

### Avoid idealism driven without any economic investment or business planning

- Idealistic young people entering into something they are unprepared for - community farms need to talk about business and not just community
- Only 1 in 5 farms have a business plan
- Idealism fades after time (estimate of 3 years) and then people will start to seriously invest economically in farming
- Community farms program needs to talk about business planning and not just community
- Community and resource sharing is a contributor to economic viability
- Securing the land is only step one for land protection and access – farmers need to be economically successful on the land in order for long term sustainability

### Succession, family transition, equity, and retiring on the land

- Needs to be incorporated into land protection and access planning
- There is a need for mechanisms, process and support structures to enable farm/land transition between family members – and not all feel a community trust is the answer, there is a need for diverse ways to transition the land to meet diverse needs/situations
- Exit strategy for all non-ownership models in which people invest time, capital, sweat
- Baby boomer generation holds wealth – holds land, younger generation will not have same level of wealth – opportunity to be leveraged between older generation and younger generation
- Succession comes down to wanting to be able to transfer your equity into services that will support you when you are not working anymore – need to find a way that young people in a community have access to land while elders have access to resources and supports needed to retire on or off land
- People who want to retire after farming at a minimal income – don't having anything to retire on because of the low income of farming - more that just issue of succession, also issue of economic sustainability of farming
- There was a clear need for resources on farm succession identified

### Housing on the land

- Need for additional housing and/or for tenants on the property for economic viability
- Permanent vs. non-permanent dwellings
- Location and ability to go under the radar – depends on visibility of the farm and inspectors in the area
- May be especially difficult on public land (ex. farmers cannot live on Halliburton and Newman farm), needs to be considered if promoting public land as strategy
- Opportunity to challenge the assumption that in order to be a happy farmer you need to be on the land – one person can live there but don't necessarily have to have everyone living there in shared farming situations (ex. Farmship Coop works without all the farmers living on the land)
- Using previous work as a guide – Glenora Farm, OUR Ecovillage, Yarrow Ecovillage

### Building and maintaining healthy communities on community farms

- Resources for improving community/human dynamics side of community farming

- This was a topic of discussion in a break session and I unfortunately do not have the notes from this particular session

#### Work life balance

- Maintaining healthy relationships, families and raising children in community context

#### Culture of sharing and cooperation is not the norm

- Challenge of finding right people and working together – non-violent communication, education around living in community
- Only a small segment of the population thinks in mindset of community living and culture - need broader range of models that don't require same level of involvement in order to be inclusive of broader population
- Need to raise awareness and build culture of sharing and cooperation
- Redefining the social and economic value of land and land based resources
- Farming without owning land – stewarding land – requires philosophical jump
- Importance of building community both within and also beyond the farm was emphasized by many as a key to success for various farm models (from individual business – community farm)
  - Ex. of hosting a solstice dinner at Farmship Coop that brought together community members and restaurant owners/chefs
  - Ex. of the Chef Survival Challenge at Madrona farm to raise awareness and build connections
  - Nikki really emphasized the value of community sharing of food and work parties for bring people together and creating a sense of broader community and support for the farm – the opening of gates that allowed for the growth of farming and community relationships
- The more people step onto the land the more they connect – need to create pathways for this connection to build broader support
- Social networking can be really powerful

#### Improving the land access/community farming network to increase inter-connectedness and support

- Especially creating ways for people from more remote areas to connect and be connected to relevant resources, initiatives and people
- Make the resources that are out there already known to people
- Use each other as precedents to build from rather than re-creating the wheel each time
- Solutions are there and available we are just not applying them to the existing community farms

### **Farmland Trust Discussions**

*\*\*\*farmland trusts as a solution to some of the above raised issues was a primary focus of this particular Roundtable and the notes that follow are on the farmland trust discussions. There were also a couple sessions held on creating and maintaining healthy relationships in*

*community living/working situations and on how to approach housing challenges. As well as many small group discussions on directed topics not reflected in these notes.*

