



FOODLAND / FARMLAND

Exploring Innovative New Options for Secure and Affordable Foodland and Farmland Access in British Columbia

WELCOME TO THE NEW FOODLAND / FARMLAND CHAPTER
of our *Donor's Guide for BC: Green Legacies*, known simply
as the *Green Legacies Guide*.



The *Guide* was recently updated and revised in December 2015. Its focus is on a wide range of green giving options — a one-stop resource not only for donors, but for legal, financial and other professional advisors whose clients wish to create their personal nature legacies. The *Green Legacies Guide* shows professional advisors how to link client goals with advantageous gift planning options and discover the financial benefits of giving ecologically sensitive land and covenants.

This new chapter provides an overview to the agricultural context in BC, describes the need to establish a vibrant and growing future for foodland in British Columbia, and describes some of the pioneering new initiatives around giving options to create foodland and farmland trusts. It is a work in progress. As more gifting mechanisms become available, we will share these in future online updates.

The organizations featured in this chapter are “Jointly committed to ensuring the next generation of farmers in British Columbia have access to land to develop viable farm operations, and that elder generations of farmers are able to leave a legacy of fertile land. They acknowledge that many agricultural lands

across the province are located on the traditional territories of Indigenous Peoples, and strive to maintain open dialogue with Indigenous communities to ensure their work respects and supports Indigenous land rights and food systems.”

Background

In British Columbia today we face significant challenges related to secure and affordable land access for food production, especially for a new generation of farmers interested in building alternative and sustainable food networks that utilize environmental best practices to enable regional food security.

Need for New Models: Transfer of Land from One Generation to Another

Farmers face challenges around the transfer of land from one generation to another. Research by the Community Farms Program and the Farmland Access for Food project has identified an urgent need for innovative land access and governance models. In the past year, considerable work has been done to initiate

ways of addressing these challenges and the most current are profiled below.

Succession and Family Estate Planning

In terms of succession and family estate planning, there is a need for mechanisms, processes and support structures to enable farm business and farmland transition between family members. Various needs have to be taken into consideration, including those of young people accessing the land and also the needs of those farmers either retiring or selling the land. The majority of people can't just give the farm away even though they wish to see it protected. While they may sell at a price lower than market value, the transition of land in these cases requires funds from third parties to support the transaction. Future editions of this Chapter will seek to illuminate any such new mechanisms.

By 2011, 54% of farmers in BC were 55 years of age or older. There will be a rise in farmland transfers over the coming decades, and in many cases, there is no family member waiting to take over the farm.

Please watch for future updates where we will make available information about any new programs to help farmers with succession planning as it becomes available.



Land Access Most Significant Barrier to New Entrants

New farm entrants face a diversity of challenges and several recent studies confirm that the cost of farmland is one of the most significant barriers. A survey study of new and beginning farmers in BC found that of 15 listed challenges the three most significant were indicated to be:

- 1) cost of land
- 2) lack of capital, and
- 3) lack of farmland that is currently available.

Similarly a national survey of new farmers in Canada found that of 18 obstacles faced by new farmers, “affordability of land ownership” was the top-ranked obstacle. Another recent national study on new farmers states that of the many structural, economic and practical challenges facing new and young farmers, securing access to affordable and productive farmland is perhaps the most overwhelming. Farmland access and supporting the successful establishment of new generations of farmers are overlapping and pressing issues in BC and Canada.

Need for new gifting mechanisms

With a mechanism for gifting farmland in place, similar to the mechanisms for gifting land for conservation purposes (see *Green Legacies Guide*, “Gifts of Land”, pages 37-47) there would be an opportunity to both protect farmland and its many associated values (food, ecological, cultural), support outgoing farmers to retire on their land rather than selling both their land and business, and support the inter-generational transition of farmland and farm knowledge between outgoing and incoming farmers — specifically those who do not have family to pass the farm on to, which is what government succession plans and tax incentives are structured to facilitate.

Need for Long-term Access to Land

A report from the Centre for Sustainable Food Systems at UBC Farm makes clear the dominant growth in alternative land access models is occurring in the realm of short term access and/or informal, unstable access. This presents a key challenge.

Farmers want stable long term access, and land security is a prerequisite of food security. If alternative models and shared land access are to be advanced there is a need to develop models that meet the needs of farmers in terms of duration and stability of access.



Overview of Agricultural Context in BC

By Pat Learmonth

British Columbia has a unique agricultural profile, reflecting its distinct geography, climate and history. In the 2011 Census of Agriculture¹⁾, the province's farmers reported approximately 4% of the total agricultural acreage on farms in Canada (about 6.5 million BC acres), but almost 10% of the country's farm businesses (about 20,000).

BC's diverse topography has dictated much of the character and location of its farms. Farms in BC are on the whole smaller than average in the country — nearly two thirds are under 70 acres in size. On the other hand, there are more than 1100 farms that are 1120 acres or larger. These are primarily ranch operations; almost 4 million acres of BC's farmland is in pasture.

The unique climatic conditions of the south and central valleys of BC, as well as the coastal areas, set the province apart from most of Canada in its ability to produce a very wide range of fruits and vegetables. In 2014, BC producers led the nation in sales of blueberries, cranberries, sweet cherries, raspberries, and apricots and ranked second in the production of a long list of additional fruits, vegetables, nursery and greenhouse products²⁾.

Demographic Trends

British Columbia is, however, feeling the effects of demographic trends that are country-wide. Farmers have been aging, along with the general population, over an extended period.

