The Peninsula and Area Agricultural Commission appreciates the opportunity to comment on the above rezoning application with respect to future farming and a proposed new Rural Agricultural Neighbourhood zone for the Glen Meadows property in North Saanich.

The applicant’s representative, Mark Johnston, together with Coralie Breen from North Saanich Planning, attended our October 9 meeting to provide an overview of the proposal. As this was a lot of information to absorb, members were asked to think about the proposal and come prepared with comments at the November meeting.

The following is a brief summary of comments and concerns from other members. A copy of both the October and November minutes are attached which provides more detail. Written comments provided by a member are also attached.

- While the concept was supported in principle by some members, it is vital there is adequate consultation with experts and the general public to fully consider the many issues and challenges and potential precedents with this property. There is a difference between a concept and the actual implementation.
- To make a better informed decision about the property, maps that relate to the proposed development are required, with details on soil classifications, drainage, flooding and the agricultural capabilities of the land, shown as overlays on the property, along with the proposed changes. This information needs to be at a scale that is detailed enough to understand what lands are being removed for development, what is the Agricultural capability of lands to be removed, and what is the impact on adjacent drainage and runoff.

**Specific concerns:**
- The land has been dormant for many years and requires huge remediation in order to bring it back to a productive state. This will require not only money but intense labour.
- The golf course has always had a drainage problem and little has been done over the years to remedy this.
- Could building homes on ALR lands result in speculators buying farmland and subsequently driving the prices up?
- Accepting the 100 acres proposed as a gift to North Saanich is a huge responsibility. What if the municipality decides to sell portions of this parcel in the future, particularly since the 83-acre parcel at Sandown has been recently acquired by the municipality for agricultural purposes?
- The development will have an impact on drainage, particularly with run-off and preloading. Mitigation of drainage issues should be considered and there could be ground water issues as well.

.../2
Specific concerns about the strata development:

- A parliamentary committee is currently reviewing the *Strata Act*, with the main issue being enforcement of the Act. How does the *Right to Farm Act* apply in this case?
- How can the sustainability of the land use and common farm property be enforced?
- Before this goes forward, a detailed legal analysis and interpretation of the strata component is vital.
- Can the strata council really control what owners/farmers can or cannot grow, or if they can keep livestock or not?
- There will be a net loss of agricultural land by class with the strata development: this is agricultural farmland that won't be returned, and it could set a dangerous precedent.
- Is the development in the right place?

Summary:

In PAAC's opinion, while this is an interesting concept, the proposal has to go back to the drawing board. In particular, the strata component needs to be carefully examined and a legal opinion obtained.

Concepts of different beneficial or layers of rights to the same property, such as considered for the Keating Farm, have been proposed as a means to allow farmers who cannot afford to buy land an opportunity to farm while still retaining the integrity of the farmland as a whole. The Glen Meadows proposal, however, needs a different approach.

Respectfully submitted,

"Mike Romaine"

Mike Romaine, Chair
Peninsula & Area Agricultural Commission

Attachments:
- PAAC Minutes, October 9, 2014
- PAAC Minutes, November 13, 2014
GLEN MEADOWS REZONING – NORTH SAANICH

Information was distributed to the members prior to the meeting.

Mark Johnson stated he is working for the Criddle Family, who have owned and operated the Glen Meadows Golf Course since 1962.
- The golf course has been in operation since before the ALR was introduced, and before North Saanich existed.
- Mr. Criddle senior is now 94 years old, and as the course requires considerable capital upkeep, the family is looking into other options for the property that fit into the plans for North Saanich and meet the family's requirements to net a good return on their investment over the past 50 years.
- The 130-acre property is situated on McTavish and West Saanich Roads, zoned Golf Course Commercial, and although within the ALR, agriculture use is not permitted. It has on-site irrigation and does not rely on municipal water.
- As well as the golf course, there is a club house, tennis courts, curling rink and residential properties where the family live. These residential properties are not included in this proposal.
- An agrologist has examined the soils; the family does not want to use the best agricultural lands for the proposed residential development.
- The proposal does not require ALR exclusion.

