



230-01 4

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
For Information:
☐ CAO ☐ Mayor/Council
☐ _____
RECEIVED: NOV 16 2015
Referred: _____
☐ For Action ☐ For Response ☐ COTW
☐ For Report ☒ Council Agenda ☐ IC

Monday, November 9, 2015

Township of Esquimalt Municipal Hall
C/O Mayor and Council
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Re: letter of support to the BC Agricultural Land Commission File#54428

On September 8, 2015, our organization, the Creating Homefulness Society submitted an application to the BC Agricultural Land Commission (and also, the District of Central Saanich) for a 3 year permit to ramp up activities at our Woodwynn Farms Therapeutic Community for the Homeless.

In recognition of the regional relevance of the problems and issues relating to homelessness, and the need for regional solutions, we request a letter of support from you, toward the goals and objectives outlined in our application.

Thank you,


Richard Leblanc
Founder & Executive Director
Creating Homefulness Society
Woodwynn Farms
***"Believe in People...
...until they Believe in Themselves"***
www.woodwynnfarms.org

Note: You are also invited to coordinate a site tour of our facility. Please contact our office to arrange.

Enclosed:

1. Key points
2. Application document
3. Case for Support

7789 West Saanich Rd, Victoria, BC V8M 2C5
Tel: (250) 544-1175
richardl@woodwynnfarms.org

Key Points

Application

1. this is not a request for rezoning
2. there is NO request to remove any land from the Agricultural Land Reserve (nor have we ever)
3. there is no request for permanent housing structures
4. the temporary structures would occupy less than 1% of our land base
5. this application represents a scaling down from previous requests of 120 people, to only 40 people on our 193 acre farm

Woodwynn Farms

1. In our 6 1/2 years of operations, there have been NO POLICE INCIDENTS at our farm, or in the neighbourhood, as relates to activities by our participants
2. Our focus is on full reintegration into society
3. Our success measures are Sobriety and Self-Reliance. The ability to stay clean and sober, and the ability to get and keep a job. Many mental health issues are addressed in the process (depression, anxiety, ADHD, OCD, stabilized schizophrenia and bipolar, Oppositional Defiance Disorder, etc..)
4. Woodwynn is a comprehensive, and long-term program for our participants. Recognizing that 30 or 90 day 'quick fixes' generally don't work, we offer a 12 months + opportunity for lasting change

Therapeutic Community Model

1. Rural therapeutic communities can achieve 70%+ success rates
2. The therapeutic community model is a flow-through to self-reliance. The objective is to no longer be dependant on our social services.
3. We are modelled after the world's most successful example, San Patrignano, Italy. San Patrignano has worked with almost 26,000 clients over a 38 year period, and has a verified 72% success rate
4. We've worked closely with senior management at San Patrignano for almost 9 years now. And our Executive Director has also spent 7 days living and learning onsite.



Creating Homefulness Society Woodwynn Farms

August, 2015

- 1. Application: Non-Farm Use in the ALR
Agricultural Land Commission**
 - 2. Application: Temporary Use Permit (TUP)
District of Central Saanich**
 - 3. Strategic Farm Plan**
-

Richard Leblanc, Founder & Executive Director
"Believe in People...until they Believe in Themselves"

7789 West Saanich Road
P.O. Box 622, Saanichton, B.C. V8M 2C5 CANADA
Office: 250.544.1175 * www.woodwynnfarms.org





APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

- ☐ **EXCLUSION**
under Sec. 30(1) of the Agricultural Land Commission Act
- ☐ **SUBDIVISION** in the ALR
under Sec. 21(2) of the Agricultural Land Commission Act
- ☐ **INCLUSION**
under Sec. 17(3) of the Agricultural Land Commission Act
- ☒ **Non-farm USE** in the ALR
under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered Owner: CREATING HOMEFULNESS SOCIETY		Agent: RICHARD LEBLANC	
Address: 7779 WEST SAANICH RD		Address: 7779 WEST SAANICH RD.	
SAANICHTON		SAANICHTON	
Postal Code V8M 2C5		Postal Code V8M 2C5	
Tel. (home) () (work) (250) 544-1175		Tel. ()	
Fax ()		Fax ()	
E-mail		E-mail RICHARDL@WOODWYNFARMS.ORG	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase Month Year
PID: 002-406-772	78	JUNE 2009
LEGAL: LOT 1, SECTION 4, 5, & 6, RANGE 1 & 2 W, PLAN 42861 (EXC. PT. IN PLAN 48248 & VIP 78509)		

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s):

PROPOSAL (Please describe and show on plan or sketch)

SEE ATTACHED

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

USES ON ADJACENT LOTS (Show information on plan or sketch)

North

East

South

West

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

<u>Sept 18/15</u> Date	<u>[Signature]</u> Signature of Owner or Agent	<u>Richard Leblanc</u> Print Name
<u> </u> Date	<u> </u> Signature of Owner or Agent	<u> </u> Print Name
<u> </u> Date	<u> </u> Signature of Owner or Agent	<u> </u> Print Name

Please ensure the following documents are enclosed with your application:

- | | |
|---------------------------------------------------|------------------------------------------------------|
| ▪ Application fee payable to the Local Government | ▪ Map or sketch showing proposal & adjacent uses |
| ▪ Certificate of Title or Title Search Print | ▪ Proof of Notice of Application *(See instructions) |
| ▪ Agent authorization (if using agent) | ▪ Photographs (optional) |



Tuesday, September 8, 2015

District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC
V8M 2A9

Attention: Central Saanich Mayor and Council

Re: Woodwynn Farms Temporary Use Permit (TUP) Application

Attached you will find a completed TUP application for the Woodwynn Farms property at 7789 West Saanich Road. Our hope is that a TUP may meet both the needs of Woodwynn Farms and those of Central Saanich, while continuing to add to the vibrancy of the agricultural community in the municipality. In the years leading up to this application Woodwynn has steadily increased farm production on the land and now has added more than 6.5 acres of food crops planted and two greenhouse producing seasonal fruits and vegetables. This is in addition to hay production and over 200 new fruit trees which are now beginning to bear fruit.

Our proposal for the farm includes the following:

Housing

We propose to provide temporary housing on the farm for up to 40 people. The area to be used for our farm workers is indicated on the attached site plan and is in an area that is one of the least visible areas from the roads and from our neighbours. In order to avoid any permanent change to the land in this area we propose using temporary recreational units that have been donated to the farm. We would also bring in a small modular building (to be erected on a temporary foundation) to provide washroom facilities and a kitchen/eating area for our farm workers. Water, sewer and electrical connections would be provided in accordance with local and provincial regulations.

7789 West Saanich Road
P.O. Box 622, Saanichton, B.C. V8M 2C5 CANADA
Office: 250.544.1175 * www.woodwynnfarms.org



Farm Market

We propose to continue using our current farm market in accordance with ALC Regulations. The size of the market will be limited to 300 m2 and 50% of that area will be used for farm products produced on the land. The upstairs area will no longer be used for hay storage or any other uses and the area will be permanently closed off. Upgrades to the market area in accordance with the BC Building Code will be completed immediately (work to be completed under the appropriate building permit).

Events

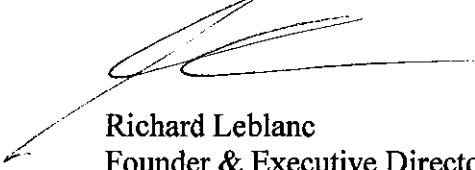
We propose to hold two major farm/agricultural events per year under the temporary/seasonal agri-tourism regulations. These events will promote both the farming community in Central Saanich and showcase the work that is being done on Woodwynn Farm.

Signage

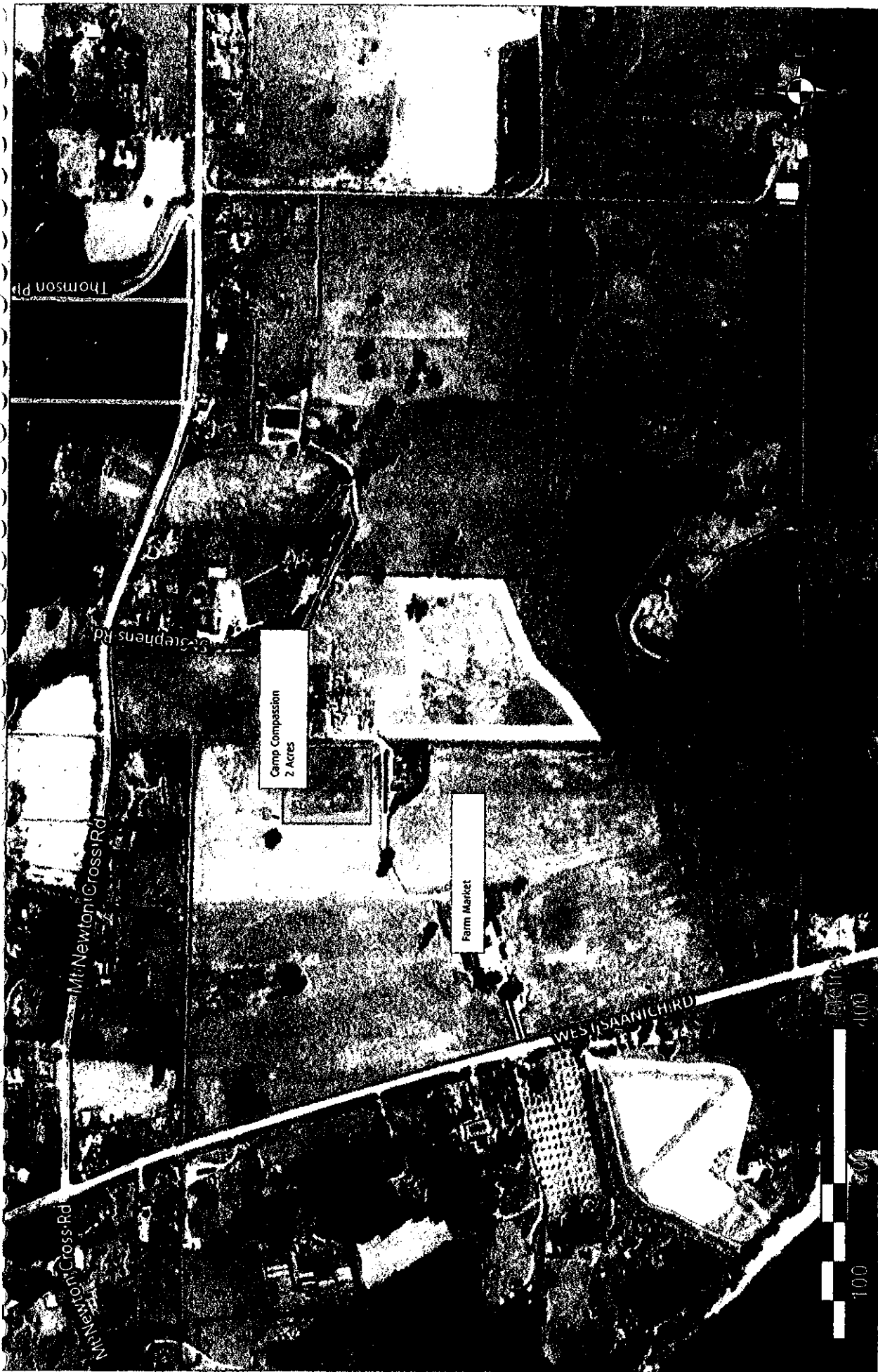
We propose to erect a permanent sign at the entrance to Woodwynn Farms from West Saanich Road. It will be a free standing sign on Woodwynn property informing people of the name of the farm and the sale of retail farm products at our market.

