

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62061

Application Status: Under LG Review

Applicant: Genevieve Daniel

Local Government: District of Lake Country

Local Government Date of Receipt: 12/26/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: The efficient use of land and its resources has become a key priority not only within Lake Country, but across the Country. More and more farms are being turned over to become estates for the retired couple, or more commonly mono-farms, with only one variety of product. The idea of a family owned and operated farm is becoming more scarce to the point of near extinction for many parts of the region. Pradha Farm has been formed as a collective based farming operation with the intention of providing the Lake Country and surrounding area with organically grown produce, ethically raised animal production and with a community focus around educating others within the community on how to get back to the land and provide wholesome local food. Pradha Farm believes that there is way to provide farmer access to land inexpensively, set-up conditions for sustainable farming with low impact to land inflation pricing and making use of previous non-farmed lands into full varied productions for food subsistence. Recently, an article was written in the Star, August 12, 2020 highlighting the issues of young BC farmers unable to afford farmland, called "Young BC Farmer Can't Afford Farmland." This article is a well written description of the plight of farming for future generations in BC. In BC, only about 5 % of land is arable, and was placed under the protection of the agricultural land reserve in 1976. These lands may be farmed, forested, or left vacant, but cant be used for development. Its a policy that has significant impact on protecting farm land from speculative ventures, however land inflation has climbed over the past 40 years despite policies and regulations, as older generations of farmers have retired but remain on the land. Another scenario common, that these farmlands are sold at inflated prices that the newer generation of farmers cannot afford, and such lands carry enormous mortgages whereby a single farmer cannot manage supporting all the farming practices alone, without having a secondary employment outside his farm. To secure more long-term sustainability, the provincial government had recognized the limitations facing BC farms, and partnered with a BC based non-profit land matching program, Young Agrarians to link farmers to farmland in its attempts to establish longer-term food security in BC and in promoting the sharing of farmland through establishment of leases.

To date, one of the biggest obstacles with farmers face despite the assistance from Young Agrarian, is housing when accessing farm land available for lease. This poses issues for access to the continuation of farming on land where only a single dwelling exists, as previous farms often supported a caretakers home and had multiple farm houses, such seasonal picker cabins which were below the living standards we have today. Without having direct access to the lands they farm, many young farmers do not have a place to live directly on the land to manage their livestock, and crops. Pradha Farm has experienced already 3 leases within the last 2 years, that have fallen through due to farmers not having a place to live while growing and managing their farming. And like Pradha Farm, many farms that could be continued and developed remain un-arable due to access to housing. More to this, a large potential of lands that remain under the ALR have not yet been developed and sit vacant, or become vacant from the lack of access to housing. It is no secret that it takes a lifetime to build a farm which takes a great deal of commitment and hard work. We believe we have a solution for better access for farming on our land. A solution that respects low impact and in keeping the land values from inflation which correlate from the creation of the current model for non-adhering residential use dwellings under the design of non-permanent secondary structure(s). With property inflation being a barrier to land access, we have a solution that protects land



Applicant: Genevieve Daniel

and promotes farming.

Mailing Address:

5165 Pada Rd
Lake Country, BC
V4V 2C1
Canada



Parcel Information

Parcel(s) Under Application

1. Ownership Type: Fee Simple

Parcel Identifier: 028-052-978

Legal Description: L B SEC 25 TP 20 OSOYOOS DIVISION YALE DISTRICT PL KAP89894

Parcel Area: 8.9 ha

Civic Address: 5165 Pada Rd, Lake Country BC V4V 2C1

Date of Purchase: 10/23/2017

Farm Classification: Yes

Owners

1. Name: Genevieve Daniel

Address:

5165 Pada Rd
Lake Country, BC
V4V 2C1
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Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Cattle range lease - Tyndall Farms (20 hectares)

Horse Training and Sales of horses- lease- Okanagan Stables (20 hectares)

Small scale apiary under development (owner)

Development of further expansion of farming activities:

Preparation of land for vegetable production, blueberries, micro greens and sprouts, and mushrooms, chilies, greenhouses, poultry for eggs and meat- March 2021 (4 acres)

additional leases with Archaic Revival Farm and Hygge Farms

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

-Clearing of 6 acres for horse training facility and temporary fencing, leveling of land (2019)

-Building of a riding ring and other areas for horse use and training. (2019)

Electric fencing for the protection of apiary (2018)

Applicant: Genevieve Daniel

The cultivation of 4 acres in preparation for growing season in March 2021 with Archaic Revival Farm and Hygge Farms, done in (2020.)

