

Whole Farm Plan Guide

Adapted to include Cooperatives

Community Farms Program



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The Land Conservancy (*TLC*) is a non-profit, charitable land trust protecting natural areas, heritage landmarks, and agricultural lands throughout British Columbia. *TLC's* agricultural mandate is to protect farmland for sustainable, local food production. We own title or hold covenants on farmland, arrange long-term farm leases for new farmers, and provide information and education to farmers, local food groups, and communities.

FarmFolk/CityFolk Society is a non-profit society that works with farm and city to cultivate a local, sustainable food system. We develop and operate projects that provide access to and protection of foodlands; support local, small scale growers and producers; and educate, communicate, and celebrate with local food communities.



Whole Farm Plan Guide

December 2009

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**for
The Land Conservancy of BC
and
FarmFolk/CityFolk**



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Executive Summary

The Whole Farm Plan Guide offers procedures and information to help farm groups develop a Whole Farm Plan for achieving their farm's environmental, social, and economic goals.

The Whole Farm Plan is a farm's key reference document. It describes all the elements of a community farm that need to be managed for success, including information about the farm's land base and the farm group's key definitions and agreements.

It is a living, working document that lays a foundation for sound decision-making.

A Whole Farm Plan is written collaboratively by everyone directly involved with the farm, including the community that supports the farm. The process usually includes members of a farm's community group, farmers, tenants, neighbours, and community members.

As people work together to create a Whole Farm Plan, they build commitment, community, and a common vision and goals.

The results are both a dynamic communications tool that guides how decisions about the land are made, and a working group that shares key values and common understanding and agreement about the farm's most significant features, and its future and purpose.

The Whole Farm Plan Guide describes what Whole Farm Plans are and why they are valuable. It provides a simple, step-by-step procedure to create and apply a Whole Farm Plan (see [Section 2, The Process – Whole Farm Planning](#)). This basic outline is supported by detailed information about each section, and links and resources for further reference.

There are two main parts to a Whole Farm Plan: learning about the land, and working together to build common understanding and agreement.

In the Whole Farm Plan Guide, [Section 3, Land – Inventory and Assessment](#) describes a process for learning about the farm through an inventory and assessment of the farm's natural and agricultural resources, built infrastructure, and activities. It explains how to gather legal information and details about the farm's land title, the farm's and surrounding area's zoning, and property assessment and tax status.

[Section 4, People – Working Together](#) describes how people collaborate to set out a vision, values, and goals for the land. These key definitions guide a farm group's long-term course of action and strategic direction, and inform the farm agreements, plans, and policies needed to practice sustainable agriculture and build a healthy farm community.

In addition, the Guide provides related information and links to resources throughout the text and in appendices.

1. Whole Farm Plan

A Whole Farm Plan sets conservation and sustainable agriculture objectives and guidelines, and summarizes the agreements that are made by people working together on a community (or private) farm.

Whole Farm Planning is the process of developing a Whole Farm Plan.

The Whole Farm Plan Guide provides community farm groups and farmers with a simple, step-by-step process to:

- gather important information about their farm;
- use this information to develop a vision, values, and goals;
- plan for long-term sustainability and success.

1.1 What is a Whole Farm Plan?

Whole Farm Plans describe the characteristics and capacity of a farm, and identify resources and opportunities to be an economically successful community farm with diverse agricultural, ecological, and social activities.

It is a living, working document that lays a foundation for decision-making.

A Whole Farm Plan brings together important information about all the elements of a community farm that need to be managed for success. It includes an inventory and assessment of land-related resources, legal information, and farm activities (see [Section 3, Land – Inventory and Assessment](#)). This information forms the basis for creating a vision and goals for the farm (see [Section 4, People – Working Together](#)).

The farm's vision and goals provide a supportive framework for developing other farm planning documents and agreements (such as land-use and tenure agreements, and business and succession plans).

But a Whole Farm Plan is much more than a document. As a Whole Farm Plan is developed, the process brings people together, builds community, and helps strengthen the farm group's commitment to their vision and intention.

1.2 Who creates a Whole Farm Plan?

A Whole Farm Plan is written collaboratively by members of a farm's community group, farmers, tenants, Community Farms Program staff, neighbours, and selected community members. Ideally, the process involves everyone directly involved with the farm, including the community that supports the farm.

The result is a dynamic communications tool that guides how

decisions about the land are made, and that is regularly reviewed and revisited.

While Whole Farm Plans are relatively straightforward to develop for privately-owned farms, the process of developing one for community farms is more complex because it must include the diverse needs and responsibilities of multiple stakeholders and authorities. It's important to spell out clearly all the different roles, and how decisions are made.

In the [Community Farms Program](#), the primary activity on a community farm is local food production. Farmers on community farms use environmentally sustainable farming practices in their operations. Farms participating in the Community Farm Program are requested to prepare and follow a Whole Farm Plan.

But other farmers who want to farm and live sustainably (with ecological, economic, and social goals) also benefit from developing and using a Whole Farm Plan. Although primarily designed for use by community farms, this Whole Farm Plan Guide is a useful tool that supports business and succession planning for family farms and individual farmers.

1.3 Why prepare a Whole Farm Plan?

Your Whole Farm Plan is your farm's key reference document. You can go to it for information about communication, agreements, and your land-base, and to review your farm vision.

With good information about your farm and its resources, you can make sound decisions. Your group's investment of time and effort to discuss, define, and record your common values and goals helps you learn how to work together as you support the farm and manage its assets and activities.

Other farm documents may require that a Whole Farm Plan be in place. Farm tenure agreements (such as leases) state that the lessee must abide by the farm's Whole Farm Plan, which is typically attached to the lease as a Schedule or Appendix. Similarly, covenants frequently refer to a Whole Farm Plan or Management Plan for details of farm management.

A Whole Farm Plan:

- provides a basis for future land management decisions;
- supports farmers to use environmentally sustainable farming practices and principles;
- informs farm agreements (land-use, tenure) and plans (business, succession);
- brings environmental and social values into land management decisions;

Community Farms

A community farm is a multi-functional farm where the land is held "in trust" for community rather than owned privately.

A community group or cooperative governs land use agreements, and agricultural uses of the land are shared by a community of farmers.

The primary focus of a community farm is local food production using sustainable agricultural practices.

Land holders, land managers, and farmers work together by mutual agreement.

Farmers are housed on or near the land.

- records decisions and information for future farmers and community stakeholders.

The processes of creating and using your Whole Farm Plan help your community farm achieve financial and social goals while enhancing the farm's natural resources and the environment.

Whole Farm Plans also help create:

- deeper understanding of and commitment to your farm's purpose;
- improved relationships with partners;
- improved environmental and business performance across the farm;
- optimal farm efficiency and profitability;
- better preparation for expansion, retirement, and change;
- records of long-term, sustainable stewardship of the farm as measurable actions.

1.4 How to use the Whole Farm Plan Guide

The Whole Farm Plan Guide offers procedures and information to help you develop a plan for achieving your farm's environmental, social and economic goals.

The Guide is organized in six sections:

[Section 1, Whole Farm Plan](#) introduces Whole Farm Plans, and describes who will benefit and why.

[Section 2, The Process – Whole Farm Planning](#) outlines procedures for developing and using a Whole Farm Plan.

[Section 3, Land – Inventory and Assessment](#) explains how to gather the information you need to thoroughly know your farm, including legal information, land-based resources, and farm activities.

[Section 4, People – Working Together](#) describes how to create the key definitions, policies, agreements, and other farm plans that help people work together to practice sustainable agriculture and build healthy farm communities.

[Section 5, Resources](#) lists sources of more information about Whole Farm Planning.

The Guide also includes additional resources and information in several appendices.

- Templates for information collection are provided in [Appendix A](#).
- [Appendix B](#) offers suggestions for group work and community engagement.
- Examples of community farm documents are presented in [Appendix C](#).



2. The Process – Whole Farm Planning

Whole farm planning is a comprehensive approach to farm decision-making that considers the entire farm and all its resources.

2.1 Developing a Whole Farm Plan

Follow these steps to develop a Whole Farm Plan that works for you.

Please refer to [Section 3, Land – Inventory and Assessment](#), or [Section 4, People – Working Together](#) for detailed information about each step.

1. Previewing the Whole Farm Planning process

1. Read through the Whole Farm Plan Guide from beginning to end to get an overview of the whole process.
2. Think about what you need to include in your plan to make it a comprehensive and useful document.

Keep in mind that you will regularly review your plan as you use it, and there will be opportunities to add new sections as you go along.

2. Building an outline

Establish an outline for your Whole Farm Plan, using the sections in the Whole Farm Plan Guide as a framework.

3. Reviewing existing farm agreements, plans, and policies

If your farm has been in existence for many years, this is an opportunity to review existing farm agreements, plans, and policies.

1. Summarize and include in your Whole Farm Plan.
2. Note any that need to be updated or revised.
3. Note gaps in information, and add to your workplan.

4. Convening people

1. Form a working group.
2. Identify any informal or formal partnerships that support the success of the farm.
3. Engage the community.
4. Agree on a process for working together.

5. Completing an inventory and assessment

1. Identify sources of information and resource people.

2. Gather legal and ownership information.
 - Obtain a copy of the Land Title for title and parcel information.
 - Research and record ownership information.
 - Determine zoning and classification.
 - Determine property assessment and taxes.
 - Research housing bylaws and regulations.
 - Identify any certification and designations.
3. Catalogue land-based resources.
 - Find useful maps.
 - Inventory built infrastructure, fixed equipment, and cultivated areas.
 - Describe natural resources, including physical and ecological features.
 - Identify important features of surrounding and adjacent lands, especially within the watershed.
4. Describe on-farm activities.
 - Summarize current and historical food production.
 - Summarize current and historical land use.
 - Record present and past conservation activities.
 - Record ecological and agricultural training and education programs.
 - Identify present and past opportunities for public access to your farm.

Please refer to [Section 3, Land – Inventory and Assessment](#) for detailed information about each step.

Members meeting at Keating Community Farm



Please refer to [Section 4, People – Working Together](#) for detailed information about each step.

6. Developing key definitions

1. Write a Statement of Significance to identify your farm's most important existing and potential features and which attributes should be conserved and enhanced.
2. List 5-7 core values that represent your farm's key principles and central areas of activity.
3. Define a Vision Statement that represents the collective vision of your group to guide your long-term course of action and strategic direction.

7. Defining farm zones

1. Convene a workshop to visualize farm areas of use and plan farm zones.
2. List all existing and future activities and uses that need to be located on your farm.
3. Designate farm zones for farming activities, human use, and ecological areas.
4. Include input from all stakeholders, as well as advice from relevant professionals.
5. Map your designated farm zones on a hand-drawn, printed, or electronic map.