***Gary Holman, MLA, entered the meeting at 7:45 pm***
- The proposal includes a 100 acre donation to the municipality to use under the existing farmland strategy; estimated this parcel would be worth between $2 million and $2.5 million.
- It is proposed to establish a Rural Agricultural Neighbourhood (RAN) zone with 35 lots on the remaining 30 acres, with an average lot size of 27,000 sq.ft., developed with micro farms and farm gardens.
- There will be a strata farm road, on-site irrigation and sewer treatment system so the municipality will not be burdened with construction costs or maintenance.

***Councillor Derman and Rob Kline entered the meeting at 7:50 pm***
- A portion of each lot will be set aside for a single family home (approximately 30%) and the remainder would permit agricultural activities only. It is proposed there will be no restriction on outbuildings used for agricultural purposes (eg: greenhouses).
- This is a just a concept plan, it will be up to the municipality to decide the final details regarding the size of the home sites, outbuildings, etc.
- A portion of the strata fees would be used to hire a farmer who will assist strata owners, as well as farming the common areas.
- A capital fund with initial seed money of $100,000 will assist the farmer with start up costs, and an additional $30,000 will be provided to develop the farm market business. These funds will be held either by the municipality or the strata.
- The existing on-site building would be retained: the clubhouse to be used for receptions, educational workshops, etc., and the curling rink on the lower floor may be used for a possible Peninsula farm market. Discussions will take place with the North Saanich Agricultural Society re the market.
- The RAN Strata Corporation may own and operate the buildings. Perhaps a restaurant, as well as a farmers market could be developed, with the restaurant using food grown on-site.
- A farm plan will have to be produced each year by the hired farmer, who will be responsible for the strata's 3-acre commercial farm and maintaining the frontage of the property.
*** Bev Marley entered the meeting at 8:00 pm ***

- There has been huge compaction on the land over the years; an agrologist's report has been obtained and will be submitted with the application to the ALC.
- With respect to the agricultural areas on the strata lots, while we cannot force people to physically farm the land, strata corporation bylaws will be prevent residents from building a pool or tennis courts for example on the designated farm area. Live stock will also not be permitted.
- The farmer hired to oversee the common areas and assist the residents, would also be responsible for hiring additional labour if necessary.

Discussion ensued regarding the strength of a Strata Corporation Bylaw over the Right to Farm Act.
- It was also noted that even if residents don't want to farm their individual properties, it is still maintaining a land bank for agriculture.
- We have a lot of farmland on the Peninsula – but we have a shortage of farmers.
- PAC generally liked the “thinking outside the box” concept.
- Questioned if the option of having the majority of the land as common property for farming has been considered, under the management of the hired farmer, with strata owners buying a standard, smaller lot just for a home? This might offer more security and comfort - and be less expensive.

Mr. Johnston cited examples of smaller farm lots in the McTavish and West Saanich Road areas, some of which support local restaurants and the farmers make a good living off the land.
- The Municipality would also be a strata owner, and therefore have input into the strata bylaws. 100% approval is required before bylaw changes related to agriculture are made.
- In response to comments, he confirmed that this is just a concept plan: smaller lots may be difficult to obtain ALC approval. He has already met with the ALC and they support the concept as outlined.
- He agreed there will be less return on investment for the family if the lots were smaller, and while the property has operated as a golf course since 1962 and could be sold as such, golf courses are losing money.
- The property could also be divided into two large parcels for a different use – but then we wouldn't be getting as much agricultural use or benefit.
- A consultant has been hired to look at different agricultural possibilities – everything from berries and grapes, to horses and cattle, none of which requires ploughing the entire field.
- He has been told that 2.5 acres is sufficient to grow vegetables to support 100 people for a year.
- Assuming the total RAN and commercial farm combined is about 12 acres, this would support 480 people in produce for a year.
- It is a way of changing unproductive agricultural land into a productive farm, as well as helping farmers who cannot afford to buy land the opportunity to farm by providing capital costs and a farm market on site.