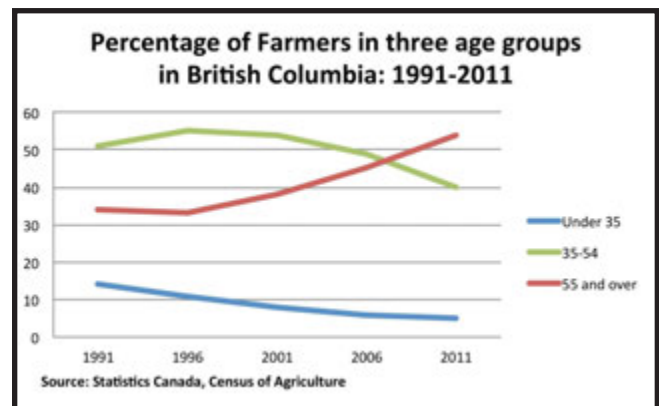
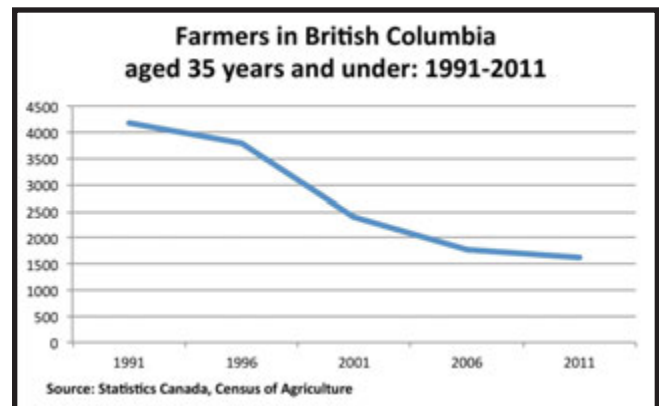
Over the past 20 years, the total number of farmers in the province has remained fairly steady, but the number of farmers in the 35 – 54 years age group has also declined by about 20%. The effects of these trends, along with the retirement of “baby boom” farmers in the over 55 age category, will be felt in the coming years.

Fifty-four percent of the BC farmers in the 2011 Census of Agriculture were 55 years of age or older. By

2031, they will all have retired. How many have a successor within the family who will take over the business? Unless significant numbers of new entrants emerge, the overall number of farmers in the province could easily decline by one third by 2031.

The number of acres in crops, pasture and summerfallow in the province has also remained remarkably stable over a period of at least 40 years. However, as many farmers retire, large amounts of farmland will presumably change hands. Who will purchase this farmland? What will it be used for?

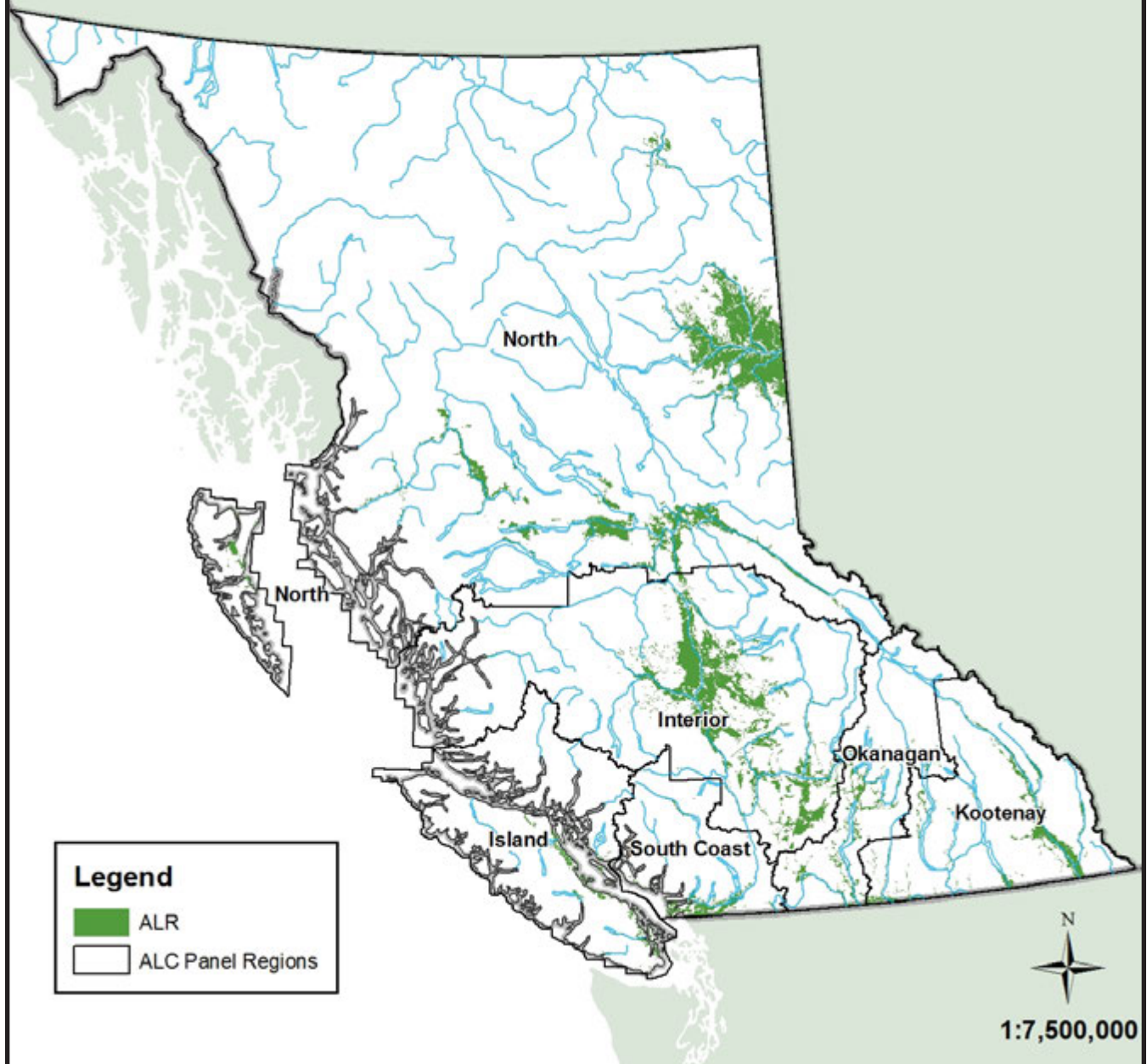
BC Stats projects a 25% increase in BC's population over the 20 year period between 2011 and 2031³⁾. How will BC's agricultural community participate in feeding 25% more people?