8. Setting goals

1. Set farm goals.
 - a. Assign a coordinator to organize meetings and information.
 - b. Distribute your Whole Farm Plan to group members prior to meetings.
 - c. Engage a facilitator to guide your process.
 - d. Convene a workshop series to review your core values and set overall farm goals for each value.
 - e. Assign a note taker for each session.
 - f. Provide appropriate maps (large) for reference and for drawing on, and materials (flip charts, markers and/ or white boards) to help participants share and shape their thoughts.
 - g. Develop several goals for each core value.
 - h. Decide as a group if there are goals that require immediate action planning. Note these for further development into project objectives and activities, and identify anyone who wants to help develop the project.
 - i. Include statements about each core value and its goals in your Whole Farm Plan.

2. Set farm zone goals.
 - a. Assign a coordinator to organize meetings and information.
 - b. Distribute your Whole Farm Plan to group members prior to meetings.
 - c. Engage a facilitator to guide your process.
 - d. Convene a workshop to set farm zone goals.
 - e. Assign a note taker for each session.
 - f. Provide appropriate maps (large) for reference and for drawing on, and materials (flip charts, markers and/ or white boards) to help participants share and shape their thoughts.
 - g. Define a statement of purpose and intent for each zone.
 - h. Define a policy statement of permitted uses for each zone.
 - i. Develop appropriate goals for each farm zone.
 - j. List farm zone goals in the statement of purpose and intent for each zone.
 - k. Decide as a group if there are goals that require immediate action planning. Note these for further development into project objectives and activities, and identify anyone who wants to help develop the project.
 - l. Include purpose and policy statements about each farm zone in your Whole Farm Plan.

Sample farm zone goal

Upland Conservation zone:

- Harvest mushrooms
- Harvest salal
- Leave intact as Bird and Wildlife Sanctuary
- Clean out drainage ditch annually.

Sample Statement of Purpose

Upland Conservation Zone:

- Protect the entire forested area in its natural state as representative Douglas Fir-Swordfern-Salal Forest ecosystem and as safe habitat for birds and wildlife.
- Minimal access and use permitted in this zone.



Please refer to [Section 4](#), People – Working Together for detailed information about each step.

9. Defining a monitoring and evaluation process

1. Schedule monitoring and evaluation events to occur at least once a year.
2. Set up a calendar of monitoring benchmarks so you know when monitoring events are scheduled.
3. Evaluate any project results against project objectives and measures of success.

10. Summarizing farm agreements, plans, and policies

1. Discuss and identify the farm agreements, plans, and policies you need for successful farm relationships, governance, and operations. See [Appendix B2](#), for a list of common agreements.
2. Identify existing farm agreements, plans, and policies. Include document date, location, contact person and information, and review schedule. Note any that need to be updated or revised.
3. Establish a workplan to develop or update the farm agreements, plans, and policies your farm needs.
4. Define a process and schedule for reviewing and updating each farm agreement, plan, and policy.

11. Scheduling plan review and updates

1. Define a Whole Farm Plan review process and schedule.
2. Develop a schedule for updating your Whole Farm Plan.

12. Assembling your Whole Farm Plan

1. Assemble all the sections of your inventory and assessment in one document.
2. Keep a printed copy of your Whole Farm Plan on the farm for easy reference.
3. Organize electronic files in clearly labeled folders.
4. Assign someone as the ‘keeper’ of both printed and electronic versions of your Whole Farm Plan.
5. Create back-up copies of your binder and the electronic files, and store them off-site.

2.2 Barriers to Whole Farm Planning

Some people may not be interested in participating in the Whole Farm Planning process, and may even express opinions against developing one for your farm.

Many people don't see the need for a written plan. Others may experience a commitment to the Whole Farm Planning process as time consuming and onerous. The process of creating your Whole Farm Plan may bring up strong emotions related to old family disagreements.

Being aware of potential barriers to buy-in and participation can help you recognize situations when they come up, so you can address them effectively, and with sensitivity.

Once developed, your Whole Farm Plan is a powerful tool for resolving future conflicts. You can refer to it to remind people about decisions that have been made, and to answer questions about why things are done a certain way or in a certain area.

Whole Farm Plans can be innovative and creative, and the process of building your plan is a great way to get to know all the people who care about your farm.

2.3 Using your Whole Farm Plan

At the end of this process, you will have a Whole Farm Plan that you can use to guide ongoing planning and decision-making on your farm. You will also have established a group of people that are skilled at working together, and familiar with and committed to your farm's vision and goals.

For easy access and maintenance, gather all the elements of your Whole Farm Plan together in one document. Keep a printed copy on the farm for easy reference, and organize the electronic files in folders. Store printed and electronic copies off-site as back-up. It's also a good idea to assign someone as the keeper of both printed and electronic versions of your Whole Farm Plan.

Develop a schedule for updating your Whole Farm Plan. You can count on change bringing new opportunities and challenges to your farm, and new people will arrive to support and share farm activities.

Review your Whole Farm Plan regularly to keep it relevant and responsive to changes that affect the viability and sustainability of your farm. Scheduled, ongoing review and discussion help keep people connected to the farm and each other, and reduce the need for crisis management when problems do arise.

People may have an emotional response (fear, uncertainty, vulnerability) about:

- not meeting goals;
- unexpected results;
- how to write a plan.

3. Land – Inventory and Assessment

Before you can start planning, you need to know what you have to work with. The more baseline information you have about your farm, the easier it will be to make good decisions.

A Whole Farm Plan includes an inventory and assessment of the farm's natural and agricultural resources, built infrastructure, and activities. It also includes legal information and details about the farm's land title, the farm's and surrounding area's zoning, and property assessment and tax status.

This section guides you through the process of learning about your farm. The information you gather helps inform your vision and goals for the land, and supports the development of strategic, business, and succession plans, as well as farm policies and other agreements.

Gathering information

There are different ways to research your farm. This Guide contains many references to useful web sites for you to explore. Read farm logs, files, and other documents. Talk with everyone who is or has been involved with the farm, and make a list of resource people to connect with. Contact local conservation groups, universities, and colleges, as well as local municipal planners and scientific experts such as birders, soil specialists, biologists, and agrologists.

Information availability and needs will vary from farm to farm. You decide what to include. A series of Whole Farm Plan information log forms are offered in [Appendix A](#). Or, you may want to develop your own information forms or other methods of organizing and presenting the information you collect.



3.1 Legal information

Your community farm group may be looking for farmland to purchase, considering a lease opportunity or donation, or have already secured suitable land. In all cases, you will need to gather information about the land's title and ownership, zoning and classification, and property assessment and taxes.

See [Appendix A1, Legal Information](#) for sample information log forms.

Title and parcel information

Procedure

Purchase a copy of the property's Land Title for:

- Property address
- Legal description
- Parcel identifier (PID #)
- Area (hectares/ acres)
- Encumbrances (any liens, easements, and covenants on the title)

Ownership

If you do not own the property, you may not have access to information about the owner from the Land Title.

Procedure

Find out:

- Name of landowner
- Name of contact person (if different from landowner)
- Farm phone number, email, and web site
- Address, phone number, and email of landowner (if different from farm)
- Address, phone number, and email of contact person (if different from landholder)

Zoning and location

Identify which Regional District and municipality or electoral area your farm is in.

Community farms operate in policy, legislation, and bylaw environments at provincial, regional, and municipal levels. Provincial legislation is consistent across BC, however, zoning bylaws vary widely at the local government level, and you need to know about current and pending laws in these jurisdictions.

Zoning and bylaws

Find information about zoning and bylaws that may apply to your

For more information

Parcel information

BC Land Title and Survey Authority

www.ltsa.ca/land-title/frequently-asked-questions#a2

For more information

Regional Districts, Electoral Areas, and Municipalities

BCStats

www.bcstats.gov.bc.ca/DATA/pop/maps/rdmap.asp

For more information

Zoning and Agricultural Land Reserve

Contact your local Regional District or Municipal office.

Agricultural Land Reserve

www.alc.gov.bc.ca/FAQ/FAQ_ALR.htm#1

farm by visiting your municipal or regional government planning departments, or exploring their web sites. For example, your farm may be zoned as Farmland, Residential, or Managed Forest Land.

In BC, your farm may be classified as farmland under the provincial [Agricultural Land Reserve](#), and be subject to its guidelines and limitations.

As a community farm with multiple farmers, you may require additional housing. Identify all local and provincial laws and regulations that govern on-farm housing in your area.

Most municipalities have an Official Community Plan that includes reference to agriculture, and some municipalities have Agriculture Area Plans. These plans include information about political and legal structures for agricultural work in your area that is useful to include in your Whole Farm Plan.

Information about your Regional District can be found in Regional Growth Strategies and Plans.

Location

Provide directions to the property from the nearest major town or highway, including street names, local landmarks, and distances.

Include a map with directions to the property clearly marked.

Property assessment and taxes

If you own the property, you can receive detailed information about the property's assessed value from the BC Assessment Authority with your address, PID # or roll number.

Location of Keating Community Farm, Vancouver Island



There are 18 BC Assessment offices in BC. Your municipal or regional district office may provide this information as well.

If you do not own the property, the owner of the land can call your local BC Assessment Authority office and authorize release of the assessment information to you. Or, if you have an account with BC Access Online, you can review the property's assessed value in comparison to other properties in the neighbourhood, but you will not be able to access any details. See www.bconline.gov.bc.ca.

Procedure

1. Find out about your property's tax rate and taxes through the BC Assessment Authority, or your municipality or Regional District.
2. Determine if your farm has farm status.

Housing

Identify all municipal, regional, and provincial laws and regulations that govern on-farm housing pertaining to the farm property in your area.

Certification and designations

Identify any certification and designations on the farm that are current or existed in the past, and whether certification or designation processes are underway (for example, Organic or Local Food Plus certification, Heritage designation, approved Environmental Farm Plan).

For more information

Tax and Assessed Value

Contact your local Regional District or Municipal office.

BC Assessment

www.bcasessment.bc.ca/

For more information

Certification and designations

Environmental Farm Plan

www.agf.gov.bc.ca/resmgmt/EnviroFarmPlanning/index.htm

Certified Organic

www.certifiedorganic.bc.ca/

Local Food Plus Certified

www.localfoodplus.ca/



Orthophoto map of Lohbrunner Farm on Vancouver Island (retrieved from the Capital Regional District Natural Areas Atlas)

3.2 Land-based resources

Land-based resources include built infrastructure and fixed equipment (buildings, water systems, equipment, fences), and cultivated areas. They also include such natural resources as physical features (climate, topography, soils, hydrology, geology) and ecological features (wildlife, native plants). Visit the farm as many times as necessary to fully catalogue all the land-based resources.