### **There is a need for charitable tax status**

- Sooke Regional Farmland Trust applied for charitable tax status and was turned down twice due to farming being a business and not a charitable activity
- An umbrella organization that held charitable tax status would be a benefit to smaller trusts and organizations for acquiring and protecting land through a joint process with the umbrella charitable organization
- Suggestions that CRA is tightening regulation of charitable tax status and this needs to be considered and worked into farmland trust planning
- National Trust for Land and Culture is currently operational in BC and has charitable tax status – it was expressed that the association of this organization with Bill Turner and TLC is a huge barrier for people in the farming community to consider working with NTLC
- Farmlands Trust Society in Saanich holds charitable status but is hesitant work with others so they can access FLT’s charitable status – thought that FLT fears losing that status and as a result is over-protective of it
- Need to frame farmland protection and land access support as a public good not an individual benefit – ex. of community gardens though they provide individual benefit to those with plots they are still considered a public good supported by municipal government
- Land as a public good and then a for profit business establishes on the land – need to keep these two things separate in framing land trust work and seeking charitable status

### **Vision and Mandate**

\*mandate precedes structure – development of a clear vision, mandate and goals will guide the development of the structure of the organization

- Organization with single mandate focused on farming
- Being explicit that farming is protected through stewardship (sustainable use, not set aside), where stewardship entails sustainable practices on the land
  - Need to be careful about language (ex. sustainability) and who that may then exclude/include based, but people seemed to agree that sustainability and stewardship and broad enough to be used with fear of exclusion of parts of the agricultural sector
  - CR-FAIR used terminology “Farmland Conservation and Access Program” rather than trust to communicate their visions (see resources section for paper)
- Land Trust would actively work towards and support land access for farmers – whether on land in trust or other land
- Supporting/facilitating access to capital and housing should be added to mandate
  - There may be opportunity to connect with Community Housing Trusts in BC to understand co-housing work they do and to potentially leverage resources
- Suggestion to consider the structure of the BC Land Trust Alliance (BCLTA) as a model
  - BCLTA is not a trust itself but rather provides resources, education, networking and support to its member trust organizations

- Also offers benefits such as insurance plans to member organizations and this is something than an provincial umbrella farmland trust could consider offering to regional or single property farm trusts

## **Organizational structure and governance**

### **1. Municipal Land Bank**

- Some expressed distrust in the government's ability to keep land under covenant, too unstable with changing power
- Land is most secure when in is managed by the people/community rather than the municipality
- Municipalities and regional district's have different decision making structures than would need to be taken into account if working with local government
- Opportunity for integration of municipal and community protection – resources and support form government with governance and continuity of protection coming from community
- Haliburton Farm is an example of a partnership between municipality and a non-profit organization. Haliburton is public land owned by the municipality of Saanich where the farming and governance of the land is managed by a non-profit organization
- Also example of Newman Farm in Central Saanich – the land was donated by landowners to the municipality and is now public land with heritage farm buildings. The management of the land has been turned over to the Farmlands Trust Society is currently working towards bringing it under production.
- Promising work by CR-FAIR work with municipality of Saanich underway - farmland trust model integrated within government in Saanich is on the table
  - Many models for how to do it, remain to be seen which one to be used
  - Role for collaboration between municipal government and non-profit
  - See resources for link to CR-FAIR report
- Working in conjunction with the municipal government could help ensure resources/infrastructure for monitoring, accountability, liability and succession over time

### **2. Provincial or Regional Bank/Trust Organization as umbrella organization**

- A provincial or larger regional trust would work with smaller trusts organizations or community trust farms to provide support. There would be flexibility in how to manage land to be worked out between the overarching trust organization and the local community/farm.
  - Allows for situations in which there is active existing community to take the lead in managing farmland
  - Allows for situations in which there is not an active community to take on land management, but where there may be land or a covenant to be donated, to be taken on by the overarching trust organization
  - Also allows for situations in which farmers want to donate land and or establish a covenant but do not want/don't have time to be involved in cooperative/non-profit/community organizations to take advantage of an existing organization