BC government protection of farmland

In the late 1960's and early 1970's it was estimated that approximately 14,000 acres of good agricultural land was being lost to urban and other uses annually in BC. The provincial government responded by establishing a special land use zone — the Agricultural Land Reserve (ALR)⁴⁾ — that is unique in Canada. Reserve boundaries were based on the capability and suitability of the land for agriculture, present use, local

Agricultural Land Reserve in British Columbia



zoning and input from public hearings. By 1975, 5% of the area of BC (more than 11 million acres) was identified and included within the ALR.

Maps of the boundaries of the ALR describe a fragmented agricultural landscape that largely follows valleys, rivers and coastlines around the province. In fact, the ALR land, by its nature, is often the same land most suited to development.

Nevertheless, the total amount of land on farms in BC in 2011 was the equivalent of only 57% of the area protected by the ALR as of 2015⁵.

Clearly, unfarmed land in the ALR represents an untapped asset. The Agricultural Land Reserve uses zoning as its mechanism for protection. Because zoning can be amended, the footprint of the ALR is also changeable, as land is added or removed. By 2014, Districts in the southern, more populated areas of the

province had suffered a net loss of more than 71,000 hectares of ALR land, while more northern Districts had generally seen an increase in ALR acreage.⁶⁾

As land use pressure increases in near-urban areas, the pressure to develop ALR-protected land can be expected to continue in these high-demand areas. As long as the possibility of development persists on desirable near-urban land, it will be unaffordable for farming, thwarting the goals of the ALR.

The creation of the unique Agricultural Land Reserve is one in an arsenal of provincial tools that aim to promote and protect farming. BC's other legislative tools — The Growth Strategies Act that manages urban growth, the Farm Practices Protection (Right to Farm) Act and property tax concessions for farms — are tools broadly in use across Canada.

The efforts of the BC government over the past 45 years reflect the province's concern for the importance of protecting and ensuring availability of food growing lands for a growing population. A 2014 public poll of BC residents found that 95% of respondents supported the Agricultural Land Reserve system and the policy of preserving farmland⁷⁾.

Building on previous efforts, the BC government released The BC Agrifood and Seafood Strategic Growth Plan in December 2015, in which it targeted a 3% increase in farmland in production (91,000 hectares) by 2020. It commits to supporting new entrants to farming as part of this initiative.⁸⁾

Municipalities also have an increasing role to play in protection of agricultural land. The range of tools

being used by BC municipalities is surveyed in a 2005 report entitled "Protecting the Working Landscape of Agriculture: A Smart Growth Direction for Municipalities in British Columbia"⁹⁾.

Emerging ideas to protect farmland in BC

Efforts are being made by a range of organizations and individuals in BC to identify outstanding challenges in farmland protection, and address them in new ways. These efforts focus on the connections between traditional farmland protection, food security and economic development. Further details about these initiatives can also be found towards the end of this chapter.

Community Farms

FarmFolk CityFolk (FFCF) is a charitable, not for profit society working to cultivate a local, sustainable food system. Over its more than 20-year history, it has incubated ideas and pursued a wide variety of projects that connect the dots throughout the food system – from production to consumption.

The projects undertaken by FFCF go beyond identification and protection of the availability of farmland. They recognize that land is the foundation of a food system that feeds the community — creating security of access to food, economic prosperity and environmental benefits. For these values to be realized, farmland needs to be in production — and affordable for farming.



Their Community Farms Program was established in 2006. The Program supports existing Community Farms and helps develop new ones, provides resources for a collaborative approach to farmland access and connects projects across the province. In BC, there are over 30 examples of “community farms”, where community groups of people own and lease land for a variety of farm based agricultural enterprises. The Fraser Common Farm Co-op is an example of a community farm that has survived for 40 years in common.

Connection to New and Beginning Farmers

The University of British Columbia’s Faculty of Land and Food Systems has undertaken significant research into the issues surrounding access to farmland in BC for new farmers. Through the Centre for Sustainable Food Systems at UBC, Dr. Hannah Wittman leads the Farmlands Access Research Project.

The Project has published community-based research, conducted from 2012 to 2014, that highlights the challenges faced by new and beginning farmers in BC, the majority of whom do not come from a farming background. This research found that the cost of land is the single most significant barrier to starting a farm business in the province.