Maps

Maps aid in information collection, planning, and communication. They are an excellent way to visually represent your farm, and bring a useful perspective to discussions in your Whole Farm Planning process.

Map types

Use this type of map to display:
Orthophoto maps	Land features with colour-enhanced photographic images
Political maps	Political boundaries
Physical maps	Landforms and water features with lines, shading, and tints
Relief maps	Relief data and elevation with contour lines, colors, and shading
Road maps	Roads and settlements
Topographic maps	Natural and artificial features with contour lines, shading, symbols, and words

Orthophotos are available through municipalities or Regional Districts, or from a natural areas atlas of your region.

Hand-drawn maps are a creative approach to mapping that help excite and engage members of your community farm group.

When working with electronic maps, it's useful to recruit someone with GIS or related computer graphics experience for assistance.

Procedure

1. Research and collect maps of your farm.
2. Label your map(s) with information about current areas of use, (agriculture, housing, natural area, ecoforestry area, recreation), boundaries, water courses and bodies, and other features.
3. Engage members of your group in drawing maps of your farm.

At this point in your Whole Farm Planning process, you are recording current uses and existing features. Later, you will use maps to identify proposed zones of use that are based on your vision and goals (see [Section 4.3, Define farm zones](#)).

For more information

GeoBC

www.geobc.gov.bc.ca/

Contact your local Regional District or Municipal office for local atlases.

For example, Capital Regional District Natural Areas Atlas

www.crd.bc.ca/maps/natural/atlas.htm

Integrated Cadastral Information Society

www.icisociety.ca/

Community Mapping Network

cmnbc.ca

Google Earth

earth.google.com

Google Maps

maps.google.com

Greenmap

www.greenmap.org/

Built infrastructure, fixed equipment, and cultivated areas

Built infrastructure

Built infrastructure can include housing, barns, sheds, maintenance and repair shops, greenhouses, outhouses, fencing, wells, irrigation ponds, ditches, roads and access lanes, processing and storage facilities, and on-farm marketing facilities.

Procedure

Record everything that has been built on the farm by humans. Mark each feature on your map, and record the details on individual information forms.

See [Appendix A2, Built Infrastructure and Fixed Equipment](#) for a sample information log form.

Fixed equipment

Farm equipment that has been permanently installed can include pumps, irrigation systems, power plants, and processing machinery.

Procedure

Record fixed equipment on your map and information forms.

Cultivated areas

Certain areas of your farm are (or have been) cultivated for food production.

Procedure

Mark information about cultivated areas on your map, and date it. Record the details on individual information sheets to fully describe your farm's cultivated areas.

Natural resources

Your farm's natural resources include physical features (climate, topography, soils, hydrology, geology) and ecological features (ecosystems, wildlife, and plants).

Familiarity with your farm's physical and ecological features will help you plan the best uses of the land for food production, infrastructure, and conservation.

For example

Notes in your information log form could include:

House (3 bedroom, 2 bath, in good condition, wiring re-done to spec in 1990, not heritage)

Barn (50 square feet, has hay loft, foundation needs replacement, roof in good condition, could be a heritage building so need evaluation)

Fencing (south pasture barbed wire, garden wood cross rails – need significant repair, no perimeter fence)

Well 1 (for house water, draws x gallons/ minute)

Well 2 (for irrigation, draws y gallons/ minute)

For more information

ClimateBC

www.genetics.forestry.ubc.ca/cfcg/climate-models.html

Climate Network for British Columbia and Yukon

scitech.pyr.ec.gc.ca/climhydro/mainContent/main_e.asp?province=bc

National Climate Data and Information Archive

www.climate.weatheroffice.ec.gc.ca/Welcome_e.html

Temperature and Precipitation

www.ecoinfo.ec.gc.ca/env_ind/region/climate/climate_e.cfm

For more information

Topographic Map Index: British Columbia

www.fedpubs.com/mpchrt/maps/british_columbia.htm

Queen's Printer for BC

www.publications.gov.bc.ca/

For more information

Agricultural Land Commission Soils Resources

www.alc.gov.bc.ca/FAQ/FAQ_ALR.htm#capmaps

BC Ministry of Environment – Ecosystems Branch

www.env.gov.bc.ca/soils/

Agriculture and Agri-Food Canada – BC Soil Surveys

sis2.agr.gc.ca/cansis/publications/bc/index.html

Physical features**Procedure**

1. Mark each feature on your map, and record the details on individual information forms.

See [Appendix A3, Physical Features](#) for a sample information log form.

2. Gather information about:

Climate

- Record temperatures, precipitation, hours of sunshine, frost dates.
- Note any features that could create micro-climates (changes in elevation, presence of water, wind-breaks).

Topography

- Give a general description of the terrain, and describe any features that could impact land-use.

Find topography maps at university libraries, or at [Crown Publications](#). Locate the farm on the map and read the topographical lines to determine elevations.

Soils

- If time and budget allow, hire a professional soil scientist for site-specific expertise.

A soil expert will extrapolate zones of soil types from sample pits, describe characteristics, opportunities, and limitations of each, and suggest suitable crops and soil management considerations to mitigate problems. See [Appendix C3, Sample Soil Survey](#) for a sample soil report.

- If you are not working with a professional, refer to Soil Quality Assessment Guidelines for a step-by-step process for assessing soil quality (soils.usda.gov/sqi/assessment/guidelines.html). It will help you decide whether to do an elaborate or simple assessment and determine which tools to use, and what management practices will address your soil quality concerns.
- Take soil samples to a lab for fertility, pH, and buffering capacity analyses to help you:
 - determine fertilizer and amendment requirements (according to organic farming methods);
 - match the needs of a particular crop or crop group.

Agriculture capability classification

Determine your farm's Agriculture Capability Classification.

This classification includes two components.

1. Class identifies potential for agriculture. A rating of Class 1 is applied to agricultural lands with ideal climate and soil allowing production of a wide range of crops. Class 7 land is rated non-arable with no potential for soil-based agriculture.
2. Subclasses are associated with each Class and identify limitations or special management practices needed to improve agricultural capability.

Hydrology

- Locate water courses and bodies on and adjacent to the farm, including springs, aquifers, streams, lakes, ponds, wetlands, and bogs.
- Locate ditches that connect to fish-bearing streams.
- Note conditions such as high and low water marks and flood areas.
- Determine whether there are any active water licenses connected to the property.
- If there are well and water quality records available for the farm, include them in your Whole Farm Plan.
- Take water samples to a lab to test for potability.

Geology

Knowledge about geological history and the bedrock is not required but can help you understand the composition and type of soil. If a soil professional completes a soil survey, the report will include information about the farm's geology.

Ecological features

Because farmlands are based on green, growing spaces, both rural and peri-urban farms include site-specific and bioregional ecological features. It is essential that you know about the ecological systems that are present on your land in order to work with and support them.

You also need to know whether specific species and/ or water body legislation apply to your farm, and may restrict your activities. If your farm has an approved Environmental Farm Plan, it will cover all regulations and legislation pertaining to the farm's activities.

Add this information to your Whole Farm Plan. See [Appendix A4, Ecological Features](#) for sample information log forms.

For more information

Land Capability Classification for Agriculture

www.env.gov.bc.ca/wld/documents/techpub/moel1/moem1.pdf

For more information

BC Ministry of Environment – BC Water Resources Atlas

www.env.gov.bc.ca/wsd/data_searches/wrbc/

GeoBC – Hydrology of British Columbia

apps.gov.bc.ca/pub/geometadata/metadataDetail.do?recordUID=5330&recordSet=ISO19115

BC Ministry of Environment – Water Stewardship

www.env.gov.bc.ca/wsd/index.html

Water licenses

a100.gov.bc.ca/pub/wtrwhse/water_licences.input

Riparian Management Area Guidebook

www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/riparian/ripar2.htm

For more information

Environmental Farm Plan: documents and resources

www.ardcorp.ca/index.php?page_id=40

For more information

Biogeoclimatic Ecosystem
Classification Program

www.for.gov.bc.ca/HRE/becweb/

BC Ministry of Environment
Ecosystem Branch

www.env.gov.bc.ca/wld/

Stewardship Series

www.env.gov.bc.ca/wld/pub/pub.htm

Species at Risk

www.sararegistry.gc.ca/sarredirect/

BC Provincial Red and Blue
Lists

www.env.gov.bc.ca/atrisk/red-blue.htm

Environmental Farm Plan,
Planning for Biodiversity: A
Guide for BC Farmers and
Ranchers

www.ardcorp.ca/index.php?page_id=39

General

1. Research the history of any observed environmental changes, such as changing watercourses, tree cutting, and forest plantings.
2. Determine the ecosystem classifications present on your farm, and any Ecosystems at Risk that are present.

Wildlife

1. Identify the wildlife species that are native to your area and present on your farm, including mammals, birds, reptiles, fish, amphibians, and reptiles.
2. List any Species at Risk and invasive species that are observed on the farm and/ or in the area.
3. Record wildlife features such as wildlife trees, nesting sites, dens, caves, and streams.
4. Note any bodies of water (including irrigation and drainage ditches) that are classified as fish bearing on and/ or adjacent to the farm (see BC Fish Wizard at www.fishwizard.com/default.htm).

Plants

1. List major plants native to the area.
2. Identify Species at Risk, non-native species, and noxious species that are observed on the farm and/ or in the area.



Neighbourhood features

You can discover much about your farm and community by taking time to connect with the people that live around you.

It's important to be aware about the properties bordering your farm. How they are managed can significantly impact your farm.

Find out who owns the land around your farm. Research how adjacent properties are zoned and what they are used for. Learn of any plans for future residential or commercial developments that may impact your farm, especially its water quality and quantity.

Identify important features of surrounding and adjacent lands, especially within the watershed. Note:

- where water flows from if your farm is in a valley or on a floodplain;
- the presence of industrial operations, which may affect your water quality.

You may share a watercourse or water body with a neighbour, or there may be opportunities for connecting natural areas.

You will certainly want to know about the presence of invasive species, or any potential sources of contamination from pesticides or genetically modified crops.

It's also important to consider how activities on your farm might impact your neighbours. Good relations with the neighbours are key to a successful farm. Make an effort to keep communication lines open, and you may notice opportunities for collaboration and mutual support.

Explore your neighbourhood and read maps to learn about its landscape features and land uses.