- There is a need to have something that ties together those doing similar work to ensure that we are not competing for resources and are rather increasing our overall capacity and reach of resource use
  - Overarching, established structure could act to lend credibility to groups to better leverage community/public support – an institutional framing may help to legitimize community farming or shared land/farming for larger society
3. Community Trust Structure
- Idea of the trust organization being made up of and governed by the participating farms/communities – trust should be founded in community based holding and management of the land
  - Fear that this model would result in exclusion of some and limit the potential scope of a provincial trust – not everyone interested in donating land to a trust/accessing land through a trust/establishing a covenant is interested in community/coop farming/cooperative organizing, and the provincial trust needs to be open to all
  - Level of involvement by participants if it is cooperatively structured trust may be too much time and inhibit participation
  - Others feel that to making farming viable requires community – farming is often not profitable and there is a need for the social fabric and support structures community farming offers
    - Point made that a single farmer or farm family on land held in trust is still a form of community or community supported farming
4. Developing a trust within a currently existing non-profit organization
- Some people did express that they thought it would be valuable to leverage the existing structure, resources, public confidence in an established organization like Farm Folk City Folk and then just work on building the legal and financial mechanism in to the organization to have an operating farmland trust
  - This concept was not explored in detail

#### Advancing a structure:

- Look to international models – what is being done elsewhere and how?
- Need to consider all options and want to be able to offer a suite of options
- Need to consult a lawyer – but to do so need to be able to articulate what we want/need
- If we try to plan an organization that is perfect before we make it we will never make anything – need to go forward with what we have and know, have built-in flexibility to learn and develop as we go.
- What do we need to take this to next step – a working group?
- There are many challenge as we have discussed here and these need to be accounted for as we move forward – but in moving forward we need to formulate our work and ideas as solutions when we present to public/government/stakeholders if we are to have any buy in

#### Financing

- To date there has been significant reliance on philanthropy but was expressed by some that philanthropy is not a desirable, sustainable or equitable long term approach

- Co-op model with the purchasing of shares is one financing model that has been successfully put into practice and also failed in BC. There is also an example in which shareholder loans contributed to financing.
  - Glen Valley and Horse Lake Farm successfully used the sale of shares to contribute to the financing of their land acquisition
  - Keating Farm attempted to use the sale of coop shares to pay for the land, however were unable to sell sufficient shares which resulted in the coop holding debt which placed a burden on coop members that really inhibited development
- Someone felt that getting community to buy land so that a farm business could continue on seemed selfish and not the best answer – furthermore transitioning land to a trust would not mediate issues such as business transitioning, housing on the land, etc.
- Debt should be avoided in any financing model and when using cooperative models, joining members should not be expected to take on debt when they come in
- Some expressed that co-op's are business models and should not be used as vehicles for fundraising – can lead to problems in coop development and governance in future
  - 1 member – 1 vote structure of coops – must consider implications of this for governance down the road, absentee/disinterested members with equal vote to highly involved members can present challenges
- Business models and business training should be part of the work of land trusts/land protection/farmland access initiatives as once the land is accessed and farmers are established it is essential for the farming on the land to be a successful business for any continued financial stability over time
- Suggestion of 1\$ buy back strategy to ensure longevity of land protection independently of longevity of the organization protecting (whether government or non-profit) – this strategy entails writing into the legal agreements that if the land is to be transferred a particular family, organization or type of organization must have first opportunity to buy land back for 1\$ before anyone else has chance to buy land/transfer or change use
- Draw on innovative financing and investment strategies emerging – move away from donation/philanthropy towards responsible investment. Ex. retirement money, RSPs can be leveraged as an investment in the trust that is eventually returned to the community member who invested
- Research or find collaborator with expertise on finance models is essential – there are many community based, socially responsible models out there and these were not delved into in any depth during this particular session but need to be

### **Infrastructure, investment in the land, equity**

- In cases where a trust owns the land and leases it to farmer(s) there is a need to have clear process/expectations around infrastructure development and any type of investment in the land (ex. fencing, drainage, perennial plantings)
- Farmers need to be accountable to some extent for investing in land and their business on the land even though they do not own the land
- Differentiate capital investment in property vs. capital investment in business
- Equity – again need process for farmers with a long term lease to build equity and receive a return on their investments if they choose or need to exit the lease, and for retirement
- Need education and awareness around responsibility for capital investment - supporting land access does not equate to being handed a working farm for free