We thank you in advance.

Best regards,



Richard Leblanc
Founder & Executive Director
Creating Homefulness Society
dba Woodwynn Farms
www.woodwynnfarms.org
"Believe in People..."
...until they Believe in Themselves"



Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damages or losses resulting from the use of this map. Information on this map and the map may be changed by the CRD at any time.

Printed Sun, Jan 18, 2015

Woodwynn Farms

Temporary Use Permit

Regional Community Atlas
Capital Regional District
gis@crd.bc.ca
<http://www.crd.bc.ca>

CRD

Woodwynn Farms Therapeutic Community Strategic Farm Plan



August 2015

Prepared for:
Creating Homefulness Society

Prepared by:
Bruce Rutley PhD PAg, Rutley Ventures Ltd. Victoria BC PRO BONO

Dr. Michael Bomford PhD PAg, Faculty, Sustainable Agriculture & Food Systems,
Kwantlen Polytechnic University, Vancouver, BC PRO BONO

Richard Leblanc, Founder & Executive Director, Creating Homefulness Society, Victoria, BC

Executive Summary

Agriculture is central to Woodwynn Farms' therapeutic mission.

Program participants assist with crop and livestock production six days a week during their stay, growing most of the food they eat at Woodwynn, and offsetting program costs through cash crop production. The daily responsibilities of farming provide participants with fresh and nutritious food, physical exercise, structure, routine and a shared community. These are distinctive elements of Woodwynn Farms' therapeutic program. Woven together, they contribute to Woodwynn Farms success in getting people off the street for good.

The current development of Woodwynn Farms involves a transition from land extensive and machinery intensive production of hay for off-farm sales to labor intensive organic production of horticultural crops and high-value animal products for on-farm consumption and direct-market sales. This transition requires accommodation for farm labourers who can participate in the daily activities associated with labour intensive farming enterprises.

Woodwynn Farm consists of 193 acres of Class 3 (80%) and Class 2 (20%) agricultural land, of which 167 acres are farmable. The difference is allocated to the barns, outbuildings, two houses, the riparian areas and the gravel roadway. Current allocation of the 167 farmable acres is approximated as, 120 acres cropped as hay, 20 acres dedicated to horticultural crops, and 27 acres in paddocks and hedgerows (1).

This is very productive agricultural land when managed with attention to drainage, irrigation and stoniness, but requires soil conservation practices that can restrict the range of potential crops somewhat. The farm has a long history of hay, grain, and livestock production enterprises demanding an extensive land base but relatively little labor. More recently, 20 acres have been enclosed with deer fencing, beginning a transition to more labor-intensive organic horticultural production enterprises that compliment the farm's therapeutic mission. The fenced area currently includes several acres of intensive organic vegetables, small fruits, stone fruit orchards, and two high tunnels, which extend the potential growing and harvest season for horticultural crops. The area dedicated to organic horticultural production will be expanded within this fenced zone, and more high tunnels will be constructed as labor and resources allow.

Outside the fenced enclosure, most of the land is currently used to produce square-baled hay for sale to local horse farms. As a perennial polyculture, hay is a good fit for the steeper slopes of the farm, which would be susceptible to erosion if used for annual crop production. The cutting and baling work has been contracted out because it requires maintenance and operation of specialized and potentially dangerous machinery that does not fit well with the farm's therapeutic mission. Contractors have not always been able to cut hay when its nutritional value is highest, resulting in a lower value product, and fewer annual cuttings than would be preferred.

Many of the slopes that are currently dedicated to hay production will be gradually transitioned to pasture divided into strip paddocks for a multi-species management-intensive rotational grazing system incorporating beef cattle, pigs, chickens, goats, and sheep. The transition from hay production to rotational grazing will increase the farm labor requirement because electric fences will have to be moved once or twice daily, but will also increase the value of the farm's output, decrease dependence on machinery maintained by off-farm contractors, and increase retention of soil nutrients. The grazing habits of sheep, goats and cattle differ in that cattle prefer a mix of grass and forbs, sheep are more selective and tend to prefer grazing on forbs, and goats prefer browsing on taller shrubs. Multi-species rotational grazing improves economic returns by improving use of diverse pastures, offers access to different markets, reduces predator pressure, disrupts parasite cycles, and improves range health. The biggest drawback of a multi-species rotational grazing system is often thought to be its high labor requirement (such systems need daily management), but this requirement fits well with Woodwynn Farms' therapeutic programming. Interaction with farm livestock will provide an additional element of interest to program participants, diversifying the experience they receive through their work with horticultural crops. The livestock component will also provide an important source of meat and animal products, which will be appreciated by the program participants and farm customers.

In addition to feeding program participants, the farm supplies local markets for organic produce and value-added products through direct-market sales at an on-site market and distribution to local grocers, off-site markets and restaurants. A home delivery service is also planned to be launched as a complementary service. All profits from off-farm sales will be used to offset therapeutic programming.

The evolution of the farm from a land extensive operation to a labor intensive, high yielding organic system depends on available labor, which will be provided by the program participants. Diversified organic horticulture operations typically demand more than 50 hours of labor per acre for each week of the growing season (2). A 3,000 square foot high tunnel typically requires about 8 hours of management weekly, and an intensive rotational grazing system with cattle requires about 3 hours per animal weekly (3).

Assuming 20 acres of horticultural production, five high tunnels, and 100 animal units on the farm, about 1,340 hours of farm labor would be needed to maintain the operation. Each program participant contributes about 30 hours of farm labor weekly, with the balance of his/her time used for food processing and preparation, other therapeutic activities, and personal time, so this configuration would engage about 45 program participants. Farm planning will take available labor into account, with an early emphasis on transitioning hay to pasture and livestock operations, and more land dedicated to labor intensive horticulture operations as the program expands.

Program participants require suitable housing. They are currently housed in donated travel trailers, which offer the advantage of mobility without sacrificing agricultural land, but create challenges related to plumbing, heating and cooling for the comfort of long term residents. We propose the construction of farm worker residences that are dug into the earth on all but the south face, with topsoil from the site transferred to a green roof built to support grazing. This 'earthshelter' design (see: <http://luigirosselli.com/news/the-great-wall-of-wa-preview>) will be both energy efficient and dramatically minimize loss of agricultural land. An example of this type of residence was recently constructed near Vulcan, Alberta (4).

Dr. Michael Bomford PhD
PLANT & SOIL SCIENCE

Sources

- i. <http://www.urbanecology.ca/documents/Student%20Technical%20Series/Brown.pdf>
- ii. <http://www.cias.wisc.edu/wp-content/uploads/2008/07/grwr2grwr.pdf>
- iii. <http://learningstore.uwex.edu/assets/pdfs/A3529.PDF>
- iv. <http://earthship.com/alberta-canada-global-model-build-summer-2014>

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Preface

The Woodwynn Strategic Farm Plan for the Creating Homefulness Society has been prepared in part for the purpose of verifying that farming Woodwynn is feasible. As a strategic document it describes options available to the Society considering: the *therapeutic resources* (framework) within which the Farm is being developed and operated (beliefs, values, principles); the *physical resources* of the farm (that which the Society has to work with); key *constraints* associated with the farm (regulations, risk factors); and its *human resources* – including the manner in which Woodwynn Therapeutic Community members will be on the farm – both as a place to learn and as a place to live; and limited *financial resources* (which are unique due to the nature of the therapeutic community setting). A phased development process is described.

The Woodwynn Therapeutic Community Strategic Farm Plan has been prepared for the Creating Homefulness Society, in consultation with Richard Leblanc, Executive Director of the Society, by Bruce Rutley PhD PAg, President – Rutley Ventures Ltd., Victoria BC, as a gift to the Society (E&OE).

1.0 Therapeutic Resources (Framework)

1.1 Woodwynn – a therapeutic community

The Woodwynn Therapeutic Community is being developed by the Creating Homefulness Society – a registered charitable Victoria BC society. A simple, yet powerful, charter guides the work of the Creating Homefulness Society. Our vision is to enfold homeless people back into community by giving them the support and the tools needed to reclaim their self-worth. Our Mission is to provide the encouragement, method, and practical skills to help them realize meaningful and productive lives. Our values include; accomplishment, respect, love, compassion, honesty, integrity, loyalty, honour, dignity, support, and celebration. Our imperatives are: a hand up, not a hand-out; respect to each individual; acceptance, empathy, and understanding.

A working farm is our ideal setting for our therapeutic community. A farm that will increasingly produce locally grown and marketed organic produce embracing an environmentally responsible stewardship of a significant heritage farm property and important part of Vancouver Island's precious farmland. The historic Woodwynn Farm at the west end of the Mount Newton Valley in Central Saanich is the farm designate.

The Therapeutic Work Community Model

A Therapeutic Work Community (TWC) is designed to help homeless men and women gain and maintain meaningful self-reliance through employment. Offering a comprehensive and structured integration of counselling, housing, legal and medical support, life skills, and vocational skills training under one roof, each individual is supported as a "whole person," and develops confidence, a positive value system, and a career plan to maintain personal stability and gainful employment throughout their life.