In terms of the next steps, Mr. Johnston stated:
- The OCP requires upgrades to McTavish and establishment of bike lanes – a distance of 1,000m.
- The family is looking for support of the proposal and also comments.
- He has met with North Saanich regarding the rezoning process, anticipated to take about 12 months.
- The ALC component would take about 6 months.
- The subdivision component would also take about 6 months.
- A subdivision application has already been made to the ALC.
- The family is about 10 months into the 2-year process; hopefully this time next year some detailed questions can be answered.
- The proposal may look a little different next year than it does now.
In response to comments from PAC, Mr. Johnston confirmed:
- the agrologist has indicated it will take some years to bring the soils to the point where they will produce good crops.
- Of the 30 acres set aside for development, about one third of this will be for roads, etc.
- He was unsure if any changes to the strata bylaws concerning the agricultural buildings would require approval from the ALC; he will check on this.
- In terms of the existing curling rink, the group is losing money and it could shut down tomorrow. North Saanich does not want to assume the responsibility for the operation. He has met with the rink operators.
- There is no buffer area between the residential areas and the agricultural land; there will be a buffer between the RAN properties and the 100 acre parcel. For example, the municipality would not be able to build a barn or feed lot within 100 m of a residential parcel.

The Chair stated it is nice to see such an innovative project and he understood that it will come back to this commission in the future. Comments from PAC will be passed to North Saanich.

Ms. Breen, North Saanich, stated that this is the last of five commissions that have had an opportunity to comment. There will be community consultation as well. The application will come back to Council before any further steps are taken, but this will not be until after the fall elections, likely not until January. This will give PAC time to make comments and a Motion.

Mr. Johnston stated if questions or issues arise that the Commission would like to see addressed, he will come back to a future meeting.
Glen Meadows Rezoning – comments from Commission

Further to the presentation on the proposal for Glen Meadows Golf Course at the October 9 meeting, members were asked to provide comments which will be submitted to North Saanich. The municipality has asked PAAC for a Motion on the proposal.

Bob Maxwell prepared detailed written comments covering the overall concept, citing various concerns regarding the 30-acre parcel to be developed and the 100-acre parcel to be gifted to North Saanich, touching on soil conditions, crops, the Right to Farm, and the concept of rural farming. These comments will be provided to North Saanich.

Other comments were noted as follows:

One member supported the concept in principle, with a proviso that it will be considered in detail through due process.
- Is this type of thinking worthy of support at this time?
- She generally supports the concept provided there is adequate consultation.
- There are so many concerns, issues and challenges to consider.

One member noted:
- This is a huge parcel of land that has been dormant for a long time.
- It will take a major effort to bring the land back so it can produce.
- The Pendray's bought their farm 45 years ago and it took a lot of hard labour, lots of money, and a great family effort to bring the soils to the condition they are in today.
- Where is the money going to come from to get this land working properly?
- How can the proposed strata corporation tell property owners they cannot have livestock? You can't tell people what they can or cannot farm.
- It is understood that the family wants to make money on the development for their retirement.
- The property could be divided in half – but then they wouldn't get the same value.

Another member had concerns about building homes on ALR land.
- The more we entertain these kind of ideas, the more likely we will have land speculators buying land and driving prices up.
- It is understood the family has a situation where they want to get some money back on their investment, but this (the strata development) will be another piece of farmland we won't get back again. It is a dangerous trend and could set a precedent for the province.
- In this particular situation where 100 acres is being gifted to the municipality – what if the district sells all or part of it?
- PAAC is a voice for agriculture, and she is concerned about how this proposal will affect agriculture.

Another member pointed out that there is currently a lot of farmland for sale – it is not land we need but farmers.
- Unfortunately there are not many young people who are interested in farming; it is hard to make a living at it.
- Large parcels of land do not sell easily – the 5-acre lots sell faster. If you have a large farm, you need help to run it, and it is hard to find labour.
- The issues farmers’ face today are many: such as the nematode problem which requires thorough washing of all farm equipment.
- It is a huge task for the municipality to take on the responsibility of a 100-acre parcel – on top of the Sandown property recently acquired.