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

No non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: cattle range, horse trails

East

Land Use Type: Agricultural/Farm

Specify Activity: cattle range, horse trails

South

Land Use Type: Agricultural/Farm

Specify Activity: cattle range, horse trails, apiary- electric fenced ground prep for u-pick blueberry patch, vegetables and green houses, microgreens, sprouts and mushrooms, poultry free range areas, and chicken tractors

West

Land Use Type: Agricultural/Farm

Specify Activity: horse training facilities and holding and grazing area, dosage area, apiary- electric fence , vegetables, blueberries, poultry- free range area, chicken tractors

Proposal

1. What is the purpose of the proposal?

The efficient use of land and its resources has become a key priority not only within Lake Country, but across the Country. More and more farms are being turned over to become estates for the retired couple, or more commonly mono-farms, with only one variety of product. The idea of a family owned and operated farm is becoming more scarce to the point of near extinction for many parts of the region. Pradha Farm has been formed as a collective based farming operation with the intention of providing the Lake Country and surrounding area with organically grown produce, ethically raised animal production and with a community focus around educating others within the community on how to get back to the land and provide wholesome local food. Pradha Farm believes that there is way to provide farmer access to land inexpensively, set-up conditions for sustainable farming with low impact to land inflation pricing and making use of previous non-farmed lands into full varied productions for food subsistence. Recently, an article was written in the Star, August 12, 2020 highlighting the issues of young BC farmers unable to afford farmland, called "Young BC Farmer Can't Afford Farmland." This article is a well written description of the plight of farming for future generations in BC. In BC, only about 5 % of land is arable, and was placed under the protection of the agricultural land reserve in 1976. These lands may be farmed, forested, or left vacant, but cant be used for development. Its a policy that has significant impact on protecting farm land from speculative ventures, however land inflation has climbed over the past 40 years despite policies and regulations, as older generations of farmers have retired but remain on the land. Another scenario common, that these farmlands are sold at inflated prices that the newer generation of farmers cannot afford, and such lands carry enormous mortgages whereby a single farmer cannot manage supporting all the farming practices alone, without having a secondary employment outside his



Applicant: Genevieve Daniel

farm. To secure more long-term sustainability, the provincial government had recognized the limitations facing BC farms, and partnered with a BC based non-profit land matching program, Young Agrarians to link farmers to farmland in its attempts to establish longer-term food security in BC and in promoting the sharing of farmland through establishment of leases.

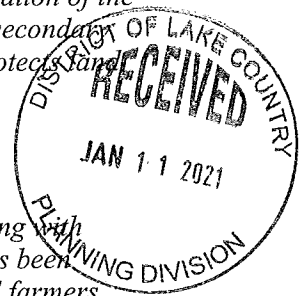
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2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

In supporting more access to farm land use and development, Pradha Farm has been partnering with Young Agrarians for the past 3 years, with the intent to expand its current farming on what has been historically used as range land only. We wish to expand this in a way that provides other local farmers access to growing crops on our land and exponentially increasing our farming of this land for local food production including ethically raised meat, eggs products. We have worked very hard in matching two new farmers who call themselves Archaic Revival Farm, and Hygge Farms, to our land for various farming practices. Archaic Revival Farm will require all year round non-permanent housing arrangements for the management of ethically raised poultry production as well and seasonal vegetable production. Hygge farms will be also be supported with a space for housing as a temporary seasonal farm dwelling for 270 days a year, in their management of micro-greens, sprouts, chili peppers, and mushrooms. Both farmers will reside in units that can drive away and not leave a footprint local housing and property values.