The proven and lasting impact of TWCs, which consistently transform high-risk populations into busy people earning an honest living, frees up resources in the

emergency, medical, judicial, housing and social services industries. A TWC gives the larger community an effective and efficient way to provide meaningful support to a major segment of the homeless population in Greater Victoria so people now requiring support as dependents may gain (or regain) full and productive lives, and contribute to society as taxpayers.

The time for a more holistic and practical approach to assisting those who need a “hand up” is now. This is a turning point for the homeless, the public, businesses and government. Woodwynn will transform Victoria, and provide a successful model for communities all over the world who face the same challenges – just as San Patrignano, Italy has transformed the lives of many thousands of people in Italy and throughout Europe.

The Working Farm Model

While no longer in fashion due to changes in public policy (primarily deinstitutionalization), the working farm model, as a cornerstone of a therapeutic setting for people recovering from mental illness, tuberculosis, and as a therapeutic community for the mentally handicapped is significant part of BC’s history.

Prime examples include the Colony Farm adjacent to the Essondale “Hospital of the Mind” (established in 1913¹ and renamed Riverview in 1966); and the Tranquille Farm² near Kamloops. A working farm has also been used as a place contributing to the rehabilitation of prisoners in BC (Oakalla and the minimum security facility north of Kamloops) are two examples.

¹ <http://www.bcmhas.ca/AboutUs/History.htm> - captured June 2, 2008

² <http://www.michaelkluckner.com/bciw6tranquille.html> a starting point on the history of the Tranquille Farm. It opened in 1913 as a sanatorium for tuberculosis patients and eventually housed a significantly number of mental health patients until it was closed for that purpose in 1986.

1.2 Purpose of the Woodwynn Farm

The farming component of the Woodwynn Therapeutic Community serves many purposes and intends to be an integrated healing-working-training-revenue generating activity. First, it will provide a beautiful and healthy setting within which members of the therapeutic community will be able to reconnect with the earth and nature.

Secondly, it will provide a setting within which members of the therapeutic community can apply the generic work skills that they will learn in an agricultural and value-added food processing setting. It will also provide them with a place to practice meeting employment requirements. Finally, it will provide the Woodwynn Therapeutic Community with locally grown organic food. The current goal is for Farm Operations to be revenue positive by Year Five of the full implementation of the therapeutic program.

1.3 Beliefs, values and principles

Woodwynn Farm operations will be guided by the following set of beliefs, values, principles and preferences.

- we believe that food security is an emerging and important issue for residents in the Saanich Peninsula and Capital Regional District, therefore we will minimally expand the farmstead/homestead footprint – thus conserving the land available for food production;
- we commit to be good stewards and caring for the land in a manner that will be sustainable – no erosion, nor extractive production methods; and compatible with local wildlife (i.e. riparian area management plan which would also consider the needs of the Canada Goose).
- we are interested in organic production but remain open to consideration and integration of bio-intensive, biodynamic and permaculture techniques.
- we commit to selecting a mix of crops that will be grown primarily for food production yet in consideration of revenue generating capability of herbs and

medicinals, nutraceuticals and for use in personal care products (e.g. soaps, tinctures etc).

- livestock production will be considered for areas of the farm that cannot be cropped.
- production decisions will be made in a manner that will either complement or enhance existing regional agricultural production and processing/storage capability.
- all products sold from the farm will bear the Woodwynn Farm brand.

1.4 Context

Farming practices for Woodwynn will be market driven (grow what people want/need and are willing to pay a fair price for); compliant with established regulations³ and guidelines⁴; and consistent with its established beliefs, values and principles for a therapeutic farm community.

The BC Ministry of Agriculture and Lands has recently published its BC Agricultural Plan⁵ and promotes five overarching themes – with which the Woodwynn Farm matches: I. Producing Local Food in a Changing World; III. Building Innovative and Profitable Family Farm Businesses (in this instance, it would be the WTC as the family); and V. Bridging the Urban/Agriculture Divide. Woodwynn could also contribute within themes II. Meeting Environmental and Climate Challenges and VI. Building First Nations Agricultural Capacity.

³ All Federal (i.e. Plant Health), Provincial (i.e. Agriculture Land Reserve, processing), Municipal (i.e. official community plan), and Organic Production (e.g. COAB ### National Certification).

⁴ Environmental Farm Plan.

⁵ The British Columbia Agriculture Plan – growing a healthy future for B.C. families available at www.gov.bc.ca/al/

2.0 Physical Resources

2.1 Land

Woodwynn Farm is situated in the west end of the Mt. Newton Valley, Central Saanich BC. It is bounded on the north by a number of private residences along Mt. Newton Cross Road; on the west by West Saanich Road; on the south by the Tsartlip Indian Reserve #1 (excepting a private residence) and by road allowance (#) to the east. It is intersected by Hagan Creek (with approximately 30 acres south of the creek).

Appendix 1 provides an orthophoto of the property.

Natural vegetation (see appendix 2) on the non-farmed parts of Woodwynn include: woodland (WD – greater than 50% Garry Oak); mature forest (MF – 60-100 years old); and riparian (RI). The entirety of Woodwynn Farm lies over the Mt. Newton (#) Aquifer (see appendix 3). The north-south draw to Hagan Creek and respective slopes are with the Hagan Creek watershed (see appendix 4). Hagan Creek is a designated salmon stream⁶.

Slope and Aspect⁷:

The land north of the creek slopes considerably to the creek; the north west portion of the property has a south-southeast aspect while the north-east portion of the farm has a more southerly aspect. The south-east portion of the property slopes steeply to the creek (north aspect), while the south-west portion of the farm slopes gently to the creek (north-northwest aspect).

Soil Description:

⁶ To be verified.

⁷ Degree of slope and direction of aspect has not been verified.

A number of soil types⁸ are found on the Woodwynn Farm (see Appendix 5).

Brigantine (BE) is the predominant soil type in the upland portion of the farm; Saanichton (SA) in the mid-zone and Cowichan (CO) is predominant in the low-land; with Crofton (CF) and Metchosin (MT) throughout the riparian area of Hagan Creek. Other soil types – Qualicum (QU), Fairbridge (FB), Parksville (PK) and Mill Bay (MB) – are also present as minor soils (see appendix 5A).

Soil texture and parent material of the Brigantine (BE) type is 'loamy soil or sandy loam fluvial and marine deposits over silty marine deposits'; while drainage is 'imperfect; perched water table'. Saanichton (SA) is a 'silt loam and silty clay loam marine deposits; while drainage is 'imperfect'. Cowichan (CO) is a 'silty clay loam or silt loam marine deposits'; while drainage is 'poor; high water table'.

Important soil phase and variants of note are related to Brigantine (BE) soils in the west end of the farm: gravelly (g) and shallow (s); the Cowichan (CO):Saanichton (SA) soils in the lower land next to Hagan Creek: peat (pt) and imperfectly drained (id); and Crofton (CF) soils along Hagan Creek: shallow organic (so); respectively.

Agricultural Classification:

Land within BC was classified for its Land Use and Agricultural Capability⁹ with the establishment of the Agricultural Land Reserve. Woodwynn Farm is located in Land Use categories G (forage and grains) and probably contains pockets of P (grassland and pasture) and H (horticulture). Agricultural capability is considered to be Class 3 (80%) – Class 2 (20%) with capability of Class 2 under irrigation. Class 3 soils have moderately severe limitations restricting range of crops or require special conservation

⁸ CRD Natural Atlas website http://maps.crd.bc.ca/imf/imf.jsp?site=public_crdviewer

⁹ Agricultural Land Reserves -- Agricultural Capability and Land Use may prepared for the Select Standing Committee on Agriculture by Talisman Projects Inc. -- map release Feb. 1979. (see appendices 6A, B & C).

practices. Class 2 soils have moderate limitations restricting range of crops or require special conservation practices. Agricultural capability is restricted by W (excess water – other than that from flooding); D – undesirable soil structure and/or low permeability; and P (stoniness interferes with tillage, planting and harvesting).

While agriculture capability is described in terms of restrictions, it is important to note that those restrictions are in comparison to Class 1 land (there is no Class 1 land in the Saanich Peninsula); and that Class 2 and Class 3 soils are very productive agriculture lands when farmed in consideration of the specific restrictions (i.e. drainage, irrigation and stoniness for Woodwynn).

Farm Map/Field Plan:

Woodwynn Farm is listed as consisting of 192 acres, of which 167 are considered arable. The difference (25 acres) is assumed to be allocated to the farmsteads (the west barn site and the east barn site); the homesteads (main house; white house) and the gravel (high quality) roadways, riparian and woodlot.

Current allocation of the 167 farmable acres is approximately as: 100 acres improved and cropped as hay; 35 seeded acres allocated to grazing (fenced pasture); and 19 acres to other field of undesignated use (paddocks). The Farm is currently allocated into 19 designated fields ranging in size from 1 acre to 14 acres. A farm map and a list of field sizes are presented as appendices 7 and 8, respectively.

Hagan Creek cuts through the farm, comprises a significant amount of riparian area (estimated by difference as 13 acres).

2.2 Buildings

Major farm buildings include: a heritage style gambrel roof dairy barn; a heritage style horse barn; a modern storage shed (hay and or equipment); and a number of outbuildings – primarily of heritage vintage – many of which are in need of serious renovations and some of which may not be serviceable. Sample pictures showing the heritage nature and to some extent, the condition, of the buildings is included as appendix 9.

2.3 Equipment

Existing: this refers to equipment that were included in the farm sale and is included as appendix 10.

2.4 Other Improvements

Electrical: the farm is serviced with both 110 and 220 Watt service – but is not detailed.

Irrigation: equipment includes a pump house (460 gallons per minute capacity); ~ 600 ft of 5” mainline (buried) alongside Hagan Creek in fields 7 and 9; and ~900 ft between fields 7 and 9 deadheading at the east edge of the Dairy Barn site providing point source for fields 10 (both west and east) and 8. Additional 5” surface pipe provides irrigation capability to fields 5 and 3. Approximately 600 ft of 3” surface pipe (rainbird style sprinkler heads) in two rows currently provide 2 – 8 hr irrigation sessions. Current limitations are due to labour rather than pump house capacity, and reliability of an antiquated aluminum system.

Water: the farm is serviced in two ways; i) potable water from three wells (unknown capacity and quality; see appendix 11); and ii) irrigation water from Hagan Creek in compliance with the farm’s Water License.