Because new farmers are predominantly interested in diversified production of food, they would like to farm in those areas where farmland prices are the highest, due to their proximity to large markets. The

research also shows that prospective and beginning farmers would like to own a farm — and want to build a family-run and owned business. However, without significant new policies, organizational structures and donations of capital, it is unlikely that this dream will be realistic in the future.

The **Young Agrarians** (YA) network was formed in January 2012, with a vision to “grow the next generation of farmers and food lovers in British Columbia”. It is a charitable partnership with Farm Folk City Folk, organizing events and online resources, and building on the Greenhorn movement in the United States. Young Agrarians serves new ecological and organic farmers and defines a new entrant into agriculture as “someone from the city to the country who values food, farmers, nature and community”. In 2016-17, Young Agrarians is piloting the development of a matchmaker service (see more details below) that will connect retiring and new farmers to facilitate land access in the Fraser Valley. With guidance from Banques de Terres in Quebec, the service will provide matchmaking, facilitation and legal support.

The **BC Young Farmers Association** (BCYF) is also a new organization. Its membership includes over 250 registered young farmers with small and large operations from a wide range of commodities. It assists young farmers with information, education and support to ensure that farming remains a success in BC. More details follow (please see below) about these initiatives.



Four New Initiatives

Farmland Access Programs in BC and New Opportunities for Giving

As noted above, there is a need for programs to support new and young farmers to access farmland and facilitate the transition of farmland between generations. There is simultaneously a need for initiatives and policies that address the root problems driving the crisis of farmland loss, non-farm uses and lack of affordability. The four programs described below seek to tackle the issue of access to farmland from different but complimentary angles to achieve a shared vision.

Shared vision:

- Respect for Indigenous land rights and food practices,
- A protected and actively-farmed agricultural land base,
- Ecologically sustainable production practices on the land,
- Supported and economically viable new generations of farmers on the land,
- A sustainable local food and agriculture system for British Columbia.



Foodlands Trust Project

Program of FarmFolk CityFolk in partnership with UBC Centre for Sustainable Food Systems

Objective

To initiate and operate a provincial foodlands trust organization in British Columbia. To acquire and hold land and offer long-term tenure for community groups to manage the land for farming and foraging. To contribute to protected and actively used foodlands with recognition and respect for Indigenous food systems and the environment.

Why Foodlands Trust?

While BC's Agricultural Land Reserve preserves farmland, there is no assurance it will be used for food production. The Foodlands Trust Project complements the ALR by facilitating affordable access to foodlands.

Placing land in trust essentially removes it from the private market and ensures use for farming and food activities. It addresses rising land values, non-farm uses, and speculation driven by market dynamics.

Project Background

In 2006, The Land Conservancy of BC (TLC) played an important role in acquiring farmland in British Columbia, often partnering with Farm Folk City Folk to identify potential projects for acquisition. In 2012, when TLC cancelled their farmland program, Farm Folk City Folk continued to provide support for alternative, community-led models of farmland ownership, access, and governance in BC. They weren't, however, positioned to hold land in trust. In 2014, Farm Folk City Folk and UBC Centre for Sustainable Food Systems identified the need to for a new trust that would acquire and manage farmland and partnered together on the Foodlands Trust Project.

The first project phase (2015) was to conduct research into existing land trusts and hold a series of community and stakeholder consultations. An advisory committee formed to determine the best way to structure, operate and finance the new trust. The second phase is to initiate and develop the trust under the umbrella of Farm Folk City Folk and begin to place land in trust.

The shift from farmland to foodlands recognizes the diversity of food-harvesting systems and opens a dialogue between farmland access initiatives and Indigenous food sovereignty initiatives.

Key Project Activities

- 1) Develop, operate, and finance a foodlands trust.
- 2) Seek and accept donations of foodlands to hold in trust and make available for food production.
- 3) Establish and manage long-term secure lease agreements with people who commit to active and sustainable food production on the land.
- 4) Provide resources and support to community groups seeking to place land in trust and/or form land cooperatives to access farmland.

Key Accomplishments to Date

- 1) Engaged and consulted the community on the formation, function and structure of a provincial foodlands trust.
- 2) Formed a Foodlands Trust Advisory Committee under the umbrella of FarmFolk CityFolk.
- 3) Developed resources and provided support to communities striving to place land in trust and/or form farm cooperatives.
- 4) Identified lands with potential to be put in trust.

Project Financing

The development phase of the trust includes creating a business plan with the support from financial advisors to ensure the long term stability of the trust. Land acquisition and operations of the trust will be made possible through a combination of the following:

- Accepting donations of land to place in trust.
- Raise funds through donations and grants (to the trust and/or community groups managing land in trust).
- Creation of a Foodlands Trust Endowment (with support from Vancity Community Foundation).
- Revenue generating activities, e.g. rent from land leases.
- Requiring that leasees of land in trust have an approved business plan and be financially sustainable and independent of the trust.

Project Impact

The Foodlands Trust Project, made possible by the Real Estate Foundation of BC and Vancity and Vancity

Community Foundation, will provide a means for working farm and foodlands to be held in trust and made accessible to farmers and communities for food production. There is currently no organization with a mandate to hold working foodland in trust and our project will fill this gap. The Foodlands Trust Project directly addresses the problematic rising cost of land and non-farm uses of farmland in BC and contributes to keeping BC's farm and foodlands in production.