- Glen Valley provides an on the ground example of where a farm business was sold by a farmer who did not own land in order to transition out

### **Succession and family estate planning**

- Needs to be integrated into trust
- Consider needs of young, incoming to the land and needs of those either retiring on the land or selling the land
- Majority of people can't just give the farm away even though they wish to see it protected, may sell lower than market value, but transition of land in these cases require funds for land acquisition
- Must have exit strategy in place if farmers need to leave
  - Life changes, illness or injury, retirement

### **Affirmative Agricultural Covenants**

- Covenants can be donated by the land owner – the value of a covenant as a charitable gift is the difference of the value of the land without the covenant and with the covenant
- Covenants can be purchased from a land owner by an organization registered to hold covenants – also known as purchasing of development rights
- One option is to determine the covenant value based on the business value of the farm - farm use business value vs. fair market value of the farm
- Though some one said that in Canada (unlike the US where PDR is common practice) there is no difference between the agricultural and speculative value of the land (I think this statement needs to be confirmed, and may apply to a region like the Fraser Valley but maybe not to Northern BC?)
- Fear of a covenant not lasting – only being as strong as the organization with whom covenant is registered – but once a covenant is registered if the organization doesn't last the covenant remains on the title and devolves to the crown
- Covenant protects the use of land but it doesn't prevent the land from being sold to new owners – you can have 99 year lease on land to ensure longevity of landholder/keep in the family for as long as possible
- People do not have a good understanding of how covenants operate and if it is an option for their particular scenario – there is a need for further awareness/resources and contacts of trusts or people with appropriate expertise to guide decision making of landowners
- First step in moving forward with a covenant is to feel out where all the landowners and people involved are – needs and aspirations for the land, can be good to have a lawyer involved
- Three necessary components for establishing a trust: 1) Trust organization, 2) Appraisal of the land, 3) Lawyer to draw up legal documents. This is a challenge in BC as there are not really trusts that have the mandate/expertise/desire to work with farmers to develop affirmative agricultural covenants – lots of work to be done if this is to become an accessible strategy.

### **Alternative or Complimentary Strategies to a Farmland Trusts Raised in Discussions**

*\*\*\*farmland trusts are recognized to be one mechanism for approaching land access and land protection, a diversity of approaches is required and these are some of the ideas that came up in discussion.*

1. There are significant numbers of farms being sold to corporations – has any work been done with these corporations to work towards social responsibility
  - Need to not only work around the fringes but look at what is happening to the bulk of farms and farmland and how to approach it head on
2. Take action to curb speculation
  - Community farms, land trusts and alternative land access don't necessarily address the underlying problem of speculation and rising land costs
    - Arguably covenants and trust prevent speculation by 'removing' inhibiting development potential and ultimately removing property from market forces
  - Are there precedents from elsewhere of policies that have been put in place to reduce land speculation and its impact of real estate market – need to look this up
3. Educate and raise awareness in the real estate sector
  - Some people buying land in the ALR aren't being properly informed of the impacts of their purchase and the limitations upon their land
  - Make it clear that ALR is not collapsing and discourage people from buying ALR land to sit on it until they can develop
4. Water rights and access
  - There is a need to recognize importance and address water access along with land access – for much soil based agriculture, land access without water access will not be productive
  - There are also parallels to be drawn in coastline/river/lake access for fishing and seafood
5. Zoning changes/creation of special zoning designation specific to community/cooperative/shared farming on shared land
  - Especially to allow for appropriate amount of housing – while being tight and clear enough to avoid paving path towards subdivision and farmland fragmentation
  - Need well thought out regulations with elements of constraint, ex. OUR limited the total square footage that all houses can be which will prevent mansion being built on the land
    - Use positive precedence setting to move next project forward –ex. Glenora and Yarrow both successfully built off OUR and have achieved zoning changes to meet their needs
  - City planners have asked Mary-Alice to come up with some innovative zoning to have small footprint houses on the land – opportunity is there
  - Seek allies, potential to work on this with Union of BC Municipalities
  - ALC is going to be unpacked –use as window of opportunity– develop and present these models and ideas while the ALC is open for change (Need to take on ALC to redefine family – this can also be opening into housing changes)
6. Direct co-ownership of the land – purchase land without involving outside community or a trust
  - One example shared is that of Kingfisher Farm in which there are 5 families holding the mortgage on the property

## Resources

The individuals whose contacts are listed above are full of experience, knowledge and resources!