Fencing: Most of the historical cattle fencing has been removed by previous ownership. A single field of food crops is deer fenced. Movable electrical fencing will be utilized for grazing livestock.

Bridge: there is a metal cattle bridge across Hagan Creek that connects the north pastures to the south pasture. It is in need of a deck repairs at a minimum. No assessment of the state of the structure is provided at this time.

Cattle handling facility: the cattle handling facility (adjacent to the horse barn) appears to be functional, is overgrown with blackberry bushes and appears to be in need of considerable repair.

3.0 Constraints

A number of factors have been identified that will constrain operations at Woodwynn. Steps being taken to avoid (high risk) or mitigate (medium to low risk) are described. Further attention to these constraints will emerge within the Woodwynn Farm Operations Plan.

3.1 Regulations

Zoning – while Woodwynn Farm lies entirely within the municipality of Central Saanich, is entirely within the A1 – agriculture zone in accordance with its Community Plan, there is risk associated with respect to the housing of the members of the community on the property. Provision of housing for farm workers is accepted by some BC Municipalities (subject to conditions, as in seasonality – see Pitt Meadows), housing has been raised as an issue by the Municipal Council and the community. Until a ruling from an official application to Council and or the Land Commission is determined, this remains a item of significant risk to Woodwynn.

Plant Health Protocols – many crops have associated regulations vis-à-vis plant health and some requirements prevent the planting of designated crops; and some conditions negatively impact production and will be avoided – action: all applicable protocols will be followed or those crops avoided.

- Restricted: the Plant Protection Act: Golden Nematode Order¹⁰ (potatoes, certain greenhouse and nursery crops); the Potato Production and Sale (Central Saanich) Restriction Regulations¹¹ (potatoes); and the Eggplant and Tomatoes Production (Central Saanich) Restriction Regulations¹² (filed tomatoes and egg plant) would apply.
- Wire worms: it is reported that the farm has wire worms (this has not been quantified – either severity or extent) and this will restrict the breadth of crop selection primarily root vegetables (particularly potatoes) and certain berry crops.
- Nursery stock: affects movement of some plant species onto Vancouver Island (e.g. Sudden Oak Death Syndrome).

Bill C51 – 2008: what impact that will have on medicinal herb and crops/products for the health food market remains unknown and will be monitored.

Organic Certification – Woodwynn Farm may chose to obtain its National Organic Certification as may be practical.

Insurance: requirements related to a community farm may be significantly different from a normal farm operation (to be determined)

¹⁰ <http://laws.justice.gc.ca/en/showdoc/cr/SOR-80-260///en?page=1>

¹¹ <http://laws.justice.gc.ca/en/showdoc/cr/SOR-82-186///en?page=1>

¹² <http://laws.justice.gc.ca/en/showdoc/cr/SOR-82-448///en?page=1>

3.2 Risk Factors

Aspect: fields south of Hagan Creek have a north facing aspect and field 4s is further shadowed by the grove. This will result in a reduction in heat units but should tend to hold moisture longer – action: to be considered in crop selection decisions.

Water: a number of issues related to water need to be addressed and include:

Hagan Creek – while a source of water for irrigation (in compliance with water license), Hagan Creek is bordered by a significant riparian area and may be a designated salmon habitat stream; two conditions that will need to be managed appropriately – action: develop and implement a riparian area management plan.

Volume – the volume of water available from the three wells may restrict both enterprise choice and size of operations, until further expansion occurs.

Irrigation – agriculture capability of the Woodwynn Farm is Class 2 under irrigation and essentially Class 3 without – action: irrigation will be continued and will be expanded.

Waste water: from food services (both meals and processing) will need to be considered carefully relative to the sensitive nature around Hagan Creek and government regulations.

Drainage: water holding capacity of the soil, while ideal for many crops, will require the installation of drainage for other crops in order to reach full production and or in order to avoid root related diseases (e.g. kiwi fruit, grapes, strawberries, raspberries) – action: install drainage or select other crops as an ‘in the meantime’ action.

Frost: while the frequency and severity of frost is relatively low, the low lying portion of the fields along Hagan Creek will be subject to frost – action: mitigate by appropriate crop selection choices.

Rotation: crop rotation is an essential component of organic farming to mitigate disease conditions, therefore annual crops will be rotated in a manner consistent with the rotation needs of medium-term berry stands. Tree fruit orchards/vineyards will be established within the context of a crop rotation plan.

Humidity – the humidity levels in the Saanich Peninsula can create problems due to fungal and mould infestations.

4.0 Human Resources

The Board of Directors of the Creating Homefulness Society will act as the owners.

The Society is managed by the Executive Director (ED) who will be responsible for all operations of the Society including Woodwynn. The CEO will establish and direct the Farm Management Team as follows.

4.1 Farm Management Team

The head of farm operations (Farm Operations Manager) will report directly to the Chief Executive Officer. All Woodwynn Farm staff will report directly to the Farm Operations Manager. The society will also establish an Advisory Group to assist the Farm Management Team which will perform an advisory function.

4.2 Farm Operations Team

Farm Operations Manager: this position remains vacant and somewhat dependant on decisions related to farming practices and production mix. However, attributes of the farm operations manager will include: direct experience in production agriculture – preference given to experience with multiple enterprise management, organic production, or related experience (urban agriculture and or permaculture), complete with supervisory and financial management experience. Experience working with volunteers considered an asset.

Farm Trainer(s): the farm trainer function¹³ will be provided by individual(s) experienced in agriculture training and skill development. Requisite credential would probably be at the College Diploma (Technology) designation complete with 10 years experience in both institutional and industry settings, preferably working with people

¹³ It is anticipated that members of the WTC interested in a career in agriculture would enroll in a program like Green Certificate in order to prepare themselves for life after the WTC. Additional program options include an Urban Agriculture credential and or Organic Production credential (both which may have to be developed and appropriately certified). See Appendix 16.

with minimal experience. A number of people could be engaged as farm trainers in order to take advantage of their specialized expertise (e.g. horticulture, floriculture, equine, crop production, mechanics, food processing – wet/dry). Familiarity with the Green Certificate or an Apprenticeship program would be an asset.

Farm Workers: the farm workers will consist of members of the Woodwynn Therapeutic Community in particular those that would be engaged in the farm worker training. Advantage of this arrangement is the symbiotic relationship between the farm having its labour needs met while the members of the WTC would have the opportunity for skill development and future farm/industry employment opportunity.

Woodwynn Farm Volunteers: integrating appropriate volunteers into Woodwynn Farm as mentor/ trainers will strengthen both the therapeutic and the skill development component of the community.

4.3 Farm Advisory Team

In keeping with the philosophy of the therapeutic community and the commitment to inclusiveness, Woodwynn Farm will operate with a farm advisory team that would advise the Woodwynn Farm Management Team and ultimately the Board of Directors of the Create Homefulness Society (see appendix 12). In addition, the Farm has a growing list of regional experts that can provide assistance on both a fee-for-service and or voluntary basis (appendix 12A).

5.0 Options

Production options remains contingent on a number of factors. In addition to those listed above, a significant consideration is the priority placed on food production for use of WTC members.

5.1 Market

Production at Woodwynn will be under a market driven approach with a bias to organic production. Woodwynn recognizes the strong consumer loyalty in the Capital Regional District to locally grown food and products will grow crops and raise livestock to meet their preferences. Woodwynn recognizes that the chefs in the Capital Regional District have an eagerness to purchase and support locally grown products and will pay full price for organic produce delivered to the door if the product is consistent in quality and form.

Woodwynn Farm has a number of market options including:

- Consumer direct sales: Our on-site option is our own market and is an ideal opportunity to showcase our program and engage the broader community, while giving participants retail, customer relationships training and experience.¹⁴ Additional considerations: farmers markets; city pocket markets; direct to homes (weekly food basket program); restaurant direct.
- Production and Marketing contracts: with existing producers and marketing cooperatives under contractual agreements provides Woodwynn with some revenue stability and the ability to produce a larger variety of crops without having the added requirement of marketing all their products.
- Processing: see section 5.4 packaging/processing capability

¹⁴ Simply, what is the cost of Woodwynn traveling to two farmers markets in the City vs. having 200 people drive to Woodwynn (triple bottom line accounting including carbon footprint and or total energy consumption accounting).

- Export sales: is an option – further study is required before it becomes part of Woodwynn marketing strategy. Consideration will be given to meeting local needs first and the impact of carbon footprint/energetics of export markets and propensity for support of the 100-mile diet.

5.2 Scale

Woodwynn Farm is of sufficient size to allow for multiple scale forms of practice: i) commercial scale (market gardens, herb, soft-fruit, flowers and or ornamentals); ii) small scale (livestock – beef cattle, pigs, chickens, sheep/goats, plant agriculture and greenhouse); iii) micro-scale (specialty crops).

Incorporating small-to-medium scale food packaging and or processing facilities (both wet and dry processing, refrigerated and frozen lines and storage) for Woodwynn is important. Additional capacity for non-food product processing and the provision of processing capacity or services to Saanich Peninsula farms will also be considered.

5.3 Production

Given Woodwynn Farm resources and the context under which the Society expects the Farm to operate, a myriad of production options remain. It will also select crops and livestock for production with a preference towards food production over ornamentals but always cognizant of profitability. A more complete listing of crops and production options is included as appendix 13.

5.3.1 Crops¹⁵

A number of options remain available for Woodwynn Farm but decisions related to the crop mix (see below) and program (commercial, small-scale, organic, biodynamic, permaculture) are under constant review, and also remain contingent on level of integration of members of the therapeutic community into farming operations (labour, individual market/garden plots) and revenue expectations.

Hay: Currently the main crop of Woodwynn, production can continue as long as it fits the operational plan. Current stands of hay appear to be sound. Application of commercial fertilizer and irrigation enable current production levels. But shifting to organic practices has reduced yields.

It is expected demand for hay products into the horse market (over 1000 head in Central Saanich alone) will remain steady over the next few years – action: hay is considered a viable agricultural crop with fertilizer and irrigation but as an organic crop will need further consideration.

Vegetable Crops: All appropriate vegetable crops are under consideration including sweet corn. Market demand and capacity for ground vines production (e.g. squash and cucumbers) are being tested.