Another member highlighted the following guiding principles:
- there is a difference between a concept and implementation: this is a good concept, but implementation is another thing.
- There is a growing urgency for local food security and concerns about ALR land; Society as a whole needs the best possible information to make informed decisions.
- As resources become scarce, we need to consider policies for fish habitats, for example, or a "no net loss" of agricultural land for developments.
- The fact that it is a golf course now does not affect its inherent capabilities.
- To make a more informed decision about this property, we need better maps that relate to the proposed development. The detailed information provided by Saanich about the recent boundary change for property on Beckwith Avenue was cited as an example.
- Maps including details about soil classifications, drainage and flooding and the agricultural capabilities of the land are important tools to have: they should be shown as an overlay on the property, along with the proposed changes.

Specific concerns for this proposal:
- impact on drainage, particularly with run-off from the proposed development and preloading
- loss of agricultural land – is the proposed development in the right place?
- Net loss of agricultural land by class
- Mitigation of drainage consequences

Major concerns about the proposed strata development:
- A parliamentary committee is looking at the Strata Act right now – with the main issue being enforcement of the Act.
- How can the sustainability of the land use and common farm property be enforced?
- Before this goes forward, a detailed legal analysis and interpretation of the strata component is very important.
- Again, the concept is good but the proposal has to go back to the drawing board – particularly with respect to the strata aspect.
- Concepts such as the Keating Farm have been very successful. It allows people who cannot afford to buy land the opportunity to farm.
- This particular concept needs a different approach.

Councillor Stock stated:
- The property has been owned by the same family for many years as a private interest.
- The golf course has always had drainage issues and the soils will probably require mediation.
- Many golfers advise that the course is not well-maintained.
- North Saanich has recently acquired the 83-acre Sandown property, which also needs a great deal of remediation. The intent is to lease this property to young farmers. What will we do with another 100 acres?
She doesn't know how a strata corporation can tell a farmer what he can or cannot do. The heart of the matter is it is a private interest they are trying to resolve by bringing in the community and the Agricultural Land Commission. There is more and more pressure for land development; if North Saanich approves this application, it will definitely set a precedent. There are so many issues with this proposal, particularly regarding the strata. She agreed a legal assessment is necessary.

Bob Maxwell cited an example in Marin County, Northern California where acres of beautiful ranch land are protected and preserved by the government, who have contributed millions of dollars to ensure it will remain this way. The land title ensures the land will not only remain agricultural but cannot be subdivided any further. See the following links for more information.

http://www.californiaagriculture.ucanr.org

http://www.buzzfeed.com/sandreaallen/21-reasons-marin-county-is-the-most-beautiful-county

He suggested with the Glen Meadows proposal, selling the land in five-acre plots, without the strata aspect, would be simpler and easier to sell, and also ensure better protection of the ALR. It will be difficult to drain the property as he believes there is ground water discharge. Perhaps creating a reservoir should be a consideration. The property doesn't have to be farmed - it could be an agricultural park, used for educational purposes, or used for wetlands and reservoirs - which we need more than 100 acres of farmland that requires serious drainage work.

Michael Doehnel, PAC's representative on the Water Advisory Commission (WAC), stated WAC has told the Regional Water Commission's that there is no plan or mapping for water sources on the Peninsula. This would be vital in case of an emergency.

The Chair stated municipalities need to have a common strategy for dealing with this type of issue. We have to tread carefully and there is a lot of work to do before anything should be considered.

The secretary will assemble the comments and prepare a report for North Saanich.
Peninsual Agricultural Commission (PAAC)

October 30 2014

Further to the PAC October 9th meeting when Glen Meadows Proposal from North Saanich was discussed; members were request to make and submit further comments:

Member Comment

The Overall Concept:

The concept of retaining most of the agricultural land (ALR) and designing Glen Meadows a rural agricultural neighborhood at is excellent - but there are concerns.

With certain ALR properties on the peninsula and in the region new plans, models and designs are needed, they hopefully will help to foster and maintain some agriculture into the future.