Landscape features

Look for:	
Physical features	Topography changes, waterways or water bodies, proximity of ocean
Built environment	Malls, gravel pits, condos, major transportation features (for example, ferry)
Natural areas	Parks, protected lands, sensitive ecosystems, buffers, riparian areas
Heritage	Heritage buildings, archaeological sites, heritage gardens
Fish and wildlife	Fish presence, terrestrial species, Species at Risk

Add this information to your Whole Farm Plan.

See [Appendix A5, Neighbourhood Features](#) for sample information log forms.

3.3 Activities

While the primary activity on community farms is local food production, many different activities bring people together on the farm.

A variety of activities can complement market production, including:

- Value-added food businesses
- Conservation use
- Agricultural and ecological education and training
- Public access to recreational amenities and education programs

Past and present activities on the farm inter-relate with built infrastructure and natural resources, and inform the farm's relationship with and reputation in the community.

General procedure

1. Gather information about your farm's historical and current activities through site visits and conversations with past landowners, neighbours, and others.
2. Compile all the information as written notes, and record on your maps.



Food production

Include a summary of current farming activities on the farm. While you are gathering this information, ask about how the land has been farmed in the past. This information will be a valuable addition to your Whole Farm Plan.

Current farming activities

Farming activities include food production for on-farm, retail, or restaurant sales, and/ or distribution through wholesalers, farmers' markets, box programs, and community-shared agriculture (CSA) share agreements.

Procedure

1. Summarize current farming activities.
2. Describe crops currently grown on the farm, and where.
3. Inventory all livestock and farm animals, and note where they are kept, pasture rotations, and forage areas.
4. Note any specific farming approaches (for example, certified organic, organic practices but not certified, conventional, certified Local Food Plus).
5. Describe farm practices (for example, use small tractor, no mechanical assistance, low or no till, water conservation such as drip and soaker hose irrigation).
6. Identify the farm's human resources by listing everyone involved with farm activities. Include names, job descriptions, and hours worked.
7. Describe the farm's marketing, promotion, and distribution practices, including where farm products are sold and existing customers and contracts.
For more information, refer to the Community Farms Program's [Business Planning for Small-Scale Community Farming Enterprises](#).
8. Identify all on-site processing and storage facilities (see Section 3.2, [Built infrastructure](#)).

Historic farming activities

Historical farm activities may include First Nations use of the land and family history.

For many centuries, agriculture has been an important way of life for First Nation peoples in British Columbia and Canada. Today, First Nations people have farms in every region of the province.

For more information

Certified Organic Associations of BC

www.certifiedorganic.bc.ca/standards/index.php

Local Food Plus

www.localfoodplus.ca

For more information

The Community Farms Program offers useful business planning tools to help small-scale farmers.

www.communityfarms.ca/resources/busResources.shtml

Procedure

1. Summarize current and historical land use (for example, agricultural or industrial operations).
2. Identify First Nations that have lived on the land and their traditional uses. Include current First Nations interests in the farm, and the presence of nearby reservations.
3. If the farm was previously or is currently owned by a family, information about their history on the land can be added to your Whole Farm Plan.

Record any information you can find about:

- When the family originally acquired the land
- Family heritage
- Use of land
- Farming approach and practices (organic or conventional)
- Buildings
- Connections with the landscape and the community
- Special stories
- When the family left the farm

Conservation

There may be conservation activities on the farm. Past and present conservation activities could include:

- Environmental Farm Plan
- Restoration (local conservation group may be involved)
- Species-monitoring (local stewardship group may be involved)
- Covenant (land trust may be involved)
- Research (university or college student projects may be involved)

Procedure

Record past and present conservation activities, including the organizations involved, contact people, and dates.

Education

Many community farms provide opportunities for ecological or agricultural education and training. On-farm education activities increase community awareness about the value of your farm.

Ecological education may be provided through formal schools and/or farming apprentices on-site, as well as through connections to high schools and colleges.

Procedure

1. Record ecological and agricultural training and education programs that have occurred on your farm, including farm apprentices, training programs, and public tours and workshops.
2. Note the organizations that are involved, contact people, and dates.

Public access

People visit community farms to enjoy special events, festivals, and nature walks/ study. Your farm may offer food demonstrations and celebrations, provide hiking trails and other recreational amenities, and host camps, workshops and conferences, farm tours, and farm working holidays.

Procedure

Identify past and present opportunities for the public to access and benefit from your farm.

3.4 Whole Farm Plan – Next steps

When you have gathered legal and ownership information about your farm, catalogued its land-based resources, and described on-farm activities, you will have acquired a broad base of knowledge about your farm.

Assemble your Whole Farm Plan

Assemble all the sections of your inventory and assessment in one document. A 3-ring binder is convenient because it accommodates revisions easily, but make sure each section and page is clearly identified and numbered. Start with a large enough binder to include the documents you will develop in Section 4, People – Working Together.

Keep a printed copy of your Whole Farm Plan on the farm for easy reference. Organize electronic files in clearly labeled folders.

Assign someone as the ‘keeper’ of both printed and electronic versions of your Whole Farm Plan. Be sure to create back-up copies of your binder and the electronic files, and store them off-site.

Continue to develop your Whole Farm Plan

You will use the information you collected in your farm’s inventory and assessment as you define your vision for the land, set goals, and identify the farm agreements, plans, and policies you need to be successful.

4. People – Working Together

At the heart of community farms are people working together.

Individuals and groups collaborate to acquire land, plan and carry out diverse farm activities, and manage capital and other assets. Farmers grow food. Local communities gather around to support the farm, and share and celebrate the bounty of fresh, local food. In most cases, people also live together on the land.

In this section, you will work together to define a vision and set goals for the land, and identify the farm agreements, plans, and policies you need to practice sustainable agriculture and build a healthy farm community.

You will use the information you collected in your farm's inventory and assessment to help you do this.

Try to recruit someone with experience in facilitation and planning to help you with this part of the Whole Farm Planning process. This could be a group member or an outside resource person (see [Appendix B1, Facilitation and Groups](#)).

4.1 Convene people

Your Whole Farm Plan will be most comprehensive and useful when it is developed collaboratively with the involvement of everyone who has an interest in the farm or is affected by its activities.

Identify everyone who needs to be at the table as you put together your Whole Farm Planning team, and take time to agree on a process for working together. Make sure you know about potential and existing partnerships, and find ways to engage your neighbourhood and wider community.

Form a working group

Depending where you are in the process of developing your community farm, you may be working alone with a good idea, or already be part of a group of people who are actively involved. In any case, you need to build a core group who will work together to develop the Whole Farm Plan for the farm.

Participants should include land owners and/ or managers, members of the farm's community group, farmers, and tenants. Neighbours may want to participate and lend their support. You may also want to identify key representation from local levels of government and associates with local First Nations.

Ideally, the Whole Farm Planning process involves everyone directly involved with the farm, and includes the community that supports the farm.

Procedure

1. Identify all the people who have an interest in the success of the farm, or would be impacted by any decisions made about it. Be inclusive when considering who will be interested.
2. Invite all stakeholders to be part of developing the Whole Farm Plan.

Identify partnerships

Other relationships are important, but may not require ongoing, active involvement in the Whole Farm Planning process. The farm may enjoy the benefits of collaboration with local community groups, schools and universities, government agencies, and/ or businesses.

Procedure

1. Identify any informal or formal partnerships that support the success of the farm.
2. Record the name and type of the partner group or agency (for example, government, business, non-profit organization), and when they became involved with your farm. Note the nature and purpose of the partnership.
3. Maintain regular communication about your farm's plans and activities with your partners to keep them informed and to provide opportunities for feedback and input.

Engage the community

Your farm is part of a community.

Good relations with neighbours are a key element of your farm's success. Consider how the activities on your farm may impact the neighbourhood.

Procedure

1. Meet your neighbours and tell them about your plans and activities. Let them know they are welcome on the farm.
2. Inform neighbours and the wider community about where and when your farm produce is sold, and how people can be involved with and support your farm.
3. Notify neighbours about any farm activities that impact the area surrounding your farm, and invite them to farm events.

Social Capital . . .

- is the existence of relationships, social ties, or networks that are beneficial to individuals and communities;
- helps us access necessary resources or support through relationships and social ties.

See [Appendix B3](#) for more information about social capital.

Agree on a process for working together

People come to community farming with many different interests and agendas: land protection, food production, conservation management, education, housing, and others. It can sometimes be a challenge to manage so many different interests and priorities.

Taking the time to reach agreement about how to work together will help create healthy relationships and make working and living together easier, even when challenges arise.

Procedure

1. Determine how your group will work together. You may prefer to work by consensus, run your meetings using Roberts' Rules, or design a process that works for your group.
2. Discuss and decide how you will make, communicate, and record decisions, and define roles and responsibilities.
3. Would a committee structure be useful? If yes, define which committees you need and determine Terms of Reference for each.
4. Establish meeting schedules and guidelines.
5. Decide how you will communicate within your group and with all farm stakeholders.
6. Record all your agreements about working together as your group's Terms of Reference.

Borscht competition, Keating Community Farm



4.2 Develop key definitions

So far in your Whole Farm Planning process, you've formed a group of all the people who want to help develop your Whole Farm Plan. You've also gathered all the information you need to know your farm fully.

Now it's time for your group to establish common understanding and agreement about your farm's most significant features, its core values, and its future and purpose.

Statement of Significance

A Statement of Significance identifies and summarizes your farm's most important existing and potential features, and identifies which attributes should be conserved and enhanced.

It is informed by the information you collected in Phase I, and helps provide a basis for developing your core values and Vision Statement.

Your Statement of Significance should be developed collaboratively by group members. The final document needs to reflect all the many different points of view that emerge.

It should be concise (1-2 pages in length) and easy to read.

Procedure

1. Arrange a facilitator.
2. As a group, brainstorm important features that should be conserved and enhanced.
3. Identify significant features to include in your Statement of Significance.

Core values

Your community farm is or will be involved in identifiable broad theme areas. These represent the central principles or core values of your farm, and are the heart of your Whole Farm Plan.

Your core values lay the foundation for the farm's future and your group's long range vision. They also provide a framework for prioritizing and organizing your goals, activities, and workplans.

You will recognize your core values when you review your farm's activities and the important features you identified in your Statement of Significance.

Invite your whole group to collaboratively define your core values. The final list needs to represent what is important to everyone who has an interest in the farm.

A Statement of Significance:

- summarizes all major aspects of significance;
- recognizes a range of opinion about what is significant about the farm;
- helps the public and related organizations recognize the range of features of the land;
- is succinct, clear, and inspiring;
- is accessible and meaningful to a non-specialist readership.

Sutcliffe, B. Property Management Plan Guidance. The National Trust. United Kingdom. 2002.