Small Fruits: A number of options are available to Woodwynn Farm and include (but are not limited to):

¹⁵ A number of crops and options have received cursory consideration and are considered unsuitable for Woodwynn; potatoes; tomatoes; eggplant (for reasons stated above); turfgrass (specialized equipment and lack of level ground); and saskatoons (latitude and climate conditions).

- blueberries: commercial blueberry production has begun at the Farm, and commercial production is on the rise in southern Vancouver Island, and the level of demand for organic blueberries is not well established – action: further development.
- raspberries: root rot, wire worms and lack of ideal soil type make are challenges – action: continue to develop
- blackberries: wild blackberries grow profusely on Woodwynn. Commercial blackberry production is still in its development stages – demand for organic blackberries is unknown – action: further consideration.
- strawberries: an option

Tree Fruits and Root Stock: a number of options are available to Woodwynn Farm and include (but are not limited to):

- apples: primarily for cidery. This would be a dedicated crop as cider apples are not considered suitable for the table and the orchard takes a number of years to establish. The potential for a full-scale operation is good – action: further consideration.
- grapes: grapes for the wine industry have become an important Saanich Peninsula crop and may be well suited to the uplands of Woodwynn. Suitability of wine grape varieties considering the nature of the Therapeutic Community concept needs to be considered carefully. Organic grape/raisin production on the Saanich Peninsula is an option.
- asparagus and rhubarb: under consideration

Flowers (cut/bulbs): a well established crop in the Saanich Peninsula, flowers can be successfully brought into the production mix, in particular organic flowers. An option being explored is edible flowers (which would be a small micro-enterprise with sales into specialty restaurants).

Miscellaneous Crops: A number of crops under consideration, and that would require significant development work related to either production techniques and or market

development include: ancient grains, organic mushrooms; herbs (food, medicinal); and heirloom variety produce.

5.3.2 Nursery Stock

There remains a high demand for nursery stock within the Capital Regional District and this is a valid option for Woodwynn. Two main production options have been identified – establish stock on Woodwynn or perform an acclimatization role for stock started in the Fraser Valley. Any production of nursery stock will be in compliance with Agriculture Canada Plant Health Protocols. Both options can be done on a Woodwynn-owned basis or under an ‘agreement to grow’ basis with local (Vancouver Island) or Fraser Valley nursery company. The cost/benefit of nursery stock relative to a commitment to food production will be considered further.

5.3.3 Livestock

Woodwynn Livestock – beef cattle, pigs, chickens, sheep or goats are options under exploration for Woodwynn. There are areas of the farm that are not conducive to crop production and grazing is the most logical activity (Fields 1s, 2&3s, 4s). In that instance, it may be more for vegetation control than as a contributor to revenues. If the livestock used in this manner are considered as contributing to the WTC food supply (subject to compliance with regulations associated with inspection and use within the WTC – i.e. would it (not) be considered own use) then it becomes a beneficial component to overall operations. Red meat slaughter capability on Vancouver Island is possible although quite limited (see Appendix 14) so animals can be raised for meat purposes (for the community and or for sale). Sheep or goats both provide greater therapeutic value than cattle – especially if a small breeding herd was kept and the members of the WTC became involved in lambing and kidding. Organic goat milk production is an (capital intensive) option that will be explored sometime in the future

and would require a considerable change in focus. An initial five-year planning budget is presented as Appendix 15 (see also WW Whole Farm Budget file).

5.3.4 Greenhouse Production (cold and hot house)

Land for greenhouse production is almost unlimited at Woodwynn, heating/cooling requirements and viability of greenhouse production for a number of products is being established – fruit and vegetable starts, winter crops, herbs and medicinals, nutraceuticals, extracts and tinctures. In addition, field scale cold frame facilities that are moveable and that enhance the heat capturing capacity of a field crop are possible: action – further development of both.

5.4 Packaging/ Processing/ Storage Capability

Food processing options for the Saanich Peninsula are somewhat limited therefore, Woodwynn Farm will explore a number of options related to processing capability. Also, there is no product development facility available within BC similar to the Food Processing Development Centre available in Alberta for their processing industry, so the inclusion of a small product development facility could provide a valuable service to the Saanich Peninsula agri-food industry.

Options to explore include: determine viability of packaging (fresh, frozen) and processing (juice, wet and dry processing; not meat) the Woodwynn Farm branded products either on-farm or off-farm depending on regulations and resources (i.e. water needs, waste management requirements etc.). Secondly, explore development of this capacity in concert with local producers who would be interested in processing their own product (i.e. fee-for-service/co-packing; rental of the processing line). Finally, extended and or long-term storage capacity for Woodwynn Farm and Saanich Peninsula

crops and processed food products. Other options may emerge – action: future consideration (say in Year 3 to 5).

6.0 Farm Development

A phased approach to development of Woodwynn Farm as a profitable component to the Woodwynn Therapeutic Community will be implemented. It is based on the understanding that labour will be brought in thru the implementation of the therapeutic program, once municipal permits are secured; and that the fiscal farm year runs from January to December.

Phase 1 – Start-up. October 2015 – December 2016

Completing the farm operations plan¹⁶ is the first step of the development process. This will be initiated by October 2015 and will be completed using one of the following approaches: i) the Farm Operations Manager (new hire to be done shortly permits secured); ii) by a Consultant (reporting to either the Board or the Farm Operations Manager); or iii) both. Input from the Farm Advisory Team will be expected. Key outcome: Farms Operations Plan including decisions related to farm enterprises, an initial farm plan and staging of enterprise developments. Completion Date: Draft – December 2015 – with modifications/updates occurring throughout the crop year; Final Draft – September 2016

2016 cropping option: Farm Operations manager gets to know the land; completes the operations plan; effects repairs to equipment, buildings and fences; continues existing operations.

¹⁶ A key component of the Farm Operations Plan is its financial plan – cash flow and or operating budgets. It is anticipated that organic market garden production can gross \$2.00 per square foot, up to \$3.00 under a cold frame greenhouse production model

While Woodwynn Farm's current production can be characterized as a caretaker function and consists of commercial hay production and hobby scale cattle grazing (~20 head) and 6 acres of food crops, two 2,000 ft² greenhouses, and a small orchard; it is also a sound production model. Total gross revenue is estimated near \$60,000 for 2016 primarily from hay sales and can be increased for 2017 through an expanded irrigation and production effort. Therefore, crop existing fields as hay for 2016, with expanded irrigation effort to all fields accessible by irrigation. Graze cattle on the pasture land. Bee production is optional.

Phase 2 – Initial Development. 2017 through 2021.

Implementation of a 5-year development plan. During this time, the enterprise mix will settle out; staffing and WTC member requirements for labour will become known and more effectively managed; cropping rotations will be initiated; cane and orchard stock will be established (later in the development phase) as the farm moves to revenue positive. Expectation: by 2017 the farm operations plan will be in place, the farm will contribute effectively to the food requirements of the WTC; and revenue contributions will become positive (by 2019 at the latest).

Phase 3 – Secondary Development. 2019 through 2015.

A secondary round of developments will occur related to establishment of packaging/processing capability, harvests from orchard stock (that took years to establish); and reaping the benefits of deep integration of WTC members into the farming operations. Revenue contributions are expected to be significant.

7.0 Summary

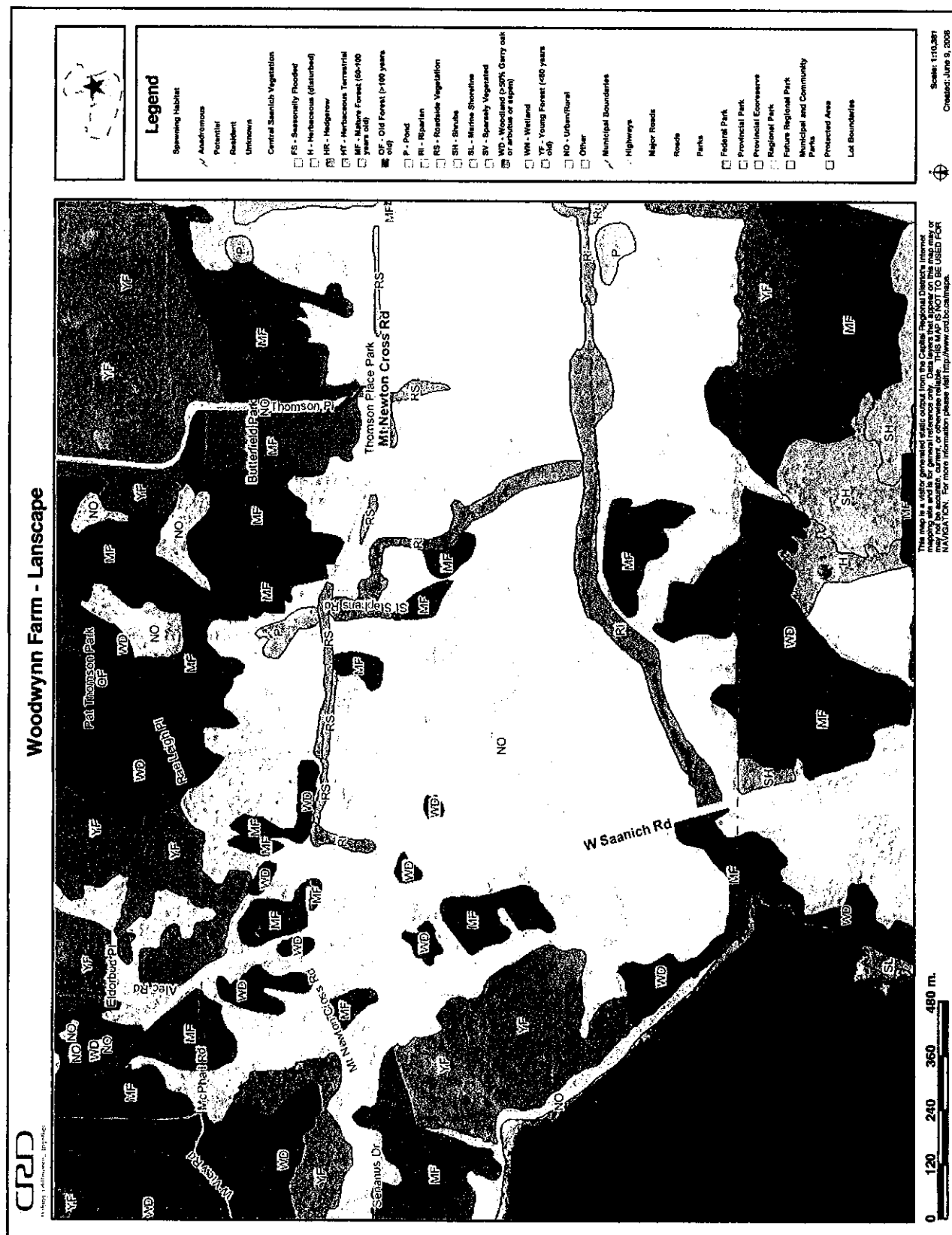
Woodwynn Farm is being developed as an integral component of the Woodwynn Therapeutic Community. It will serve many purposes but primarily an integrated healing-working-training-revenue generating activity. The physical and therapeutic resources of Woodwynn are known, its human and financial resources remain contingent. The detailed Farm Operations Plan will be developed immediately upon transfer of ownership and establishment of the Farm Management Team. A phase-in approach to operations is planned as an initial 16 month phase (start-up); a five-year development phase (production focused); followed by a 5-year secondary development phase (processing focused). The current goal is for Farm Operations to be revenue positive by Year Five (2019 crop year).