Property sales of various agricultural parcels are steadily going to land investment holdings and ‘estate’ lands, here often little to no agriculture is practiced, sustainable land is maintained however, and land values are high. We need a few new models of ‘agricultural land use designs”. We may not require many and certainly only a few properties may be candidates. But so far we have not seen any innovative designs which might help save and enhance some ALR lands and foster local growing systems.

Overall there are dozens of land ownership models or types which seem to work for agricultural production, some examples include:

- a working couple owning a farm and farming on weekends for; a second income, tax benefits, enjoyment of growing food or raising livestock and being part of a rural community
- a retired family wanting to farm and grow for enjoyment and secondary income to their pensions
- a farm family who produces and also leases land for their production, but also has a fair income from agri-tourism activities, ie store, bakery and events.
- a large historical farm with families who have large production, infrastructure, larger land holdings, lower mortgages and direct farm sales, here some family members seen to survive on this income and some work-out.

But as the farming community grows older (average age over 60 and many in their 70’s) farms are selling. As mentioned, we need new ideas on farming and landuse designs to help maintain and grow agriculture, and address the economic questions.

Neighborhood farm communities, co-operative entities, Land Trusts should be tried and tested and added to the list of ownership types. Municipalities and farm groups should dedicate time to exploring
and testing new models so we have experienced voices and ideas to work with. Note; there likely will be only a few farms which will opt for or be candidates for testing new models and experiences. Also new younger thoughts and voices should be included as to how they wish to see their world unfold for the next one hundred years.

Glen Meadows touches on all of these questions and concerns; but there are real problems as to how the proposal will effectively function over time.

A random list of benefits, concerns, ideas and questions related to the Glen Meadow’s proposal:

Size and use of the 32 strata properties:

Some farmers think the properties (approximately 2.5 ac) are generally too small to get much production once the driveways, garages, parking areas, houses, barns and storage buildings are built. Also can the owner place these entities anywhere or is there a property site plan of all?

What about hedge rows size and heights, large greenhouses, dump truck and excavator parking, mechanic’s shop, construction materials for builders, large R.V’s and storage for friends? Some of these site uses can be a source of complaints.

Further there are many permitted land uses within the ALR rules: agri-tourism bakeries, farm stands and small stores, flower growing and shops, weddings and event catering, gatherings such as farm teas, farm and garden tours, seasonal u-pick operations, some of these uses require parking for often up to 50 cars.

A quick survey of about 23 properties in Central Saanich; ranging from 1.5 acres to about 3 acres showed:

- most owners (from drive by and memory) seemed to be in the 50-60 age group, many in the >60 age group and a few in the 40-50 group. Note, the energy and health of >60 year old people may not always be high and over 10 years it dwindles. This group often likes to do many activities and travel.
- Some properties had construction equipment on site, large trucks and/or building materials and equipment – many owners have to work and pay their bills.
- Some properties had Yard and Garden equipment and compost piles on site. This use is common as people in this business need space for their home businesses.
- Many properties had small to very small agricultural activity only a few raised beds and 6 to 20 fruit trees.
- Many properties had no agriculture at all, a few had minor haying.
- Only one or two had very large estate type houses with no agriculture.

Based on this quick drive-by review: It seems that without an entrenched agricultural system in the project design, that is a small scale agricultural support system, it is likely most owners will not desire, for what ever reason, to want to engage in reasonable agricultural production (at least one acre full production). And even with a support system many will likely just want a small vegetable and flower garden. Note, the 23 CS properties have been in varied uses and ownerships for over 25 years plus, so
their history may be very different from a Glen Meadows Rural Strata Design, but it is an indication of where properties end up.

**Buying a Concept at 'Rural-Farming' Glen Meadows – so many disagreements**

There could be some hope of a more flourishing small scale agriculture if the owners signed on to “a well documented strata” where new owners truly wanted to be a part of a ‘strata farm’, and believed in the concept. But time and health concerns alter original intentions, and expectations vary greatly.

The costs, if the land (2.5 acres) was worth about $300,000+ and a new house $400,000+, a 700,000 to $900,000 cost range, few younger people seriously interested in farming would be able to afford to buy and build. Some may, but they likely would have day jobs and farm on weekends, which is fine and very common.