Examples of Core Values

- Sustainable agriculture
- Ecological conservation
- Financial viability
- Housing for farmers
- Recreation
- Education and engagement
- Community
- Heritage
- Well-being
- First Nations

“In creating a shared vision, you will need to discover how each person sees the future.

This will help foster genuine commitment and engagement. Otherwise, there is only compliance.”

Smith, M. K. [Peter Senge and the learning organization](#). The Encyclopedia of Informal Education, 2001.

www.infed.org/thinkers/senge.htm

Procedure

1. Arrange a facilitator.
2. Involve everyone who cares about the farm. The legitimacy of your final list of core values is strengthened by broad and diverse input.
3. Refer to your Statement of Significance.
4. As a group, brainstorm your farm’s key principles and central areas of activity. Ensure each member of the group has opportunities to share their values and ideas.
5. Choose 5-7 core values that represent your farm’s key principles and central areas of activity.
6. Work collaboratively to identify and list your core values until you reach agreement.

Your final list should include core values that are medium to long-range in scope and relevant for at least three years.

Vision Statement

Defining a shared vision for your farm is one of the most important pieces of work your group will do together. Your Vision Statement represents the collective vision of your group, and guides your long-term course of action and strategic direction. It is based on your Statement of Significance and arises from your core values.

A Vision Statement answers the question, “Where do we want to go?” by describing a desired future state that you work toward achieving. It does not say how you will get there, and it is short – typically one or two sentences in length.

Because it is based on common understanding and reflects the values and characteristics of your farm and its community, it helps guide, inspire, and energize your future decisions.

Procedure

1. Involve everyone who cares about the farm. The process of developing your Vision Statement is enhanced by broad and diverse input.
2. Refer to your Statement of Significance and list of core values while defining your vision.
3. Invite each member of your group to talk about how they see the farm in the future.
4. Work collaboratively to craft your Vision Statement until you reach agreement.

Please see [Appendix C5](#) to view sample vision statements.

4.3 Define farm zones

Thoughtful land-use planning will help you manage your farm for profitability, sustainable farm production, ecological diversity, and social/ community benefits.

Use the results of your farm inventory and assessment, maps of current farm zones and existing features, and your key definitions to plan and designate farm zones for future activities.

A farm zone map provides comprehensive, visual representation of the farm, and shows how different areas are zoned.

Procedure

1. Convene a workshop to visualize farm areas of use and plan farm zones.
2. List all existing and future activities and uses that need to be located on your farm.
 - Zones of use (agriculture, eco-forestry area, recreation)
 - Natural areas (forests, wetlands, riparian, hedgerows)
 - Conservation areas
 - Trails and roads
 - Watercourses and water bodies
 - Homeplate/ buildings
 - Field boundaries
 - Areas with significant invasive weeds or pest problems
3. Designate farm zones for farming activities, human use, and ecological areas. Use a map of the farm, information gathered in your farm inventory and assessment, the Statement of Significance, core values, and your Vision Statement.
4. Include input from stakeholders, as well as advice from relevant professionals.
5. Map your designated farm zones on a hand-drawn, pre-printed, or electronic map.

See [Appendix C4](#) for a sample land use zone map.

4.4 Set goals

With your core values, Vision Statement and farm zone map in hand, you are ready to set goals for the whole farm and for specific farm zones.

Goal statements express what you want to achieve, and help steer your decision-making process. New ideas and proposals can be evaluated on whether or not they help achieve your goals.

You will use the goals you set to determine the activities you need to undertake to achieve your vision.

The goal-writing process should involve everyone who is directly affected by the activities that will be undertaken to achieve the goal. Be inclusive during goal-setting to encourage support and build understanding and commitment.

Clear goal statements can help avoid conflict as well as help resolve it when it arises.

General procedure

1. Assign a coordinator to organize meeting dates and places, compile and distribute information between workshops, and ensure all necessary tasks are completed.
2. Distribute your Whole Farm Plan (as developed to date) to group members prior to the goal-setting meetings to allow time to review the key definitions and farm maps.
3. Engage a facilitator to guide your process. Good facilitation is essential to effectively draw out information and put it together in a limited timeframe.
4. Convene a workshop series.
 - Assign a note taker for each session.
 - Provide appropriate maps (large) for reference and for drawing on, and materials (flip charts, markers and/ or white boards) to help participants share and shape their thoughts.

Farm goals

Overall farm goals are linked to your core values, and are based on your Statement of Significance and Vision Statement.

You can develop farm goals in a short workshop series involving group members and community stakeholders.

Procedure

1. Follow steps 1-4 in the General Procedure in Section 4.4, Set Goals.
2. Review your core values and set overall farm goals for each value.

Sample values and goals

Core value

Education and engagement

Goal 1

Provide opportunities for learning about the community farming model

Goal 2

Create on-farm experiences for urban youth.

Core value

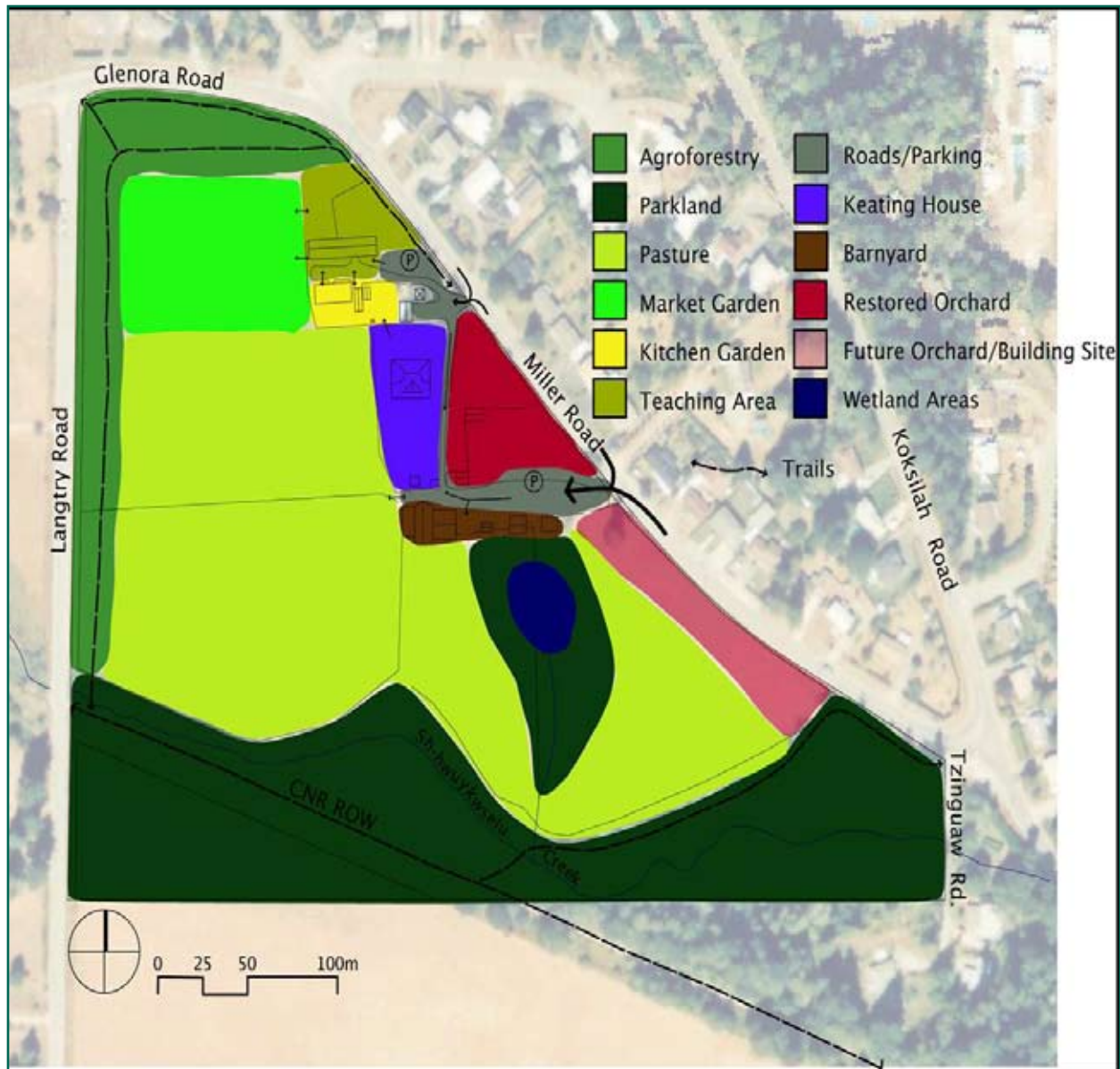
Sustainable agriculture

Goal 1

Establish practices that achieve certified organic standards.

Goal 2

Be financially viable.



Keating Farm Estate – Preliminary Land Use Plan
(Masselink Environmental Design, 2005)

3. Develop several goals for each core value.
4. Decide as a group if there are goals that require immediate action planning. Note these for further development into project objectives and activities, and identify anyone who wants to help develop the project.
5. Include statements about each core value and its goals in your Whole Farm Plan.

The goals you choose should clearly link your core values with your vision.

Farm zone goals

Once you have established overall goals for your farm, you can set specific management goals for each farm zone.

You can develop farm goals in a short workshop series involving group members and community stakeholders.

Procedure

1. Follow steps 1-4 in the [General Procedure](#) in Section 4.4, Set Goals.
2. Define a statement of purpose and intent for each zone.
3. Develop appropriate goals for each farm zone.
4. List farm zone goals in the statement of purpose and intent for each zone.
5. Define a policy statement of permitted uses for each zone.
6. Decide as a group if there are goals that require immediate action planning. Note these for further development into project objectives and activities, and identify anyone who wants to help develop the project.
7. Include purpose and policy statements about each Farm Zone in your Whole Farm Plan.

See [Appendix C4](#) for sample farm zone goals.

4.5 Define monitoring and evaluation process

Your group will want to know whether and how well you are progressing toward your goals as you implement your Whole Farm Plan.

It's a good idea to schedule a regular time to discuss and analyze your progress and evaluate your goals to ensure they are appropriate and relevant over time.

If you have specific projects underway or completed, evaluate the results against the relevant farm or farm zone goals, and any measures of success.

To monitor the effectiveness of your Whole Farm Plan, assign one individual to be the 'prime mover' for each core value and its associated goals, responsible for monitoring progress in their assigned area.

Procedure

1. Schedule monitoring and evaluation events to occur at least once a year.
2. Set up a calendar of monitoring benchmarks so you know when monitoring events are scheduled.
3. Evaluate any project results against goals and measures of success.

