



## Haliburton Community Organic Farm Society

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### **HCOFS Rental Unit 4 Request for Proposals**

#### ***Addendum to: Land Use Plan (2011 - 2014) And Request for Proposals***

**For complete information on Haliburton Community Organic Farm Society (HCOFS), Application Process and Application Form**, please see "Land Use Plan (2011 - 2014) And Request for Proposals". This document is available by request from [info@haliburtonfarm.org](mailto:info@haliburtonfarm.org)

**Deadline for Applications: March 15, 2017**

**Apply by email to: [info@haliburtonfarm.org](mailto:info@haliburtonfarm.org)**

#### ***Description of Opportunities***

There are three opportunities available in relation to Rental Unit #4 of Haliburton Community Organic Farm.

#### ***Opportunity 1: Rent 1 acre organic land for a farm business***

We are looking for a farm business to make full use of Rental Unit #4 of Haliburton Community Organic Farm, under a 4 year (with possibility of extension for an additional 4 years) agreement beginning January 2018. The farm business is to focus on produce (includes local heritage crops and seedlings) production for sales at Farm stand and other local sales.

#### ***Opportunity 2: Purchase of hard assets at Rental Unit #4***

The hard assets of Rental Unit 4 (greenhouses, irrigation system, storage shed, power system, greenhouse heating systems and more! See Addendum A) are for sale. Any purchasers who also wish to establish a farm business on Rental Unit #4, must also apply to, and be approved by HCOFS. Purchaser must pay a deposit of 30% for the assets they wish to purchase. Remainder due on transition of lease. The assets will be available for purchase for the beginning of 2018, or in consultation with the current farm business.

#### ***Opportunity 3: Employment with outgoing farmer at Rental Unit #4***

During the 2017 season, the approved lessee of Rental Unit #4 can be employed by the current farm business, in order to transition the new farmer into the Haliburton community and to orient the new farmer with the existing growing methods and agricultural infrastructure. Wages and hours to be discussed with the current farm business.

## **Details of Opportunity 1: Rent 1 acre organic land for a farm business**

### **What we offer:**

#### ***Land Base***

- 1 acre certified organic land.

#### ***Infrastructure***

- 7' deer fence enclosing farm area
- Separate water meter with direct irrigation line access, (irrigation line is available for purchase from the current farmer)
- 4 compost bins
- Shared produce washing facility
- Shared permanent farm stand

#### ***Equipment***

- No equipment provided – see items for purchase under Addendum A.

#### ***Perennials***

- Herbs and perennials available see items for purchase under Addendum A.

#### ***Additional***

- IOPA certified farm site with mandatory renewal
- Memorandum of Agreement for use of land for up to 4 years, with possibility of renewal for 4 years
- Access to established markets - Food Box program, on-site farm stand, various community Markets (e.g. Moss Street)
- Own "Farm Page" on Haliburton web site (<http://haliburtonfarm.org/>). Current farm page remains as valuable archive on history of the land.

### **Your responsibilities:**

#### ***Expenses***

- \$500/yr lease fee
- \$30 annual Society membership fee
- Land Utilities (irrigation water)
- Share of Education Centre Utilities (Education Centre water, electricity, telephone and oil - may be readjusted depending on actual use)
- Share, as required, expenses such as sewage pumping, furnace repair, grass cutting, house repairs with other farm businesses and the Society.
- Annual IOPA fees payable to HCOFS for organic certification of Rental Unit #4 (Society pays the fees and collects from individual businesses)
- Annual \$55 + GST IOPA individual certificate fees payable to IOPA

### ***Insurance***

- Responsibility of farm business, to be discussed with HCOFS Board

### ***Maintenance***

- Contribute to shared equipment maintenance
- Upkeep of Farm area (keeping grass mowed, debris cleaned up, farm area tidy, adhering to food safe and certified organic standards)
- Stewardship of various biodiversity infrastructure such as: Permanently maintained bee boxes, permanent snake cairns (rock piles), contribution of mulching and watering permanent hedgerows, keeping permanent habitat area next to berry orchard, maintenance of border fences and perimeter grass cutting
- Locked big gate when not in attendance due to agreement with CRD regarding their emergency reservoir
- Winterizing (covering with wood chips) water lines and shut-off valves to prevent pipes bursting
- Shutting off water upon leaving premises, if it is not on a timer.

### ***Farm Management***

- Use land for the purpose of growing produce for sales at farm stand, other local markets and Food Basket program.
- Follow IOPA certified organic standards
- Complete IOPA paper work required for continued certification (assistance provided)

### ***Community participation***

- Use of the designated area to its full capacity
- Offer communal support of other Farm businesses
- Participation in Society education programs
- Participation in Food Box program.
- Share responsibility for operating farm stand, Food Box program and attending markets
- Attend Farmer meetings and support fellow farmers
- Engage in succession of discussions with all previous farmers of Rental Unit 3 plus at least one member of the Biodiversity group managing the wetland, in order to become informed of history of land and its role in the surrounding eco-system.
- Work cooperatively to manage and adhere to whole farm planting plan and annual Farmers' planning meeting outcome at year end. (e.g. one farm business may grow strawberries, another may do artichokes etc.)
- Share public area ground maintenance with other Haliburton Farm businesses and Society.
- Commitment to building relationships with the local community and fellow farmers

*Other*

- Adherence to conditions in the head lease with the Municipality of Saanich. Clauses of specific importance include (but are not limited to):

Section 12

"The Lessee further covenants to comply with all bylaws and regulations of the Municipality."

"The Lessee covenants not to keep or graze farm animals or poultry on the land except those listed below:

- a) Chickens and Muscovy Ducks, limited to a combined total of 60
- b) Roosters. Limited to a total of 5.

Section 13

"The hours of operation for farming activities, utilizing mechanized equipment, are limited to between 7am and 9pm daily."

Section 16

"The Lessee covenants not to install or utilize any additional outdoor lighting or electricity connections for farming or special events without the consent of the Land Commissioner or his designate first had and obtained."