Hygge Farms is a couple owned and operated venture being led by Ryley Herzog and Kaytlin Bevans. Having a combined decade of farming experience Ryley and Kaytlin have worked on over half a dozen farms from Canada to Australia, giving them a unique insight to a plethora of unique farming practices and strategies. Having been ground level in the sorting and picking process to the foreman and operations level. We plan to establish a grow house for both our mushrooms which can be grown from grow bags, and our peppers with which we plan to manufacture more unique products during the slow months and rely less on the raw product itself such as hot sauces and chili powders. Micro greens and sprouts will also be produced year round. As each year passes we expect to become more efficient with our growing practices thus making us more profitable and spending less hours experimenting. We hope to be selling wholesale to restaurants and grocery stores within a few years. We also plan to plant a variety of other crops that will lead into our 'u-pick' operation of our long term goals. Archaic Revival Farm is based on the sound principles of conserving natural resources, limiting the carbon footprint, growing, hiring and eating locally grown and prepared foods, and making the world a better place to live in. This unique perspective clearly shows in the quality of the produce, the well cared for gardens, animals, and natural friendliness and ease of its owners. We are working towards expanding our flock of hens to 30 and raising an additional 60 broiler chickens in 2021. The eggs would be sold on the farm, while the broiler chickens will be sold through a CSA. Our farm has simple objectives: provide healthy and delicious tasting chicken, eggs, herbs and vegetables while simultaneously leaving a minimal carbon footprint. In order to accomplish this, the farm plans to: Year 1: Sell all 10 CSA shares, additional sales of eggs as production allows (8-10 dozen/week +/-). Year 2: Sell all 20 CSA shares, additional sale of 10 shares sold at local farmers markets, plus egg sales of 12 dozen/week. Year 3: Continue to increase CSA

Applicant: Genevieve Daniel



sales by 75-100%, begin to offer additional CSA products like rabbit meat and honey.

Year 5: Sell 100 CSA shares and an additional 50 shares at local markets. Host workshops on farming and sustainable agriculture 2-3x/year

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

Main residential dwelling is 3000 square feet. Please refer to original plans with city. (owner and family-4 occupants) Application for non-adhering residential use for the following: (2 units) Temporary seasonal farm housing- Hygge Farm mobile park-styled trailer is 200 square feet in total size and sits on levelled compacted gravel pad of 800- 1000 square feet. (2 occupants)

Non-adhering residential use secondary dwelling all season for farm use-Archaic Revival Farm mobile park -styled trailer is 200 square feet and sits on a levelled compacted gravel pad of 800-1000 square feet. (2 occupants)

4. What is the total floor area of the proposed additional residence in square metres?

36 m²

5. Describe the rationale for the proposed location of the additional residence.

The location does not need new development nor does it impact arable/farming areas on the property. It is located on the Northwest end of property, close to the lower pre-existing driveway and on a non farmed preexisting gravel pad and in forested area.

6. What is the total area of infrastructure necessary to support the additional residence?

None is required

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Proposal Sketch - 62061
- Other correspondence or file information - business plan
- Other correspondence or file information - business plan 2
- Other correspondence or file information - Archaic lease
- Other correspondence or file information - Ok stable lease
- Other correspondence or file information - Tyndell Farm lease
- Other correspondence or file information - article in the Star
- Other correspondence or file information - flexibility paper ministry of agri
- Other correspondence or file information - Pradha Farm
- Professional Report - soil samples
- Professional Report - water
- Professional Report - well report
- Professional Report - engineering
- Other correspondence or file information - BC Assessment 2020
- Professional Report - license for well
- Other correspondence or file information - Hygge Lease
- Certificate of Title - 028-052-978



ALC Attachments

None.

Applicant: Genevieve Daniel

Decisions

None.