Ask:

- Have objectives been completed?
- If not, why not? Are we still on track? Can we develop a new timeline to accomplish our objectives?
- How has the environment changed since we developed this goal or objective?
- Any comments about the objectives and goals for the year? Were they realistic? Were we able to financially manage the objectives?
- Do new targets or modified benchmarks need to be set?
- What changes should we make to the current plan/ goal/ objective? Any new or changed priorities?
- Any issues that need further discussion? If yes, who, how, and when?

4.6 Summarize farm agreements

All the agreements, plans, and policies made by people working together on your farm are listed and summarized in your Whole Farm Plan.

The decisions you make about land-use allocations and general management principles as you develop your Whole Farm Plan govern the intent and content of all other farm agreements.

Decisions about the operations and management of your farm may already have been made. The Whole Farm Planning process offers an opportunity to review existing farm agreements, plans, and policies.

Agreements

On a community farm, landholders, community groups, farmers, and other stakeholders agree to communicate and collaborate, and define roles, relationships, and processes for working together.

Agreements provide mutually-developed guidelines that help maintain harmonious relationships between farm stakeholders, and between farm stakeholders and/ or external individuals and agencies. They can be easily referred to when questions arise and decisions need to be made. See [Appendix C1](#) for a sample community farm agreement.

Agreements can include policies, policy statements, protocols, or Memoranda of Understanding. Please see [Appendix B2](#) for information about farm agreements, plans, and policies.

Plans

The Whole Farm Plan defines each farmer's relationship with the farm and each other. Individual farm business plans reflect the Whole Farm Plan, and are compatible with all other farm business plans.

Other farm plans could include succession plans, and workplans for any projects that arise as you set your farm and farm zone goals.

Procedure

1. As a group, discuss and identify the farm agreements, plans, and policies you need for successful farm relationships, governance, and operations. See [Appendix B2](#) for a list of common community farm agreements.
2. Identify existing farm agreements, plans, and policies. Include document date, location, contact person and information, and review schedule. Note any that need to be updated or revised.
3. Establish a workplan to develop (or update) the farm agreements, plans, and policies your farm needs.
4. Define a process and schedule for reviewing and updating each farm agreement, plan, and policy.

4.7 Whole Farm Plan – Completion

Congratulations on your dedication and hard work. You have learned a lot about your farm and each other, and developed a strong foundation for your ongoing work together.

Your Whole Farm Plan will be your key reference document for future discussions, and it will guide your decisions. You will also use it as a basis for developing work projects, business plans, strategic plans, and farm agreements.

Over time, your farm will be affected by change and experience new opportunities, challenges, and people.

Review your Whole Farm Plan regularly to keep it relevant and responsive to changes that affect the viability and sustainability of your farm. Scheduled, ongoing review and discussion help keep people connected to the farm and each other, and reduce the need for crisis management when problems do arise.

Procedure

1. Add all the information you developed in Section 4 to your Whole Farm Plan.
2. Define a Whole Farm Plan review process and schedule.
3. Develop a schedule for updating your Whole Farm Plan.

5. Resources

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Appendix A—Whole Farm Plan Information Log Forms

- A1 Legal Information**
- A2 Built Infrastructure and Fixed Equipment**
- A3 Physical Features**
- A4 Ecological Features**
- A5 Neighbourhood Features**

Whole Farm Plan Information Log A1 Legal Information

Recorder (name)

Date recorded

Title and parcel information

Property address

Legal description

Parcel identifier (PID #)

Area (hectares/ acres)

Encumbrances on the title (liens, easements, covenants)

Ownership

Name of landowner

Name of contact person (if different from landowner)

Farm phone number, email, and web site

Address, phone number, and email of landowner (if different from farm)

Address, phone number, and email of contact person (if different from landholder)

Zoning and location

Municipality name

Regional District name

Electoral area name

Zoning designation (Farmland, Residential, Managed Forest Land)

Agricultural Land Reserve YES_____NO_____

Municipal bylaws and regulations

Regional District bylaws and regulations

Provincial legislation and regulations

Official Community Plan references

Agriculture Area Plans

Regional Growth Strategies and Plans

Directions (from nearest major town or highway, including street names, local landmarks, and distances)

Topographic map sheet #

Property assessment and taxes

Property tax rate

Property tax

Farm status YES _____ NO _____

Housing

Municipal/ provincial laws and regulations that govern on-farm housing in your area

Certification and designations

(for example, Organic or Local Food Plus certification, Heritage designation, approved Environmental Farm Plan)

Current

Past

In process

Whole Farm Plan Information Log

A2 Built Infrastructure and Fixed Equipment

Recorder (name)

Date recorded

Built infrastructure

Structure	Size	Condition	Notes
House(s)			
Barn(s)			
Shed(s)			
Maintenance/ repair shop(s)			
Greenhouse(s)			
Outhouse(s)			
Fencing			
Processing/ storage			
Marketing facilities			
Irrigation pond(s)			
Irrigation ditch(es)			
Flood protection			

Structure	Size	Condition	Notes
Road(s) Access lane(s)			

Fixed equipment

Equipment	Location	Condition	Notes
Pump(s)			
Irrigation systems			
Power plants			
Processing machinery			
Shop machinery			

Whole Farm Plan Information Log

A3 Physical Features

Recorder (name)

Date recorded

Climate

Temperature range by month

Temperature average

Precipitation by month

Precipitation average

Snowfall average

Hours of sunshine average

Frost free days average

Micro-climate effects (changes in elevation, presence of water, wind breaks)

Topography

Terrain (note any features that could impact land-use)

Elevation range

Aspect (for example, south facing slope)

Significant physical features (for example, cliffs, steep slopes, depressions)

Agriculture capability classification

Class rating (1-7)

Subclass

Hydrology

Watershed name

Watershed features (where water flows to/ from)

Note water courses and bodies on and adjacent to the farm, ditches that connect to fish-bearing streams, conditions such as high and low water marks and flood areas, seasonal features.

Water feature	Size/ dimensions	Location	Notes
Lake			
Pond			
Stream/ river			
Wetland			
Bog			
Ocean			
Ditch			

If there are water quality records available for the farm, include them in the Whole Farm Plan.

Water quality (complete for each sample site)

Water body legislation (if applicable to farm may restrict activities)

Water License (if applicable). Record registration number, date, and volume.

Geology

Geological history

Bedrock

Whole Farm Plan Information Log

A3 Physical Features

Recorder (name)

Date recorded

Soils

(copy and complete information sheet for each sample pit or soil zone)

Sample pit #

Soil zone

Soil type

Water table

Soil profile

Soil composition

Laboratory results

Test laboratory name

Laboratory results date

Soil pH

Nutrients

Soil characteristics

Opportunities

Limitations

Soil management considerations

Crop recommendations

Whole Farm Plan Information Log

A4 Ecological Features

Recorder (name)

Date recorded

General

Property position (valley, hillside, plateau)

Environmental Farm Plan YES___NO___

History of environmental changes (changing watercourses, forest plantings)

	Observed/ Anecdotal	Location	Notes
Ecosystem classifications			
Ecosystems at Risk			
Significant water features			
Natural disturbances (flooding, erosion, windfalls, fire)			
Anthropogenic disturbances (excavation, tree-cutting, dams, roads, trails)			

Whole Farm Plan Information Log

A4 Ecological Features

Recorder (name)

Date recorded

Wildlife

Wildlife features (wildlife trees, nesting sites, dens, caves, streams)

Fish-bearing bodies of water (including irrigation and drainage ditches)

	Observed/ Anecdotal	Location	Notes
Native species (mammals, birds, reptiles, fish, amphibians, and reptiles)			
Non-native species			
Species at Risk			
Invasive species			

Whole Farm Plan Information Log

A4 Ecological Features

Recorder (name)

Date recorded

Plants

	Observed/ Anecdotal	Location	Notes
Native species			
Non-native species			
Species at Risk			
Invasive species			

Whole Farm Plan Information Log

A5 Neighbourhood Features

Recorder (name)

Date recorded

Adjacent land

Note owner/ occupants and current (and future if known) zoning and use (residential, commercial, industrial).

	Owner/ occupant Name Contact info	Land use	Notes
North			
East			
South			
West			

Physical features (topography changes, waterways/ bodies, proximity of ocean)

Built environment (malls, gravel pits, residential area, major transportation features)

Natural areas (parks, protected lands, sensitive ecosystems, buffers, riparian areas)

Heritage (buildings, archaeological sites, gardens)

Fish and wildlife (fish presence, terrestrial species, Species at Risk)

Connectivity potential (wildlife corridor, shared water course or body)

Encroachment potential (pollution, flooding, pesticides, genetically modified crops, loss of bordering vegetation)

Invasive species

Neighbours

Farm/ neighbour liaison person

Neighbours and events policy/ protocol

Event notification

Farm sales information

Appendix B—Whole Farm Plan Group Work

- B1 Facilitation and Groups**
- B2 Agreements, Plans, and Policies**
- B3 Social Capital**

B1 Facilitation and Groups

A big part of Whole Farm Planning involves working together in a group as you explore and brainstorm, and discuss and decide your priorities, values and vision, and goals. Taking time to plan and run effective meetings will significantly assist your process and keep people engaged and positive.

Meeting tips

- Ideally, 6-20 people will participate in group meetings, but you may occasionally need to host larger gatherings. When meeting as a large group, make use of smaller break-out groups to maintain connection and engagement.
- Make sure your meeting space is large enough for the group, and comfortable.
- Design a focused and realistic agenda for your meeting.
- Establish meeting schedules and guidelines.
- Enlist people to fill the necessary roles of coordinator, facilitator, and note-takers.

The **coordinator** organizes meeting dates and places, compiles and distributes information between workshops, and ensures all necessary tasks are completed.

The **facilitator** guides the meeting process, draws out information, and puts it all together in a limited timeframe. You will benefit from working with a good one – either hire a professional or recruit an experienced volunteer.

Note-takers record the group's ideas, process, and decisions on flipcharts, notepaper, or laptop computers.

- Gather meeting materials:
 - Background and supporting information
 - Flip-chart paper and stand
 - Markers
 - Maps

Facilitator tips

The facilitator's job is to:

- encourage full participation, mutual understanding, and shared responsibility;
- maintain a safe environment;
- support everyone's best thinking;
- keep the discussion focused;
- manage speakers list (free space, structured rounds, talking stick);
- encourage participants to ask the difficult questions and talk about their concerns;
- integrate perspectives;
- summarize outcomes, agreements, and processes.

B2 Agreements, plans, and policies

Agreements can be written in point form, as a few sentences or paragraphs, or as a formally structured document. Write your agreements using clear statements and plain language.