CRFAIR's Municipally Supported Farmland Trust Initiative

CRFAIR (Capital Region Food and Agriculture Roundtable Initiative)

Region: Capital Regional District, Vancouver Island

Objective

To work in cooperation with local and municipal governments to advance a local government farmland acquisition fund and trust that holds and makes public lands available for farming and food activities in the Capital Regional District (CRD). To encourage the development of local government policy tools and the management of public lands to support farmland protection, access, and utilization for food and farming. This initiative is made possible by funding from District of North Saanich and the Real Estate Foundation of BC.

Background

CRFAIR works collaboratively to strengthen regional food security and our local food system in the Capital Region. CRFAIR advances a diversity of strategies for local government to foster the development of new farmers, protect farmland, and supply long-term access to farmland.

One strategy is the initiation of a regional farmland trust and access program to secure farmland and make it accessible to farmers at affordable rates. Two of the municipalities in the CRD (Saanich and North Saanich) passed motions to explore a municipal farmland trust in 2014. With support from these two municipalities, CRFAIR undertook an exploration of models and mechanisms available to local government to initiate a farmland trust and acquisition fund. CRFAIR is currently in the process of disseminating the findings and seeking political support for implementation.

Why a Local Government Farmland Trust?

The advancement of farmland trusts in BC has been limited to date. The cost of farmland is an impediment to land acquisitions by non-profit organizations. A local government farmland trust approach has the potential to leverage public funds, policy options, and government operating capacity to successfully advance a regional farmland trust with the capacity to be sustained over time. There are already successful examples of public land used for food production and there is opportunity to further advance the management of public lands for farming and food activities in BC.

Key Project Activities

- 1) Seek support for implementation of a regional trust from all municipalities in the CRD through dissemination of reports and in-person presentations.
- 2) Create public support to move a food and farmland trust task force forward in the CRD and provide on-going support to the task force.
- 3) Work with key municipal, community and academic stakeholders to develop partnerships and plans for pilot sites for inclusion in the farmland trust.
- 4) Collaborate with others in BC to share learnings and models across regions.

Accomplishments to Date

- 1) Motions passed by council in Saanich and North Saanich in support of exploring options for a municipal farmland acquisition fund trust model.
- 2) A regional land-banking solution became a CRD board strategic priority for 2015 to 2018 and is included in the regional food systems strategy under development.
- 3) Consulted on, produced and distributed a report on mechanisms available to local government to support the utilization of publicly owned lands for food and farming
- 4) Led a community and stakeholder consultation on the development of Sandown, (83-acre parcel of ALR

that will be transferred to the District of North Saanich as an amenity contribution).

Project Financing

A local government farmland trust will be publicly funded and managed by government staff with community partners. Key strategies with potential to finance a municipally supported farmland trust include:

- A farmland acquisition and management fund is established by local government (funds raised through property taxes and/or cash-in-lieu amenity contributions and/or development cost charges).
- Farmland directly acquired (transferred to public ownership) as a community amenity contribution, as a result of density bonusing or as a charitable gift.
- Share cost of land management with non-governmental partner organizations.
- Revenue generation on land, e.g. rent from tenants, events
- Leasees of public lands in trust must have an approved business plan and be financially sustainable independent of the trust.

Impact

A municipally supported farmland trust model would be the first of its kind in BC. It has the potential to leverage local government resources and policy tools to increase the use of public lands for food production and would act to elevate land use planning for farming and food activities on par with planning for other sustainability priorities like water, parklands, and affordable housing. It is an innovative approach to increase the protection of farmland, leverage resources to support farming, and ensure the utilization of farmland for food production.



Young Agrarians Matchmaker – Pilot project

A Partnership with Farm Folk City Folk in consultation with Banques de Terres
Region: Fraser Valley

Objective

Young Agrarians is a partnership with Farm Folk City Folk. As a response to climate change and the rapidly increasing need to recruit and support new farmers, Young Agrarians mission is to grow the next generation of ecological and organic farmers in Canada.

Background

Founded in January 2012, Young Agrarians (YA) is a collaborative network strategy by and for farmers with a start-up programming focus on Southern BC. Their programming model has expanded into Alberta through Organic Alberta. Through farmers organizing across Canada, its network is national at the grassroots level.

Key Activities

Growing new farmers is a complex and challenging developmental process. By using a multi-tiered approach, Young Agrarians (YA) provides a number of services and supports essential to this growth. Through consultation and feedback, YA has identified four key areas for long-term program development to support new entrants: land access, business mentorship, farmer2farmer educational events, and on-line communications and engagement.

In Quebec, Banques de Terres (Land Bank) is a government-funded third party agency that provides direct services to support retiring farmers and farmland owners to connect with new farmers ready to start farms. In 2016 – 17, with guidance from Banques de Terres, YA is piloting the development of a matchmaker service in the Fraser Valley in partnership with the City of Surrey. This service will provide matchmaking, facilitation, and legal support. The program will have a dedicated coordinator to connect new farmers to farmland.

Accomplishments to Date

Southern BC has the highest real estate values in Canada. Food Secure Canada's recent survey indicates that 74% of Canadian farmers plan on selling their land in the next decade. Meanwhile, new farmers are forced to innovate to access land for long-term farm business development. Young Agrarians provides tools

and workshops to connect landowners and land seekers (landlinking).

To date YA has hosted 15 landlinking workshops bringing together approximately 630 landowners and farmers looking for land across Southern BC. They have also created, updated and disseminated 3,400 electronic and hardcopies of our BC Land Access Guide, Lease and License templates.