Most retiring and other seniors moving within or to BC would want to have the freedom to do what they want in retirement or semi-retirement and likely most would not want to be tied down to farming per se. They would want their own property design and not too many strata rules. The idea of an on-site farmer however may solve quite a few concerns around whether to farm or not and how much.

Similar people with money and the desire to farm would likely wait until a 4 or 5 acre ‘normal ALR’ property came on the market and then they would be free to farm and live how they wished, ie have chickens or horses.

There could be many options to help new land owners and this would ease the burdens of farming and growing demands. Such options are recorded below and include a multi-function 30ac ‘common area’ which services many potential needs.

**The right to farm, free to farm, autonomy**

People can not do art by committee and most can not farm by committee, farmers need autonomy. This area of ‘farming rules’ receives many complaints from growers who are restricted from doing things they need to or who want to push the envelope;

examples include; composting and odors, manure use and odors, noise later at night or early in the morning, spraying, weed control on the margins, bright lights at night (greenhouses), equipment noise and repairs, agri tourism events (music), many cars on the road (upick or events); likely many if these things would come up with 32 properties in full mode at the proposed site.

In order to mitigate these complaints the site would need something an excellent people manager, a workable set of rules, a monthly complaint diary to be reviewed and settled each month and possibly an ombudsperson.

If successful the project should consider having a designated contact with the North Saanich Municipality, The Land Commission and the Ministry of Agriculture.
The 30 acre common property

This area may be a good candidate for: examples

- A community chicken barn divided in sections where those strata/farm owners who wish chickens and/or eggs could have a section.
- A community horse barn and paddock could also be shared; the manure and composting would help the small scale growing with soil building.
- A community compost system with large tractor and trailer for turning and hauling
- A community Farmer’s Market
- A small restaurant, meeting area, book store, presentation centre, teaching area for health certificates and commercial kitchen.
- A large greenhouse complex with a potting shed, sales area and teaching facility.
- A community freezer and cold storage complex to process and keep some produce throughout the winter months.
- A community storage barn for boxes, equipment and tools, machinery repairs, irrigation equipment, lumber and fasteners.
- A community crop washing, sorting and packing area with space for delivery trucks

These farm infrastructure items might also be of service to the 100 acre parcel and those potential farmers.

The 100 acre section proposed to go to the Municipality of North Saanich.

Soils

The Cowichan soils (*often class 3DW*) can grow many crops these soils are a major agricultural soil on the peninsula and have a long history of growing summer produce. Due to the wet winter clayey silt textures farmers particularly with tractors have to leave the fields from November to April. The soils require drainage and irrigation.

**Crops:**

Many crops can be grown on the Cowichan soils and likely can be grown at Glen Meadows:

Now grains have become more popular and are candidates here, summer and some winter crops such as brussel sprouts, cabbage, kale, leeks, and chard; many summer crops, corn, lettuce, spinach, field tomatoes, potatoes, squash, onions, beets, herbs, beans, carrots and turnips.

And summer grazing for cattle, horses, sheep and goats is possible. Hay and sunflowers are also candidates.
Improvements

Depending upon how the land drainage is now, often the Cowichan soils require deep ripping, subsoiling, drainage and irrigation. But Glen Meadows may have had a lot of this work already done for the golf course.

**Protection of water sources** the pond and spring(s) is necessary as this is a major water supply source: a hydrological review of sources, flows and volumes and how to protect them may be required.

**Leasing**

Many lands on the peninsula are leased; this improves farmers’ options for planting more crops or grazing more livestock.

**Small farm plots** with temporary cottages and sheds; consideration might be given to the creation of some sort of small farm leases; that is farm plots about 4.5 acres with temporary summer cottages for part time farmers to live in. Many people from the city have expressed interest in farming for home food supplies, and teaming up with friends and neighbors to run and share in the operation.

Considering 20 sub-properties of 4.5 ac times a $500 annual lease, this would bring in revenues of about $10 000 per year to the owners.