Each agreement should include:

Background	Describe the reasons, history, and intent that led to the creation of the agreement. This information is especially valuable when policies must be evaluated or used in ambiguous situations.
Dates	Include date signed, date reviewed/ revised, start and end dates.
Definitions	Clearly define all terms and concepts in the agreement.
Parties to the agreement	Provide names, positions or titles, contact information

Agreements, plans, and policies may concern:

- government regulations on land use (municipal bylaws, Agricultural Land Reserve status, riparian conservation);
- land ownership arrangements (cooperative, land trust, society);
- worker or production cooperatives that rent land;
- individual farmers who lease land for production (but must manage their objectives in the context of a multi-functional property).

Common agreements, plans, and policies:

Business	Growth/ population	Pets
Children	Heritage	Privacy/ confidentiality
Communication	Housing	Public access
Conflict resolution	Infrastructure	Safety and security
Education	Insurance	Shared responsibilities
Energy use	Land-use	Substance use
Events	Livestock	Succession
Farmer equity	Membership	Tenure
Farmer retirement	Neighbours	Tools
Farming practices	Parking	Utilities
Guests/ visitors	Partnerships	Water use

B3 Social Capital

There are many definitions of social capital, but basically the term refers to the social trust and mutual benefit that is created by processes and relationships between people.

High levels of social capital bring measurable benefits to communities, including better health, education, child welfare, and general community well-being. Many see social capital as an important component of democracy.

Why is social capital relevant to your farm and Whole Farm Plan?

Without good information and direct involvement, communities may not fully understand the importance of supporting sustainable, local food production.

When members of your local communities participate in the development of your farm's overall vision, principles, and goals, this builds understanding, commitment, and support for your farm. This in turn helps build social capital for both your farm and your local community.

Your farm may already have established social capital. Describe where your farm and farm members have already or could cultivate social capital.

Reputation in the community

Extended family relationships

Positive relationships with

- Landowner

- Local businesses

- Neighbours

- Schools

- Government staff/ agencies

Appendix C—Sample Whole Farm Plan Documents

- C1 Sample Agreement**
- C2 Sample Policy**
- C3 Sample Soil Survey**
- C4 Sample Farm Zone Documents**
- C5 Sample Vision Statements**

C1 Sample Agreement

LEASE AGREEMENT 2007 – 2011

between

GLORIOUS ORGANIC COOPERATIVE AND FRASER COMMON FARM COOPERATIVE

Definition of Terms

CAS Community Alternatives Society

an umbrella group that to which all FF/CF members belong

FCFC Fraser Common Farm Co-operative

registered owner of both 1374 256th Street (FCFC 1) and adjacent 1322 256 St (FCFC2) properties in Aldergrove

Mailing Address: 1374 - 256th Street, Aldergrove, BC, V4W 2J4 phone: 604-856-0120

Assessment Numbers 02492110-08 and 02493111-14 respectively

GO Glorious Organics Co-operative

Mailing Address: 1374 - 256th Street, Aldergrove, BC. V4W 2J4 phone: 604-857-1400

Pre-amble/ Assumptions

A. CAS members who have been accepted as FCFC members and paid their FCFC shares are shareholders and have a collective stake in FCFC's equity (i.e. the land and buildings).

B. Any FCFC member may propose a project/enterprise.

C. FCFC also provides members and others with educational and recreational opportunities.

D. The Farmkeepers Committee includes urban and rural resident and non resident FCFC shareholders. They manage/ administer the operation of the farm and make policy recommendations to the rest of the shareholders through FCFC meetings where final decisions are made.

E. GO's efforts to maximize food production are compatible with FCFC goals.

F. GO leases land, facilities, and buildings from FCFC to operate their enterprise.

G. These agreements are in effect only so long as all GO partners are also FCFC members.

H. CAS-style conflict resolution/ mediation will be used in the event of disagreements.

I. These agreements are in effect from 1 January 2007 until 31 Dec 2011 and they are subject to be reviewed annually.

Good Will and Barter

A. GO helps FCFC actualize its goals by

- investing money and labour to improve the agricultural capacity of the farm
- doing farm tours
- maintaining Certified Organic status and eligibility for farmland tax classification
- providing tractor service for FCFC maintenance
- working with FCFC to manage its crops such as rhubarb, tree fruit, berries, and nuts (GO harvests and sells some of this produce and returns 25% of the proceeds to FCFC)

B. FCFC helps GO by providing

- affordable housing
- affordable access to land
- affordable access to buildings and office space
- generator service during power outages

1. LAND

GO leases 6.6 acres of land from FCFC for \$400/ acre/ year = \$2640

2. BUILDINGS

GO takes responsibility for maintaining and organizing, in exchange for using, the following buildings (assigned number) at FCFC 1:

- the old tractor shed (109),
- the garden tool shed (110),
- the animal barn (111) and attached shed (111a),
- the big barn and loft (112 and 112a), the generator shed (115),
- the salad shack and cooler (114).
- GO owns and operates coldframe1 (118) and coldframe3 (119);
- GO owns and operates the two large poly houses on FC1

GO/ FCFC share use of and responsibility for maintaining and organizing red tool shed (101)

GO takes responsibility for maintaining and organizing in exchange for using the following buildings (assigned number) at FCFC 2:

- three sections of the long tractor shed (207b, c, and d);
- the old horse shed in Field 5 (206)
- cold frame 4 in Field 6 (204) is already leased with the land
- cold frame 5 in Field 6 (205) is owned and operated by GO.

Other potential users of these spaces negotiate their needs with GO.

Any structural changes to FCFC buildings needs to have prior approval of Farmkeepers

2. OFFICE SPACE

GO pays FCFC the going housing charge per month (\$340/ month for 12 months = \$4,040/ year) to rent office space in Pod 10 residence (100).

GO shares its photocopier, phone, and fax with FCFC, CAS, farm residents, and the BC Association for Regenerative Agriculture (BCARA), organic certification body.

3. HYDRO

GO pays FCFC \$80/ month = \$960/ year to reimburse for the company's use. (Reviewed annually to adjust for consumption and rate.)

4. LAND USE PLAN

GO (Dave McCandless) works with FCFC to develop a Land Use Plan for FCFC.

Agreed by both parties on _____

_____ (signature) _____(signature)

_____ (name) _____ (name)

Director, Fraser Common Farm Co-operative Director, Glorious Organics Co-op

C2 Sample Policy

Policy for Ownership of On-Farm Housing

Glen Valley Organic Cooperative

The default policy position for housing on the farm is that it should be owned by the co-op. We do not want to stifle creative possibilities in the future; however, revenue from housing leases makes up a significant portion of the co-op's budget, and this should be taken into consideration. As a guiding principle, it is suggested that any housing not built and owned by the co-op is to be movable and/or under a certain square footage (still to be determined, but the idea is that it could be put on a flat-bed and moved without much disturbance to the farm or to our neighbours).

C3 Sample Soil Survey

Keating Farm – Soil Map Units verses some Farm Products

		Keating Farm Millar Road Duncan BC
		Soil Map Units verses some Farm Products
		A General 'first cut' approximation, considering 'standard' or normal' soil/site improvements
		Note with special or unique treatments of soils and site (most) products can be established on 'many' map units;
		all map units will require irrigation to suit the crops, as well specific fertilization and lime
		From Product Index common to Vancouver Island (DFAM) Farm Fresh Guide
Product	Map Unit(s)	Notes, on soil limitations and possible improvements and considerations
	Possibly suitable	
	considering all products	
Cantaloupes	A J B C	likely best for heat units
Chili Peppers	D	maybe be suitable
Peppers		will require covers for heat accumulation
Cranberries	unkown	have to do some research
	considering all products	
Currents	A B C D J I	these units have the best potential for 'better' drainage
Gooseberries		all require well drained soils, if none mounding or raised beds might work
Horesradish	E	will require subsoiling and drainage
	O	same as A to H, but requires land clearing
	F M	high degree of management required as to drainage, subsoiling and drainage required
	N	needs a survey, unkown
	L	too wet
Herbs		most herbs require well drained soil for growth, certainly for access and management
		some herbs (water cress) require wet or wetter soil conditions.
	considering all products	
Hazelnuts	A B C D I O	these units have silty textures and the potencial to improve to well drained conditions
Walnuts		these factors suit nut trees
Saskatoon Berry	J	may be fine with organic matter addtions and subsoiling
	E	will require subsoiling and drainage
	F M	too wet
	L	too wet
Figs		same as above but will require artificial micro climate enhancers, ie south walls, wind protection
	considering all products	
Flowers	A B C D I O K	likely the best units for overall drainage, heat and year round management
	J	may be fine with organic matter addtions and subsoiling
	E	will require subsoiling and drainage, to work on soils year round
	F M	very wet in winter, will require a lot of management as to drainage and paths
	L	too wet for most flowers, selective to wet loving plants
	considering all products	
Garlic	A B C D I (O)	likely the best units for overall drainage, heat and year round management
Leeks		Unit O may have a wetter micro climate and promote rot
Onions	J	may be fine with organic matter addtions and subsoiling
Shallots	E	will require subsoiling and drainage, to work on soils year round
	F M	too wet
	considering all products	
Grapes	A B C D	best for heat units, require subsoiling and drainage
Kiwi	J	requires subsoiling
		maybe a bit cool and wet in late spring and fall, have to test micro climate, requires
	E O I	deep ripping subsoiling and drainage
	F M	too wet and likely too cool
	L	too wet