Project Financing

Banques de Terres estimates that the cost per land match made through their service is \$3,000 per farm. This is a reasonable expenditure to ensure that new farmers are able to start their businesses with stable land access. Banques de Terres is paid for through regional governments in Quebec, and through demonstrated growth, is now partnering with Quebec's Provincial Government to expand the matchmaker coordinator base throughout Quebec's counties. In Southern BC, Young Agrarians is looking for future program partners with a focus on regional and municipal districts.

The Smart Farm Project

Program of Deer Crossing The Art Farm
Region: Sunshine Coast

Objective:

To capitalize new or struggling farms by increasing low footprint housing density on small acreages outside the Agricultural Land Reserve (ALR).

Why Smart Farms?

Land costs too much and farming makes too little. While the bulk of the province's prime farmland is in the ALR there is land outside of the ALR with



productive potential. These properties are generally smaller than average ALR lots, are typically serviced and cleared and in many cases have some type of housing already in place. The Smart Farm Project explores whether increased density on such lots using low footprint designs could catalyze small farms and provide affordable housing for new and young farmers.

Project Background:

The Smart Farm Project went through several stages, beginning first with market research, moving into an outreach phase for data and recruitment of volunteers for case studies. The consultant and management team selected four case-study properties that reflected a diversity of geography, ownership and potential farm yield.

The team collaborated on a Smart Farm proposal for each property, including farm plan, designs, legal recommendations and a feasibility analysis. The case-study approach allowed the team to explore the Smart Farm design across a spectrum of potential proposals, from the unconventional co-operative driven model through to the more conventional developer-driven model.

Key Activities:

- 1) Adapting smart growth principles to small farm acreages outside the Agricultural Land Reserve in rural communities.
- 2) Leveraging increased density to create affordable homes and farming opportunities, boost agriculture production and generate more jobs for the local economy at the same time.
- 3) Designing legal, financing and governance models to support potential Smart Farm proponents and working with the Sunshine Coast Regional District on a Development Application Process for Smart Farms in the region.

Accomplishments to Date:

- 1) Adapting smart growth principles to small farm acreages outside the Agricultural Land Reserve in rural communities. With a combination of innovative design, progressive local planning, non-profit or public oversight, social investment and farming know-how, the Smart Farm Project leverages increased density to create affordable

homes and farming opportunities, boost agriculture production and generate more jobs for the local economy at the same time.

- 2) Designing legal, financing and governance models to support potential Smart Farm proponents and working with the Sunshine Coast Regional District on a Development Application Process for Smart Farms in the region.

Project Financing

The extra value gained from the increase in density goes towards mitigating the cost of land, development and equipment purchase for new or existing farm businesses. Smart Farms are designed to make farming more financially viable.

Impact:

The Smart Farm Project (made possible by funding from Real Estate Foundation of BC, Vancouver Foundation, Investment Agriculture Foundation of BC, Sunshine Coast Regional District, Vancity Community Foundation), aims to support the launch of three Smart Farm pilots on the Sunshine Coast within the next two years, while continuing to advocate for and support Smart Farm developments across Southern BC. The project contributes unique and replicable models for integrated housing and farming developments on non-ALR land.



Ways of Giving

While many new initiatives are underway such as those described above, there are also several traditional ways to support organizations working to protect foodland and farmland.

Some gifts are immediate (current gifts), while others take effect in the future (deferred gifts). The federal government has recognized the increasingly significant role that individual and corporate donors can play. With encouragement from the not-for-profit sector, Parliament has significantly enhanced tax incentives for planned gifts. This has resulted in an increasing array of creative giving arrangements that can be matched to the donor's personal vision for a better world, as well as personal circumstances and motivations. You do not have to be wealthy to be an effective donor. The tools are available for all to use.

Detailed descriptions of each of the following ways of giving can be found in the Green Legacies Guide, pages 13-36:

Current Gifts

- Outright Gifts of Cash
- Outright Gifts of Publicly Traded (Listed) Securities (including mutual funds) to Public Charities
- Creation of Private Foundations
- Outright Gifts of Publicly Traded (Listed) Securities to Private Foundations

- Outright Gifts of Shares of a Privately Owned Corporation
- Outright Gifts of Tangible Personal Property (other than Certified Cultural Property)
- Outright Gifts by Corporations
- Gifts of Life Insurance (Ownership Transferred to Charity)
- Interest-free Loans
- Commemorative Gifts
- Gifts of Strip Bonds
- Gifts of Ecologically Sensitive Land
- Outright Gifts of Real Estate (not Certified as Ecologically Sensitive Land)

Deferred Gifts

- Gifts of Life Insurance
- Gifts of Life Insurance (Funded by a Commercial Annuity—"Insured Annuity")
- Charitable Gift Annuities
- Charitable Remainder Trusts
- Gifts of Residual Interest in Real Estate
- Charitable Bequests
- Gifts of Retirement Funds (RRSP, RRIF, TFSA) upon Death
- Graduated-rate Estates
- Lifetime Gifts of Retirement Funds
- Endowments



Gifts of Land or Covenants

- Land and Interests in Land
- Conservation Covenants
- Taxation Issues—Income Tax
- Gifts
- Tax Credits for Donations
- NAPTP: Natural Area Tax Exemption Program
- Capital Property, Capital Gains and Capital Losses
- Capital Gains Exemptions
- Principal Residence
- Qualified Farm Property Exemption
- “Lifetime” Capital Gains Exemption
- Valuation of Land
- Basis of Appraisal
- The Appraisal Process
- Timing of the Appraisal
- Valuing Conservation Covenants

Canada’s Ecological Gifts Program

- Benefits to the Donor
- Benefits to the Recipient
- Qualified Recipients of Ecological Gifts
- Certifying Ecological Gifts
- Certifying of Land as Ecologically Sensitive
- Determination of Value of Ecologically Sensitive
- Land
- Summary of Process for Donating an Ecological Gift Scenarios

Summary

In British Columbia today we face significant challenges related to secure and affordable land access for food production, especially for a new generation of farmers interested in building alternative and sustainable food networks that utilize environmental best practices to enable regional food security.