**New designs, financing and legal approaches** by the Municipality and Land Commission might be undertaken to see what new plans and bylaws could be undertaken for the future on some of these unique situations.

**Connection with other peninsula farmers and organizations**; there are many farms and growing organizations which will usually support new farms and farmers. A new Glen Meadows should be integrated to the full farm community and with the First Nations food strategies.

Many of these ideas and concepts would likely have to be managed by a well respected and competent Farmland Management Society. This should take the pressure off the Municipality and connect more directly to the farm and food community.

B. Maxwellaanichton.

Reference
Randall Ardent a US Landscape Architect who does great work in this area: Book “Rural by Design”


Attachment PAC. Regional Crop List 2008:
An Agricultural Activity List for CRD - in Process

Crops, agricultural activities, infrastructure, animals and agro-forestry.

This list of agricultural activities is presented in Six Groups; to outline ideas as to how various soils and landscapes in the CRD might be used and continue to benefit from agriculture.

*It is encouraged that this list be added to by regional residents.*

- The region is fortunate to have access to many agricultural and horticultural resources. It is necessary that anyone making economic decisions in this area secure professional or expert advice prior to embarking on a project.

- Not all of these ideas are for each property – in some land situations likely only a few would be suitable.

- Items on this list are likely most suitable for land in the ALR – however, many items will be (and are) candidates for rural (thin soil and rocky) lands outside of the ALR. In some cases the rural lands may be better suited for buildings, some livestock and agri-tourism due to the higher and drier soils and rock.

- Some lands might be candidates for selective fill with proper planning and monitoring; for example, creating pads for greenhouses and intensive organic operations.

The list is presented in Six Groups:

- **Group 1** Annual Crops
- **Group 2** Soil-based perennial and winter crops
Group 3  Agri-tourism activities
Group 4  Agro-forestry
Group 5  Non-soil based intensive agricultural activities
Group 6  Animals, Poultry

Peninsula Agricultural Commission 2008

Group 1 - Annual Crops

Soil based - Summer and Fall crops, annuals

Horticultural, Nursery - soil bound

- Growing of flowers

Summer and Fall Field Vegetables

- Beans, Peas
- Pumpkins
- Beets and Sugar Beets
- Carrots
- Zucchini
- Gourds
- Potatoes
- Squash, Marrow
- Spinach
- Lettuces
- Brussels sprouts
- Cabbages Broccoli Cauliflower
- Radishes
- Swiss chard
- Chives
- Cucumbers

Specialty Crops

- Yams, Sweet potatoes

Seed Farm

- Flowers
- Vegetables
- Herbs

Asian Vegetables
- Bok Choy
- Eggplant
- Gai choy
- Gai Ion
- Gobo
- Lo bok
- Long beans
- Long squash
- Moo
- Okra
- On choy
- Yu choi

**Grains Summer Fall, Forage**

- Wheat and Other grains (peat lands may be good candidates for grains)
- Forage, silage and hay

**Group 2 - Perennial Crops**

**Soil based Perennials over Wintering Crops**

**Note:** The following crops largely require well drained soils, and/or modified growing areas such as drainage, elevated surfaces or raised beds to keep roots away from high winter water tables. The problem winter water tables could naturally rest at 20 to 70cm from the surface, for perennials they should be lower at >70cm.

**Winter vegetables**

- Kale
- Hardy Lettuces
- Brussels sprouts
- Cabbage
- Broccoli

**Herbs, Herb Farm**

- Arugula
- Chervil
- Borage
- Capers
- Coriander
- Dandelion
- Fennel
- Mustard
- Jicama
- Lambs Quarters
- Hon Tsai Tai
- Horse radish
- kohlrabi

**Medicinal Plants**
- Nettles
- Goldenseal
- Valerian
- St. John's Wort
- Evening primrose
- Dandelion
- Garlic
- Skullcap

**Berries**
- Strawberries
- Currents
- Blueberries
- Raspberries
- Tay berries
- Logan berries
- Gooseberries
- Cranberries