8.0 Appendices

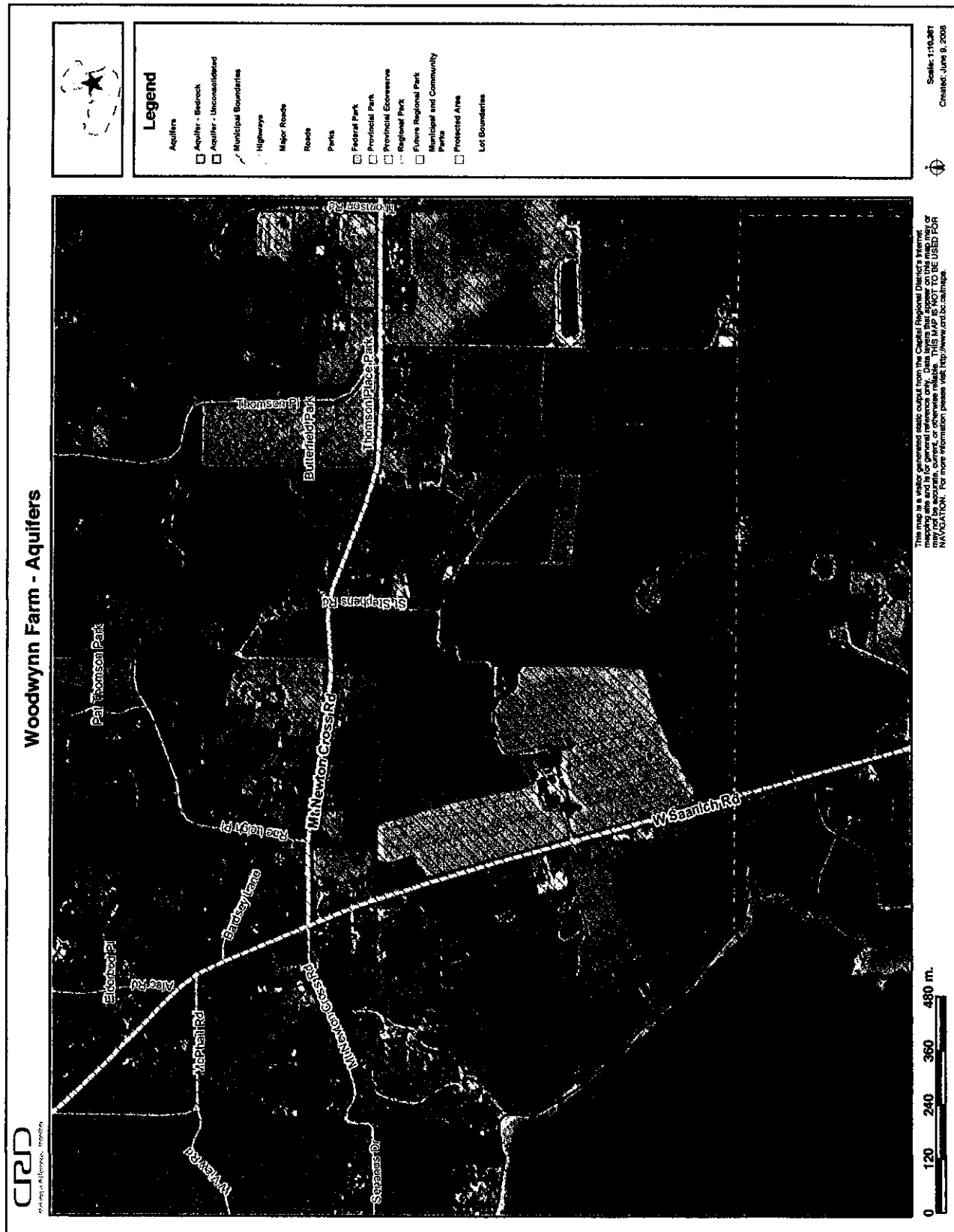
- Appendix 1 – Woodwynn Farm – Orthophoto 2007
- Appendix 2 – Woodwynn Farm - Landscapes
- Appendix 3 – Woodwynn Farm – Aquifer
- Appendix 4 – Woodwynn Farm – Watershed
- Appendix 5 – Woodwynn Farm – Soil Types
- Appendix 5A – Soils of the Municipality of Central Saanich
- Appendix 6A & B – Agricultural Land Reserves – Agricultural Capability & Land Use
- Appendix 7 – Woodwynn Farm Map
- Appendix 8 – Woodwynn Farm - Buildings
- Appendix 9 – Woodwynn Farm – Equipment List
- Appendix 10 – Woodwynn Farm - Wells
- Appendix 11 – Woodwynn Farm Advisory Team
- Appendix 11A – Woodwynn Farm Resource and Links
- Appendix 12 – Agricultural crops, activities and agro forestry options for the Saanich Peninsula.
- Appendix 13 – Red Meat Slaughter Facilities (BC)
- Appendix 14 – Woodwynn Farms – Initial 5-Year Planning Budget
- Appendix 15 Green Certificate Agricultural Training Program

Appendix 1

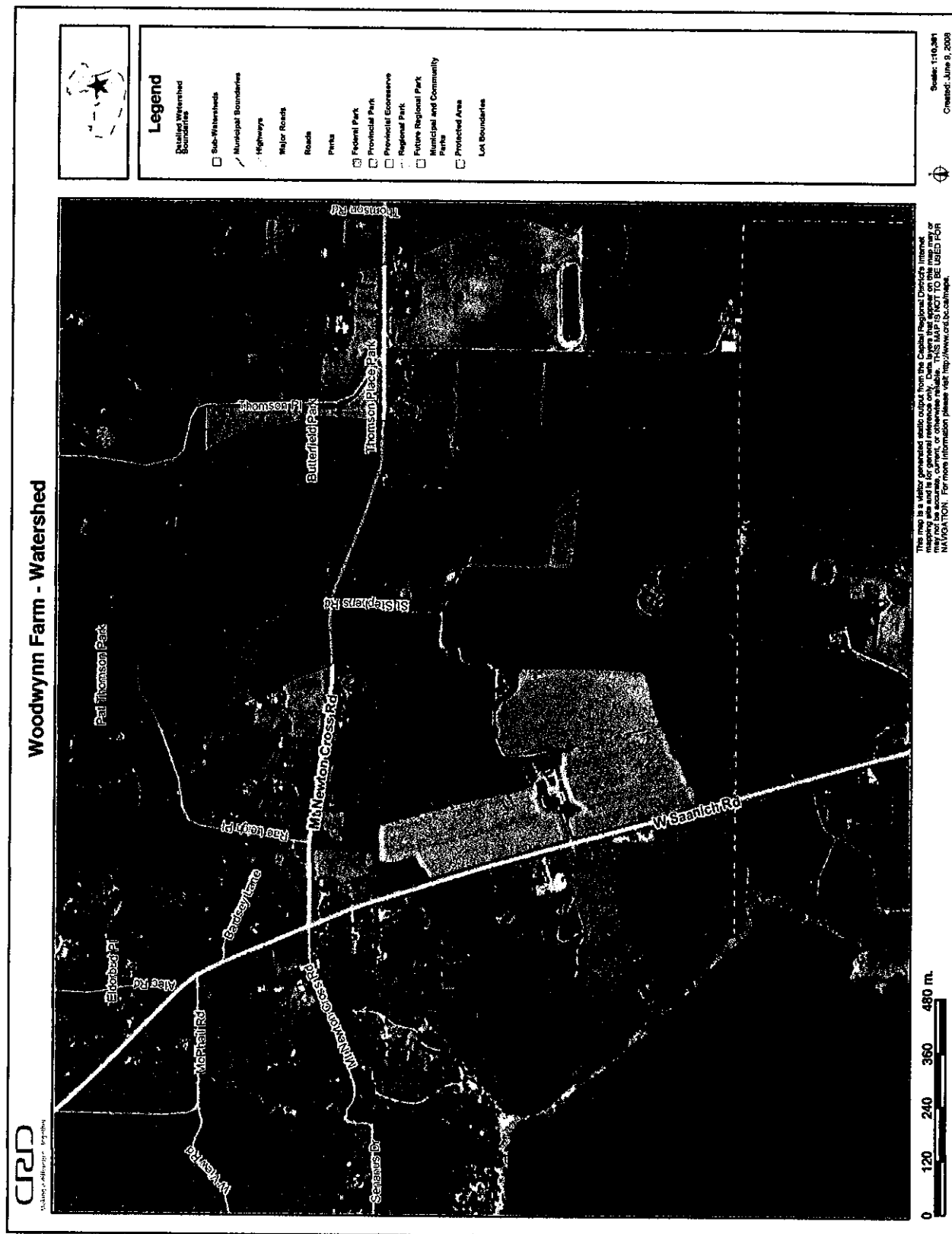




Appendix 3



Appendix 4



Appendix 5A

SOILS OF THE MUNICIPALITY OF CENTRAL SAANICH

1. Explanatory Notes

The following boxes describe some of the important characteristics of the soils in the Municipality of Central Saanich. The soils are mapped at 1: 10,000 scale and have been re-plotted at 1:20,000 scale for this atlas production.