### **Selected Organizations Working on Land Access and Beginning Farmer Support in BC:**

*(list is by no means exhaustive and there are more links to be found from these sites)*

[Farm Folk City Folk - Community Farms Program](#)

[Young Agrarians](#)

[Linking Land and Farmers](#)

[Community Futures Prince George](#)

[Richmond Food Security Society](#)

[BC Young Farmers](#)

[CR-FAIR](#) (Capital Region Food and Agriculture Initiatives Roundtable)

### **Land Trust Organizations**

#### **1. Farmland Trust Organizations in BC:**

- Sooke Farmland Trust (contact person – Mary Alice Johnson)
- [Farmland Trusts Society](#)
- [Salt Spring Island Farmland Trust Society](#)
- [Delta Farmland and Wildlife Trust](#)
- [Pender Island Farmland Acquisition Project](#)

#### **2. Examples of farms with covenants in place**

- Madrona Farm (Natalie Chambers)
- [Linnaea Farm](#)
- OUR Ecovillage (Brandy Gallagher)
- Lohbrunner Farm (Tamara McPhail)

#### **3. Land Trusts in BC**

- See the [Land Trust Alliance of BC](#) for listing of organizations in the province
- [National Trust of Land and Culture](#) (new trust)
- [Islands Trust](#) (Example of a land trust integrated with government in BC, but doesn't work protect actively farmed land currently)

#### **4. Provincial Farmland Trusts in Canada:**

- [Ontario Farmland Trust](#) (only provincial farmland trust in Canada)

#### **5. Farmland Trust in the US**

- [American Farmland Trust](#)

#### **6. Internationally**

- [National Trust in the UK](#)
- [International National Trust Organization](#)

## **Co-op Development Support in BC**

[BC Co-operative Association](#)

[Co-operative Housing Federation of BC \(CHF BC\)](#)

## **Selected Community Farms, Land Trust and Land Access Online Reports**

See the [Community Farms Programs Website](#) for previous research report on Community Farms, Land Trust Research, Farmland Access Agreement Report, Co-op Guide and more.

[Regional Farmland Conservation and Access Program](#) – from CR-FAIR

[Land Access Guide and Land Linking](#) information from Young Agrarians

[Foodland Asset Report](#) from Richmond Food Security Society

[Surrey's Underutilized ALR Lands](#) – Kwantlen Research Report

[The Smart Farm Project Report](#) (Deer Crossing the Art Farm – Chad Hershler)

[Conservation 2.0: How Land Trusts Can Save America's Working Farms](#) – From the National Young Farmers Coalition (US)

[Guide to Cooperative Farming](#) – from the Greenhorns (US)

[Agrarian Trust has a very extensive resource list on land access](#) – it is US based but may be of interest

[Greening Your Title : A Guide to Best Practices for Conservation Covenant](#) – from West Coast Environmental Law

## **Succession Planning** (recommendations from Nichola)

- Heir Conditioning – Nichola was unable to locate this, but will let us know if she does
- From the Provincial Government
  - [http://www.agf.gov.bc.ca/busmgmt/succession/estate\\_plan2001/estate\\_planning\\_2001.pdf](http://www.agf.gov.bc.ca/busmgmt/succession/estate_plan2001/estate_planning_2001.pdf)
  - <http://www.agf.gov.bc.ca/busmgmt/succession/porcupine/ApproachingThePorcupine.pdf>
- Good resource because it also discusses business planning - <http://www.smartfarmbc.ca/>
- Note the farm planning/estate planning financial support noted again here: - <http://www.smartfarmbc.ca/advisory-services>