However, despite the statistics and many challenges faced by the agricultural sector, a renewed enthusiasm for farming has emerged amongst younger generations. This renewed interest is evidenced in the recent growth of the programs described in this chapter, established to support new farm entrants.

In BC there has been an increase in the number of hands-on training programs, internship and mentorship programs, support networks, and land access tools for new farmers. By working together and implementing a diversity of approaches, the sector can address current farmland access challenges and build a resilient local food system in British Columbia.

The programs outlined in this chapter represent the inaugural, pioneering steps in offering new models of farmland access including models for farming on ALR land and non-ALR land, access to publicly-owned farmland, access to land held by a non-governmental land trust organization, and tools to support leasing and ownership of privately owned land.

They offer different types of support to newly establishing farmers and to current farmers seeking options for expansion or succession. By offering a suite of options through a diversity of programs, the foodland / farmland sector can most effectively meet the diverse needs of current and emerging generations of farmers in British Columbia, who will in turn steward and grow resilient food systems.

There is tremendous strength and value created by farms that are integrated with the community. Initiatives such as those described in this chapter work to foster strong and vibrant communities through food and agriculture.

Through support of these early initiatives and the diligent, hard-working organizations bringing them to fruition, you are helping your community and communities across British Columbia protect farmland, support farmers and producers, and celebrate local, seasonal, and sustainable food.



Listings

Organizations whose initiatives are described in the preceding pages:

FarmFolk CityFolk

Since October 1993, FarmFolk CityFolk (FFCF) has been supporting community-based sustainable food systems. Its collaborative Foodlands Trust Project is described above. FFCF has done this by engaging in public education with farm and city folks; actively organizing and advocating around local, timely issues; building alliances with other organizations and businesses; and harnessing the energy of our volunteers. During this time FarmFolk CityFolk has gained a well-earned reputation for leadership and partnership building in the sustainable agriculture community.

Contact:

Heather Pritchard, Program Manager

Email: sustain@farmfolkcityfolk.ca

Web: www.farmfolkcityfolk.ca

Community Farms Endowment Fund – held at Vancity Community Foundation

The purpose of the Community Farms Endowment Fund is promoting agriculture in British Columbia, with particular focus on promoting and strengthening collective and cooperative farming practices, farm land care and conservation, and the sustainability of farm communities. Income from the fund is used to support initiatives through grants made to local charitable organizations, based on recommendations made from a Community Farms Alliance group administered by FarmFolk CityFolk. There are also specific provisions allowing for direct investments to be made using the endowment assets, including support for strategic land acquisitions to be held in trust or other farm / food financing. To learn more about this fund click here.

http://vancitycommunityfoundation.ca/s/donor_advised_directory.asp?ReportID=473586

CrFAIR – Capital Region Food and Agriculture Roundtable Initiative

The vision of CRFAIR is a region where local, sustainable and healthy food is celebrated, abundant and central to the culture, health and well-being of all residents. Formed in 1997, CRFAIR is a coalition of organizations working to strengthen regional food security and our local food system, from farm gate to dinner plate. CRFAIR's mission is to increase knowledge of and bring about positive change in the food and agriculture system within the Capital Region.

Contact:

Linda Geggie, Program Manager

Email: lgeggie@telus.net

Web: www.crfair.ca

Young Agrarians

As described above, Young Agrarians (YA) is setting up the programming infrastructure to pilot land matching in the Fraser Valley, with the long-term goal of being able to provide this form of support across Southern BC. By offering this innovative service, YA hopes to support more new and young farmers to access land to start farm businesses, and ensure that existing farmland continues to be farmed. The matchmaker service will help governments to meet regional agricultural planning goals to ensure that BC farmland continues to be farmed by future generations.

Contact:

Sara Dent

Email: farm@youngagrarians.org

Web: www.YoungAgrarians.org

Deer Crossing the Art Farm

Founded on five acres of traditional Squamish territory just north of Gibson's BC, Deer Crossing The Art Farm is a registered non-profit organization, fostering creative engagement outside traditional art spaces. On farms or in forests, in hospitals and homes — and across traditional boundaries, these initiatives seek to create a stronger sense of belonging for all involved.

Contact:

Chad Hershler, Program Coordinator

Email: chad@deercrossingtheartfarm.org

Web: www.deercrossingtheartfarm.org/smartfarm

Other Organizations and Resources

The following are just some of the non-profit or charitable organizations, or research projects, involved in Foodland / Farmland issues. *If your organization is actively involved in helping to create opportunities in this area, and would like to be listed in future updates, please contact @GiveGreenCanada.*

BC Food Systems Network

BC Food Systems Network (BCFSN), a project on Tides Canada's Shared Platform, works to create healthy, just and sustainable food systems in British Columbia by strengthening connections, nurturing capacity, and supporting joined-up food policy at all levels. BCFSN works in partnership with farmers and ranchers, fishers, First Nations, and people in communities working to rebuild their food systems from the ground up.