2. Example of Map Symbol

Lyle Ottenbrite to insert diagram showing map symbol

The above symbol indicates that 60% of the map polygon consists of the Saturna: very shallow, lithic phase soil. The topography of the Saturna soil area ranges from Class 4 to 6 slopes (slopes range between 6 and 30%); and the coarse fragment class is C3 (coarse fragment content is between 21 and 40% or cobbles and stones occupy 6 to 15% of the sieved soil).

40% of the map polygon consists of the Cowichan : peaty phase soil. The topography of the Cowichan soil area is Class 2 (slopes range from 0.5 to 2%); and the coarse fragment content is between 0 and 5% or cobbles and stones occupy less than 0.01% of the sieved soil.

Topographic and coarse fragment classes are not repeated for the less common soil when they are identical to the most common soil.

Note: Topographic and coarse fragment classes are not usually given for miscellaneous land types. The symbol N/A (not applicable) is used. Example:
MD1:N/A

3. Miscellaneous Land Types

SYMBOL	DESCRIPTION
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CB	Active Coastal Beaches	Present day sandy and gravelly beach areas.
ER	Eroded Scarps	Steep scarps on unconsolidated material.
MD	Made Land	Areas which have been drastically altered by the activities of man.
MD1	Urban and Transportation	Housing, paved areas, airports and similar land uses.
MD2	Gravel Pits	Excavations from which unconsolidated material has, or is being removed.
MD3	Quarries	Excavations from which large quantities of bedrock have, or are being removed.
RO	Rock Outcrop	Undifferentiated rock areas.
R01	Sandstone	-
R04	Volcanics	-
SS2	Steep Slopes (medium to fine texture)	Gullies and other steep terrain with slopes in excess of 45%.
W	Water	

4. Soil Description

SOIL MAP SYMB OL	SOIL NAME	SOIL TEXTURE AND PARENT MATERIAL	DRAINAGE	SOIL TAXONOMY
BD	BEDDIS	Loamy sand or sandy loam fluvial and marine deposits.	Rapid to well	Orthic Dystric Brunisol (Orthic Humo-Ferric Podzol)
BE	BRIGANT INE	Loamy sand or sandy loam fluvial and marine deposits over silty marine deposits.	Imperfect; perched water table	Gleyed Dystric Brunisol
BH	BELLHOU SE	Shallow, gravelly sandy loam or gravelly loamy sand, colluvial and morainal deposits over sandstone.	Rapid	Sombric Humo-Ferric Podzol
BO	BOWSER	Loamy sand or sandy loam fluvial and marine deposits over silty marine deposits.	Imperfect; perched water table	Gleyed Humo-Ferric Podzol
BY	BAYNES	Loamy sand or sandy loam fluvial and marine deposits.	Imperfect	Gleyed Dystric Brunisol (Gleyed Humo-Ferric Podzol)

CF	CROFTON	Silt loam to fine sandy loam fluvial deposits.	Poor; high water table	Orthic Humic Gleysol (Rego Humic Gleysol)
CH	CHEMANI US	Silt loam to fine sandy loam fluvial deposits.	Moderately well; seasonal water table	Orthic Dystric Brunisol (Cumulic Regosol)
CO	COWICHAN	Silty clay loam or silt loam marine deposits.	Poor; high perched water table	Humic Luvisol (Orthic Humic Gleysol)
CR	CORYDON	Siltloam to fine sandy loam saline fluvial deposits.	Poor; tide influenced water table	Rego Humic Gleysol (Orthic Humic Gleysol)
DA	DENMAN ISLAND	Loamy sand or sandy loam fluvial, fluvioglacial and marine deposits.	Poor; seepage; perched water table	Orthic Humic Gleysol
DN	DOUGAN	Gravelly silt loam marine deposits over coarse-textured marine, fluvial and morainal deposits.	Moderately well	Orthic Dystric Brunisol
DW	DASHWOOD	Very gravelly loamy sand marine, fluvioglacial and fluvial deposits over morainal deposits.	Well	Duric Dystric Brunisol (Duric Humo-Ferric Podzol)

FB	FAIRBRI DGE	Silt loam marine deposits.	Imperfect; seasonally perched water table	Gleyed Eluviated Dystric Brunisol (Gleyed Dystric Brunisol)
GA	GALIANO	Shallow, gravelly loam or gravelly sandy loam morainal or colluvial deposits over siltstone or shale.	Well to moderately well	Orthic Dystric Brunisol
HT	HILLBAN K	Silt loam marine deposits.	Moderately well	Orthic Dystric Brunisol (Eluviated Dystric Brunisol)
KH	KOKSILA H	Very gravelly sandy loam morainal deposits.	Poor; perched water table	Orthic Humic Gleysol
KT	KULLEET	Shallow silt loam marine deposits over very gravelly loamy sand fluvial and marine deposits.	Imperfect; seasonally perched water table	Gleyed Dystric Brunisol
KY	KYE	Loamy sand or sandy loam fluvial or marine deposits.	Rapid to well	Orthic Humo-Ferric Podzol
MB	MILLBAY	Shallow silt loam marine deposits over coarse-textured morainal deposits.	Moderately well to imperfect	Duric Dystric Brunisol

ME	MEXICAN A	Gravelly sandy loam or gravelly loam morainal deposits.	Moderately well to well	Orthic Dystric Brunisol (Orthic Humo-Ferric Podzol)
MT	METCHOS IN	More than 160 cm of well decomposed organic deposits.	Very poor; high water table	Typic Humisol
MY	MAPLE BAY	Shallow silt loam marine deposits over siltstone or shale.	Moderately well to well	Orthic Dystric Brunisol
PA	PARKSVI LLE	Between 30 cm and 100 cm of sandy loam or loamy sand marine deposits over silt loam or silty clay loam marine deposits.	Poor; seasonally high perched water table	Orthic Humic Gleysol
QL	QUENNEL L	Very gravelly sandy loam to very gravelly sand fluvial, fluvioglacial or marine deposits.	Rapid	Orthic Humo-Ferric Podzol
QU	QUALICU M	Very gravelly sandy loam to very gravelly sand fluvial, fluvioglacial or marine deposits.	Rapid	Orthic Dystric Brunisol
RN	ROYSTON	Gravelly silt loam or gravelly silty clay loam morainal deposits.	Imperfect; fluctuating, seasonally perched water table; seepage	Gleyed Dystric Brunisol

RY	RUMSLEY	Shallow very gravelly sandy loam colluvial or morainal deposits over volcanic and intrusive bedrock.	Well to rapid	Orthic Dystric Brunisol (Orthic Humo-Ferric Podzol)
SA	SAANICH TON	Silt loam and silty clay loam marine deposits.	Imperfect	Gleyed Brunisolic Gray Brown Luvisol (Gleyed Gray Brown Luvisol)
SH	SHAWNIG AN	Very gravelly sandy loam or very gravelly loamy sand morainal deposits.	Moderately well to well	Duric Dystric Brunisol
SM	ST. MARY	Gravelly loamy sand over silty marine over morainal deposits.	Imperfect	Gleyed Dystric Brunisol (Gleyed Humo-Ferric Podzol)
ST	SATURNA	Shallow very gravelly loam to very gravelly loamy sand colluvial or morainal deposits over sandstone.	Rapid	Orthic Dystric Brunisol (Orthic Humo-Ferric Podzol)
TL	TOLMIE	Between 10 and 30 cm of sandy loam or loamy sand marine deposits over silty clay loam marine deposits.	Poor; seasonally high perched water table	Orthic Humic Gleysol

TR	TRINCOM ALI	Gravelly loamy sand or gravelly sandy loam marine over morainal deposits.	Imperfect (mod.-well)	Gleyed Dystric Brunisol (Orthic Dystric Brunisol)
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5. Soil Phase and Variant Symbols

SYMBOL	DESCRIPTION
a	Sombric variant.
co	Cobbly (>20% cobbles and/or stones by volume).
g	Gravelly (20 to 50% coarse fragments by volume).
id	Imperfectly drained (gleyed subgroups).
12	Shallow lithic (between 50 and 100 cm to bedrock).
13	Very shallow lithic (between 10 and 50 cm to bedrock).
lo	Loam texture (<50 cm of medium-textured capping).
mc	Moderately to strongly cemented soil horizons.
md	Moderately well to well drained (drier) (i.e. Ortho Dystric Brunisol in a Gleyed Dystric Brunisol soil map unit).
pt	Peaty (between 10 and 40 cm of humic or mesic organic material over mineral soil).
pd	Poorly drained (gleysolic).
r	Rubbly/blocky (>50% rubbly or blocky material by volume).
s	Shallow (50-100 cm) capping over another parent material or strongly contrasting texture.
so	Shallow organic (between 40 and 160 cm to mineral deposit).

t	Taxadjunct – taxonomy change. Specific classification given in soil report (see Box B).
vg	Very gravelly (>50% coarse fragments by volume).
vs	Very shallow (10-50 cm) capping over another parent material or strongly contrasting texture.
w	Strongly mottled phase. Prominent mottling within 50 cm of the surface.
wc	Weakly cemented soil horizons.

6. Coarse Fragment Classes

(coarse fragments >2.5 cm in diameter in the upper 25 cm of soil)	
C0	Total coarse fragment content is less than 5% by volume or cobbles and stones occupy less than 0.01% of the sieved soil.
C1	Coarse fragments offer only slight hindrance to cultivation. Total coarse fragment content is less than 10% or cobbles and stones occupy less than 1% of the sieved soil.
C2	Coarse fragments cause significant interference with cultivation. Total coarse fragment content is 11 to 20% or cobbles and stones occupy 2 to 5% of the sieved soil.
C3	Coarse fragment content is a serious handicap to cultivation. Total coarse fragment content is 21 to 40% or cobbles and stones occupy 6 to 15% of the sieved soil.
C4	Coarse fragment content prevents sustained cultivation until considerable picking has been done. Total coarse fragment content is 41 to 60% or cobbles and stones occupy 16 to 30% of the sieved soil.