Keating Farm – Farm Soil Interpretive Legend

Keating Farm Miller Road Duncan BC					
Soil Interpretive Legend			October 6th 2005		
R.E. Maxwell					
Map Unit	Soil Name(s)	Texture	Drainage	Slope	Notes
Use, Improvements, Micro Climate. <i>Practically all soils require irrigation</i>					
A	FB Fairbridge	silt loam	moderately well	1 - 3 %	* may grow a 'wide' range of crops * likely requires subsoiling and organic matter additions; compact subsoil * would likely require fertilizer and lime to suit potential crops * good air drainage, likely amongst the warmest areas of the farm
B	FB Fairbridge	silt loam	moderately well	7 - 8%	* may grow a 'wide' range of crops * likely requires subsoiling and organic matter additions; compact subsoil * moderate slope of 8% will impose some use limitations, * guard against soil erosion if soil is bare, with cover crops and drainage * would likely require fertilizer and lime to suit potential crops * good air drainage, likely amongst the warmest areas of the farm
C	FB ? (Fairbridge)	silt loam	moderately well	4 - 6 %	* shrubby uncleared area, requires soil inspections, may have some QU soils * cropping unknown * likely requires subsoiling and organic matter additions; compact subsoil * would likely require fertilizer and lime to suit potential crops * good air drainage, likely amongst the warmest areas of the farm
D	FB Fairbridge	silt loam	moderately well to imperfectly	3 - 4 %	* may grow a 'wide' range of crops * likely requires subsoiling and organic matter additions; compact subsoil * guard against soil erosion if soil is bare, with cover crops and drainage * would likely require fertilizer and lime to suit potential crops * good air drainage, likely amongst the warmest areas of the farm
E	FB w Fairbridge & CO Cowichan	silt loam & silty clay loam	imperfectly & poorly	2%	* crops depend on careful management i.e. compaction and heavy textures * requires subsoiling and organic matter additions; compact subsoil * would likely require fertilizer and lime to suit potential crops * will require drainage to maximize use and crop varieties * moderate air drainage, 'somewhat' cooler in spring and fall than units upslope
F	CO Cowichan	silty clay loam	poorly	2 - 1 %	* crops depend on careful management i.e. compaction and heavy textures * requires subsoiling and organic matter additions; compact subsoil, seepage * would likely require fertilizer and lime to suit potential crops * will require drainage to maximize use and crop varieties * 'marginal' 'pooling' air drainage, cooler in spring and fall than units upslope
G	CO * Cowichan * eroded phases	silty clay loam	poorly	3 - 65%	* stream channel with sloping and hummocky margins, some small floodplains * eroded and slumping sections with vegetation cover * Fisheries protection measures apply * High flows in winter to almost no flows in late summer * lower reaches may cut into gravels and experience influent seepage zones
H	MD made land	na	na	1 - 9 %	* Old CN railway bed and built up grade
I	FB Fairbridge	silty loam	imperfectly	1 - 2 %	* not surveyed on this study * information from published 1984 soils map
J	QU Qualicum gravelly & loam phases likely	gravelly sandy loam	well	2 - 4 %	* soils required deeper digging and investigation as to textures and stratigraphy * potentially wide range of crops * requires subsoiling and organic matter additions; possibly some rock picking * requires fertilizer and lime to suit potential crops * good air drainage, likely amongst the warmest areas of the farm
K	MD made land QU Qualicum FB Fairbridge	fill sandy silty clays	well	2 - 4%	* farm buildings and roadways, excavations historically and road fill * pockets of near natural soil may exist in old garden areas * reasonable air drainage
L	CO Cowichan	silty clay loam	poorly active seepage	2 - 3 %	* active seepage zone likely from springs and/or groundwater discharge zone * soils very wet with some surface ponding, Juncus very prominent * seemingly abundant water offers numerous 'development' opportunities such as ponds, fish, water loving plants, irrigation sources * research into seepage zone stratigraphy and water flows should help planning
M	CO Cowichan	silty clay loam	poorly	2 - 3 %	* minor active seepage * crops depend on careful management i.e. compaction and heavy textures * requires subsoiling, (organic matter additions ?), compact subsoil, seepage * would likely require fertilizer and lime to suit potential crops * will require drainage to maximize use and crop varieties * 'marginal' air drainage, cooler in spring and fall than units upslope
N	CO Cowichan & (Fairbridge)	silty clay loam	poorly & imperfectly	(2 - 8) %	* area not inspected, appears to be Cowichan and Fairbridge soils * Forested land, likely some moderate slope considerations * some potential erosion concerns if soils laid bare * maybe gravels at depths over 4 meters
O	FB Fairbridge	silty clay loam	moderately well & imperfectly	2 to 7%	* area reviewed by walk through, appears as mostly Fairbridge soils * attractive second growth forest of cedar, maple, alder, grand fir, Douglas-fir * old logging road through property * some soils and sites areas are slightly to moderately hummocky * property along the stream, has been modified (down cut and sculptured) by post glacial and recent drainage system
see soils map Maxwell	see soils report Jungen et al	see soils report Jungen et al	see soils report Jungen et al	est. from sites	notes and comments gained from one day's review, soil sites, published soils report (Jungen et al 1984) and discussions with D. Masseink and A. Schmidt See soil field notes for 17 sites/holes in rear pocket

C4 Sample Farm Zone Documents

Management Goals for Lohbrunner Farm Zones

Agriculture (brown)

A: Intensive horticulture zone

1. Improve soil fertility.
2. Build permanent raised beds for improved drainage.
3. Eradicate canary reed grass in growing area.
4. Develop no till strategies for intensive vegetable production.
5. Plan strategy to manage soil subsidence.

B: Low intensity staple crops

1. Identify appropriate varieties.
2. Improve soil fertility.
3. Manage soil subsidence.
4. Develop no till strategies.
5. Eradicate canary reed grass.

C: Mixed polyculture

1. Identify appropriate perennial crops.
2. Mow grass and collect for hay or mulch.
3. Remove hardhack.
4. Plant tree and berry crops.
5. Engage beekeeper to place hives on farm.
6. Build permanent fencing against deer and predators.
7. Introduce livestock (probably ducks).

D: Aquaculture (may add to Zone C, Mixed polyculture)

1. Research appropriate species.
2. Research construction and design.
3. Research legal environment.
4. Develop budget.
5. Maybe locate in Zone C.

E: Berries and asparagus (may change to Intensive perennial crops)

1. Eradicate canary reed grass.
2. Evaluate crop choice (berries vs. more asparagus, or maybe rhubarb or strawberries).
3. Establish plantings.
4. Install farm entrance sign.

F: Wet zone

1. Leave for wildlife.
2. Plant wet-tolerant fruit trees.
3. Consider development of water retention pond for irrigation and wildlife habitat.

Lowland Conservation (blue)

1. Keep hedge from encroaching on growing area.
2. Harvest dogwood, possibly for sale to florists.
3. Leave mainly untouched as bird and other wildlife habitat.
4. Clean out ditch annually.
5. Enlarge culvert under driveway to mitigate against flooding of driveway.

Upland Conservation (red)

1. Harvest mushrooms.
2. Harvest salal.
3. Leave otherwise intact as a Bird and Wildlife Sanctuary.
4. Clean out ditch annually.

Farmer Housing and Living Area (light blue)

1. Research legal environment for residential building.
2. Research possible designs.
3. Negotiate with *TLC* terms of agreement for residential building.

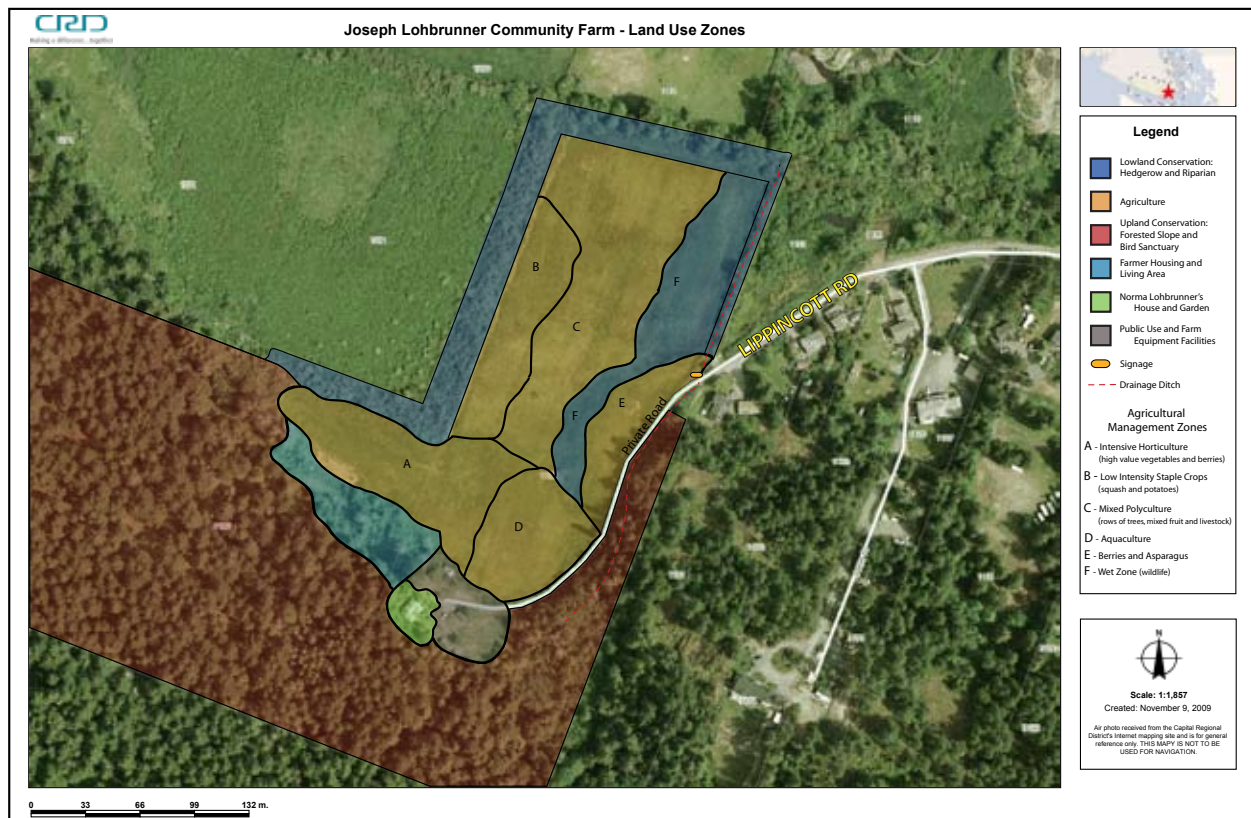
Norma Lohbrunner's House and Garden (green)

1. Help maintain Norma's garden.
2. Attend to maintenance and repairs of house.
3. Replace gutters and roof.

Public Use and Farm Facilities (gray)

1. Build composting toilet.
2. Build vegetable wash station.
3. Build walk-in cooler.
4. Create visitor parking area.
5. Plan for visitor and volunteer facilities.
6. Demolish dilapidated building.
7. Build tool and machinery storage.
8. Maintain driveway (farm portion of Lippincott Rd).

Lohbrunner Farm Zone Map



C5 Sample Vision Statements

LEAF – Linking Environment and Farming

Our vision for the future is of a sustainable system of agriculture which meets the economic needs of farmers, addresses the concerns of consumers, and minimizes any impact on the environment. Integrated Farm Management provides a commonsense and realistic way forward for farmers and produces food that is wholesome and affordable.

Haliburton Community Organic Farm

To be a leading model of community-supported, small-scale sustainable organic agriculture carried out in harmony with local ecosystems.

Glen Valley Organic Farm Cooperative

Vision

A community that changes the way we live on the planet.

Mission

Cooperatively preserving and stewarding organic farmland to support farmers in growing food for local communities.

Whole Farm Plan Guide
The Land Conservancy of British Columbia
Victoria, BC
December 2009