Contact:

Brent Mansfield, Director, BC Food Systems Network
Email: director@bcfsn.org
Web: www.bcfsn.org

Nanaimo & Area Land Trust

More recently, the Nanaimo & Area Land Trust (NALT), which is primarily a land trust, is beginning to acquire land that is suitable for farming. Please see their listing under "Contributors" on page 50 of the *Guide*.

Contact:

Gail Adrienne, Executive Director
Email: gail@nalt.bc.ca
Web: www.nalt.bc.ca <http://www.nalt.bc.ca>

Nature Conservancy of Canada (NCC), also holds farmland as an adjunct to its primary mission of ecological conservation. Since 2004, it has protected more than 10,000 acres of BC ranch land in order to protect sensitive grassland ecosystems that benefit from ongoing strategic grazing. Please see their listing under "Contributors" on page 50 of the *Guide*.

Contact:

Michael Curnes, Director of Development
825 Broughton St., Victoria, BC V8W 1E5
Tel: 888-404-8428
Email: michael.curnes@natureconservancy.ca
Web: natureconservancy.ca/bc

Farmland Access Research Project is a community-based participatory research project which aims to contribute to solutions for sustainable, community-based farmland management for local food production in British Columbia. The research project is currently

based out of the Centre for Sustainable Food Systems at UBC, in partnership with the Community Farms Program, the Foodlands Trust, and the Young Agrarians, which are programs of FarmFolkCityFolk.

Contact:

Dr. Hannah Wittman
Email: wittman@ubc.ca
Web: <http://farmlandaccess.ubcfarm.ubc.ca/>

Historically in BC, there have been four local non-profit land trusts whose mandates include holding and managing farmland specifically for the purpose of permanently protecting the agricultural value of the land and making it accessible to farmers. In each case they work within a specific geographical area. They are:

- **Salt Spring Island Farmland Trust Society**
- **Pender Island Community Farmland Acquisition Project**
- **Sooke Regional Farmland Trust Society**
- **The Farmlands Trust (Greater Victoria) Society**
- **Delta Farmland & Wildlife Trust**



Acknowledgements and Thank You's

- Heather Pritchard, FarmFolk CityFolk
- Jessica Dennis
- Linda Geggie, Executive Director, CRFAIR
- Pat Learmonth, Director, Farms at Work
- Dr. Hannah Wittman, Faculty of Land and Food Systems, Institute for Resources, Environment and Sustainability, UBC
- Brian Baehr, Program Manager, Investment Agriculture Foundation of BC
- Paul McNair, Executive Director, Land Trust Alliance of BC
- Natasha van Bentum, Director, G2/Give Green Canada

All photographs in this chapter are by Michael Marrapese

Disclaimer:

"Agriculture and Agri-Food Canada, the B.C. Ministry of Agriculture and the Investment Agriculture Foundation of BC, are pleased to participate in the creation of this Chapter. We are committed to working with our industry partners to address issues of importance to the agriculture and agri-food industry in British Columbia. Opinions expressed in this Chapter are those of the authors and not necessarily those of the Investment Agriculture Foundation, the B.C. Ministry of Agriculture or Agriculture and Agri-Food Canada."



The Census of Agriculture is carried out by Statistics Canada every five years, and historical data are available from 1921 to 2011. Statistics throughout the Overview section are taken from the census, unless otherwise noted. The 2011 Census of Agriculture is found at <http://www.statcan.gc.ca/eng/ca2011/index>

Sector Snapshot: BC Agriculture – 2014; BC Ministry of Agriculture – Corporate Statistics & Research October 2015; http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/industry-and-sector-profiles/sector-snapshots/agriculture_snapshot2014.pdf

British Columbia Population Projections: 2015 – 2041; BC Stats, May 2015; <http://www.bcstats.gov.bc.ca/StatisticsBySubject/>

[Demography/PopulationProjections.aspx](http://www.alc.gov.bc.ca/alc/content/alr-maps)

Information about the history and status of the Agricultural Land Reserve is available on the BC government website at <http://www.alc.gov.bc.ca/alc/content/alr-maps>

The 2011 Census of Agriculture, BC farmers reported 2,611,382 hectares of land on farms. The total GIS area in the ALR as of March 2015 was estimated at 4,620,858 hectares by the Provincial Agricultural Land Commission; http://www.alc.gov.bc.ca/assets/alc/assets/library/commission-reports/annual_report_2014-2015.pdf p.30

BC Provincial Land Use Commission Annual Report 2013-14; http://www.alc.gov.bc.ca/assets/alc/assets/library/commission-reports/2013-14_alc_annual_report_final_revised.pdf p.31

BC Public Attitudes Toward Agriculture and Food 2014; sponsored by the Real Estate Foundation of British Columbia and the Vancouver Foundation; <http://www.refbc.com/sites/default/files/BC-Poll-Agriculture-and-Food-Detailed-Topline-Report-Aug-2014-PUBLIC.pdf> p. 13

The BC Agrifood and Seafood Strategic Growth Plan December 2015; <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/strategic-growth-plan.pdf>

Protecting the Working Landscape of Agriculture: A Smart Growth Direction for Municipalities in British Columbia; West Coast Environmental Law Association 2005; <http://www.clicklaw.bc.ca/resource/1748>

Thanks to our Funders of this Chapter

This Chapter was funded in part by Agriculture and Agri-Food Canada and the B.C. Ministry of Agriculture through programs delivered by the Investment Agriculture Foundation of BC, and also by the Real Estate Foundation of BC, and the Vancouver Foundation.

DELIVERED BY

FUNDING PROVIDED BY