**Specialty Crops**
- Rhubarb

**Forage Crops**

**Vines**
- Grapes
- Kiwi

**Tree Fruits**
- Apples
- Plums
- Pears
- Quince
- Crabapple
- Cherry
- Nuts
Group 3 - Agri-tourism Activities

A. **Agri-tourism, farm gate sales**

- **Egg Sales**

- **Bees, Honey production, wax products**

- **Soap Making**

- **Cheese processing and sales**

- **Lama, Goats, Sheep**
  - Breeding stock
  - Meat
  - Wool Products
  - Weaving
  - Farm Tours

- **Brown Box Delivery**

- **Farm tours, hay and wagon rides**

- **Swine – small scale**
  - Breeding stock
  - Pork sales

- **Processed Chickens, ducks, geese**
  - Eggs and meat birds; sale outlets
  - Spring Chicks

- **Catered Events**

- **Horticultural, Nursery**
  - Sales outlet

- **Demonstration Farms**

- **Community Allotment Gardens**

- **Farmers markets, pocket markets**
B. Seasonal Themes

- **Christmas Products**
  - Holly
  - Christmas Trees
  - Wreath making
  - Swags
  - Dried decorative products

- **Thanksgiving Products**
  - Turkeys
  - Ducks
  - Geese
  - Squash
  - Gourds
  - Potatoes
  - Brussels' Sprouts
  - Herbs
  - Pickles
  - Carrots
  - Turnips
  - Decorative Greens
  - Late Flowers
  - Dried arrangements

- **Halloween events and products**
  - Pumpkins
  - Decorative products
  - Carving pumpkins and squash; festivals

C. Small Scale Processing – to suit the OCP

- **Fruit and Vegetable Processing, value added**
  - Quick Freezing
  - Canning
  - Preserves jams and jellies
  - Drying – herbs
  - Pickling.. cucs, carrots, beans
  - Saurkraut
  - Vinegars
  - Pressing, juice production
  - Apple sauce
  - Soups
  - Baby and kids foods

- **Meat Processing, Sausage making**
  - Smoking
  - Packaging
- Sausage making
- Sales Outlet

- Water bottling

- Wineries, Distillations

- Sweets
  - Jams, jellies
  - Ice cream
  - Sorbets
  - Candy making

- Bakery, Sales Outlet
  - Breads, buns
  - Pies
  - Cookies
  - Grain milling

**Group 4 - Activities and crops forestry**

**Agro-forestry**

- **Intensive agro forestry systems**
  - Poplar culture
  - Specialty trees
  - Seedlings
  - Container stock

- **Integrated agro forestry systems**
  - Forest Mushrooms
  - Decorative greens
  - Cedar products
  - Berries
  - Maple syrup production

- **Forest and Park Programs**
  - Trails and paths
  - Viewing sites and platforms
  - Nature studies
  - Quietness appreciation sites
  - History displays
  - Bird watching
- **Biodiversity and Conservation zones**
  - Habitat restoration shrubs and trees
  - Creation of ponds and wetlands
  - Natural areas forests and soil
  - Seepage Zones
  - Water supply areas
  - Sensitive and important habitats (birds)

**Group 5 - Intensive Activities**

**Non-soil based Intensive Agricultural Systems**

**Small Scale Intensive— to suit the OCP or DPA**

- Wineries
- Brewery
- Canneries
- Green houses
- Plant propagation facilities
- Horticultural sales and storage
- Mushroom growing
- Poultry rearing facilities
- Swine rearing facilities
- Small scale dairy
- Cheese making
- Vegetable processing
- Small scale composting and manure handling and storage
- Equestrian facilities and barns
- Food packaging
- Vegetable storage, sorting and packaging
- Flower preparation and sales
- Vegetable washing and sorting facilities

**Group 6 - Animals, Poultry**

**Livestock Agricultural Systems**

- Poultry: chickens, turkeys, ducks and geese
- Ostrich, Rheas
- Pigs, pot belly pigs
- Horses equestrian, draft horses, miniature horses
- Cattle, beef, milk cows
- Sheep
- Goats
- Rabbits
- Lama
- Dogs
- Exotics, peacock

(Fish ponds)