



HCOFS Rental Unit 4 - currently known as Darn Tootin' Farm.

Request for Proposal & Land Use Plan

To apply, please see [Addendum B - Application Form](#)

Apply by email to: info@haliburtonfarm.org

Deadline for Applications: November 30, 2017

Description of Opportunities

There are two opportunities available in relation to Rental Unit 4 of HCOFS:

Opportunity 1: Purchase of hard assets at Rental Unit 4

Hard assets and other are for sale from the current farmer on Unit 4. (See Addendum A). If purchasers wish to establish a farm business on Rental Unit 4, they must also apply to and be approved by HCOFS as described under Opportunity 2.

Opportunity 2: Rent land for own farm business

HCOFS is looking for a farmer wanting to learn to run a certified organic farming business. The farmer needs to have either farming experience, farming education or a combination of farming education and experience. The farmer will commit to making full use of Rental Unit 4 at HCOFS, on a full time basis - under a 4 year agreement, with possibility of extension. The farm business is to focus on certified organic produce and/ or seedlings and seeds production for sales at the shared Farm stand, shared Farm Food Box program, shared Moss Street Market stand as well as own local sales.

Land Use Plan: Rental Unit 4

What we offer

Land Base

Approximately .54 acre certified organic land.

Infrastructure

- 7' deer fence enclosing farm area. Upkeep and care of fences are responsibility of the business.
- Separate water meter with direct irrigation line access. Irrigation line is available for purchase from the current farmer.
- Share designated, paid space in HCOFS: Centre Basement, Farm Stand, Farm Food Box program, Cooler, plus HCOFS Moss St Market Stand.

Equipment

No equipment provided. Please refer to Addendum A.

Perennials

- Hedgerows on the perimeter of the CRD Reservoir. Hedgerows on the perimeter of this area are treated with great respect in line with the vision of the farm as listed in the MOA for this area.
- Please contact current farmer for any available farm perennials to purchase.

Additional

- Existing IOPA certified organic farm site with mandatory renewal.
- Memorandum of Agreement for use of land for up to 4 years, with possibility of renewal
- Access to established markets – as under Infrastructure.
- Your profile and links to your social media on Haliburton web site (<http://haliburtonfarm.org/>).

Your responsibilities

Expenses

- \$500/yr membership fee.
- \$250 cleanup deposit.
- Land Utilities (irrigation water).
- Education Centre Utilities (18% of Education Centre water, electricity and telephone. May be readjusted depending on actual use.)
- Share, as required, expenses such as sewage pumping, furnace repair, grass cutting, centre repairs with other farm businesses and the Society.
- Proportional share of IOPA certification fees submitted each year at renewal.

Insurance

- Responsibility of farm business, as listed in MOA for this area. HCOFS Membership of \$30 per year is required to qualify for some insurance.

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 emergency reservoir.
- Winterizing (covering with wood chips and other insulation) water lines and shut-off valves to prevent irrigation lines rupturing.
- Shutting off water upon leaving premises, if it is not on a timer.
- Centre responsibilities: As listed in MOA for this area.

Farm Management

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

Community participation

- Use of the designated area to its full capacity.
- Offer communal support of other Farm businesses.
- Participation in Society education programs when required.
- Participation in HCOFS Food Box program and share responsibility in its operation.
- Share responsibility for operating HCOFS Farm Stand and attending markets.
- Attend Farmer meetings and support fellow farmers.
- Engage in discussions and a walkabout during which you record the boundaries of your leased area with previous farmer(s) of your leased land, two Board members and 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 whole farm planting plan and annual Farmers' planning meeting outcome at year end. (e.g. one farm business may grow strawberries, another artichokes etc.)
- Share common ground maintenance with other HCOFS 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 ..." and the HCOFS Board.

Addendum A:

Please see current farmer lessee for Asset List. Purchasing current lessee assets are not required to lease the land. Contact <mailto:info@haliburtonfarm.org> to be put in touch with farmer lessee.

Addendum B:

Application form is available on website: <https://haliburtonfarm.org/calling-new-farmers/>