C5	Coarse fragment content is sufficient to make the application of improvement practices impractical. Total coarse fragment content is >60% or cobbles and stones occupy >30% of the sieved soil.
----	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7. Topographic Classes

SLOPE CLASS	PERCENT SLOPE	APPROXIMATE DEGREES	TERMINOLOGY
1	0-0.5	0	Level
2	0.5-2	0.3-1	Nearly level
3	2-5	1-3	Very gentle slopes
4	6-9	3.5-5	Gentle slopes
5	10-15	6-8.5	Moderate slopes
6	16-30	9-17	Strong slopes
7	31-45	18-24	Very strong slopes
8	46-70	25-35	Extreme slopes
9	71-100	35-45	Steep slopes
10	>100	>45	Very steep slopes

8. Sources of Further Information

Jungen, J.R., P. Sanborn and P.J. Christie. 1985. Soils of Southeast Vancouver Island: Duncan-Nanaimo Area. MOE Technical Report 15, British Columbia Ministry of Environment and Ministry of Agriculture and Food, Kelowna, British Columbia.

Day, J.H., L. Farstad and D.G. Laird. 1959. Soil Survey of Southeast Vancouver Island and Gulf Islands. Report No.

6. Research Branch, Canada Department of Agriculture,
Ottawa.

Soil maps and reports are available from:

9. Credits

Mapping completed by: Robert E. Maxwell

Date mapped: 1998

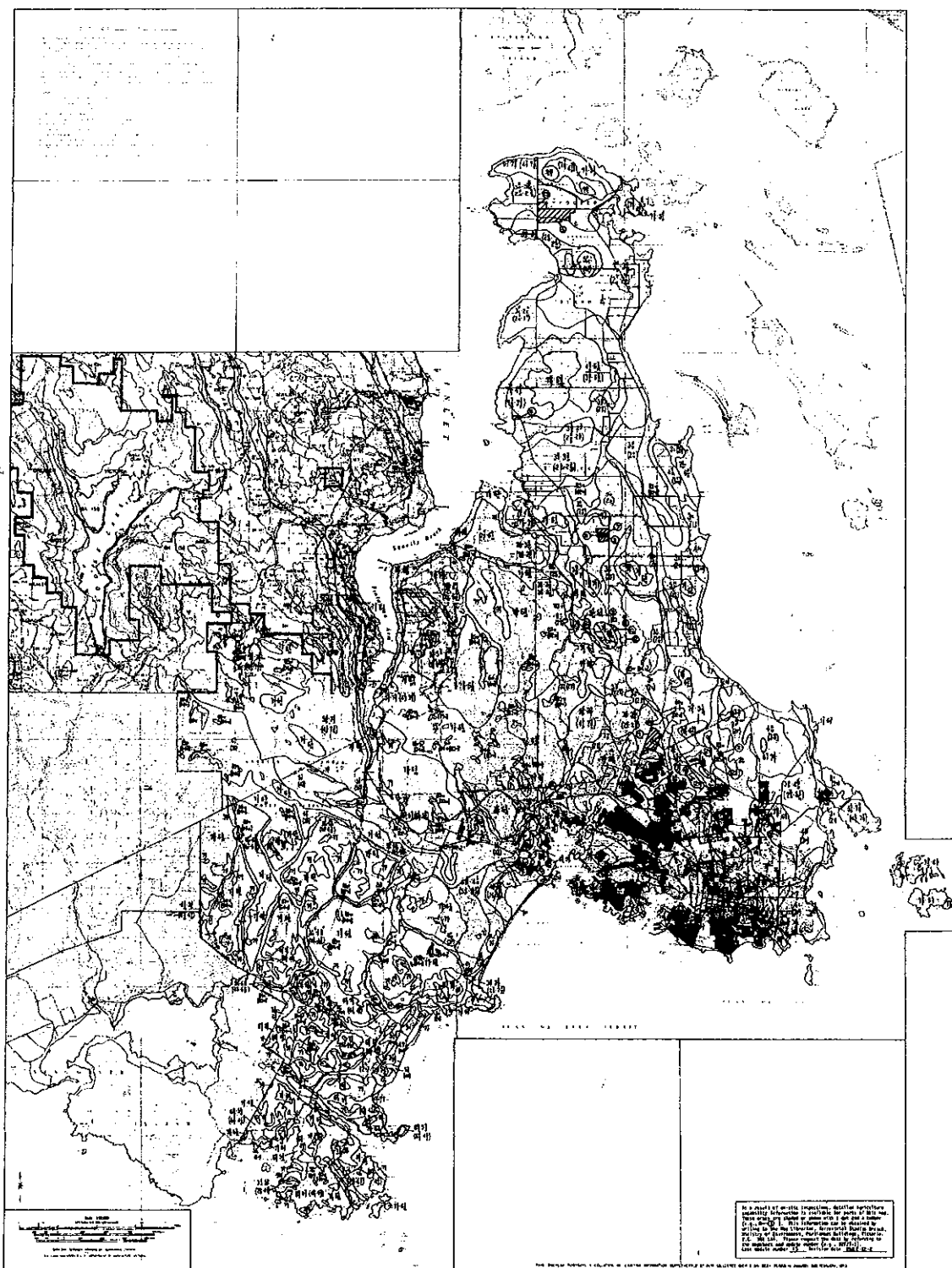
Date and scale of air photography: 1990 and 1997; 1:10
000

Drafted by:

Base map provided by: PIM and TRIM???

Appendix 6B

SIX

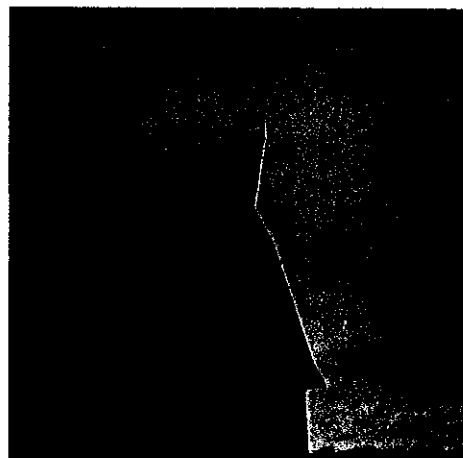
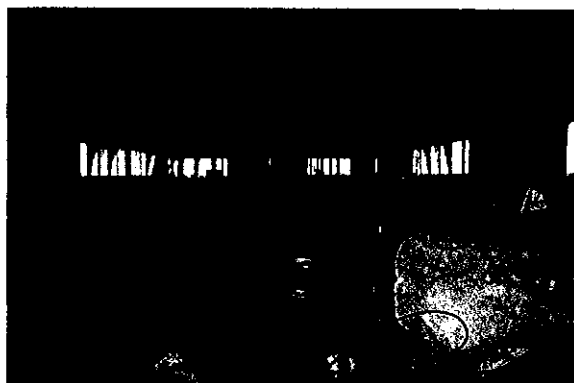
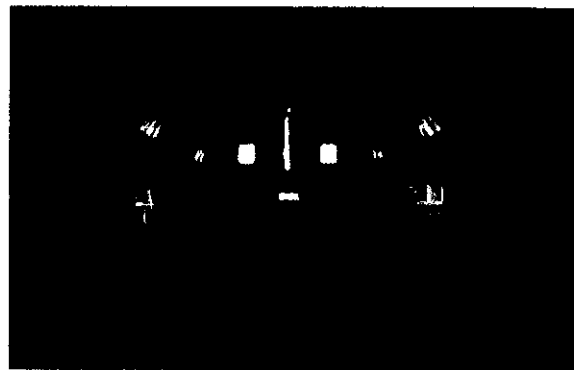
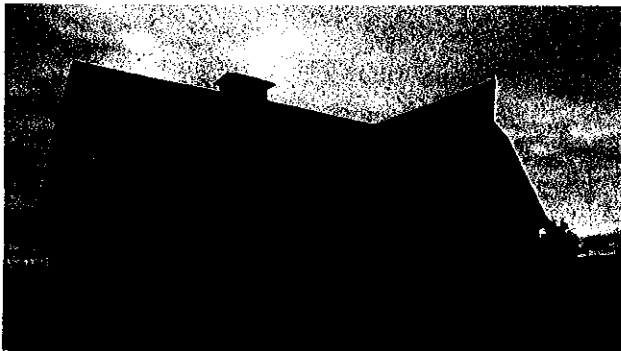


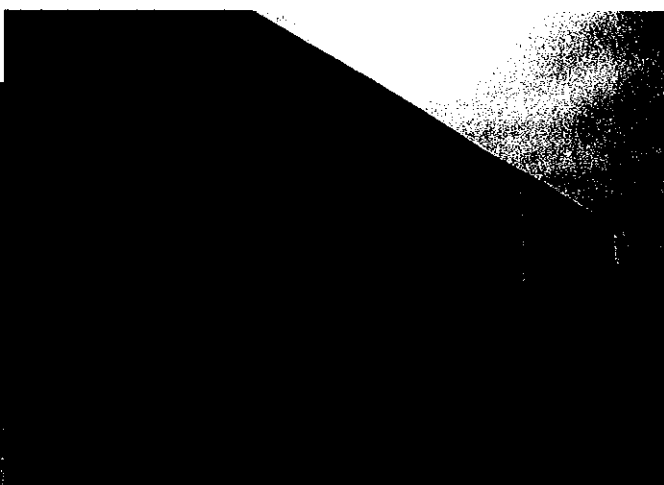
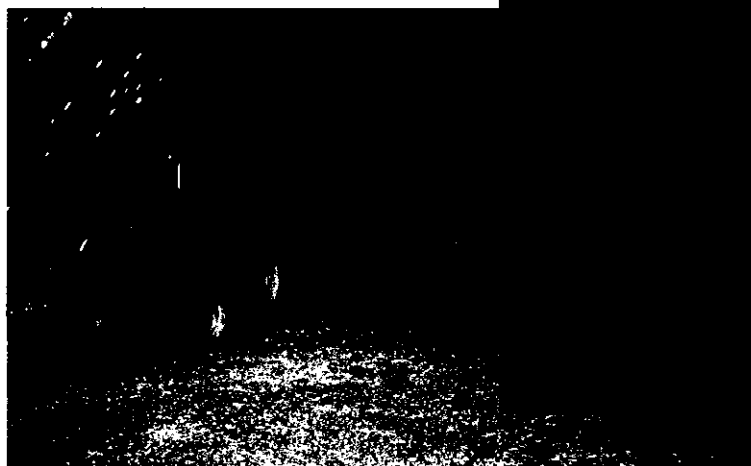
Appendix 8



Office, Trailer, Mechanics Shed, Equipment Shed and Bull Pen – Looking east from the Office.

West Barn – North view; hay mow; south peak; inside from south door.



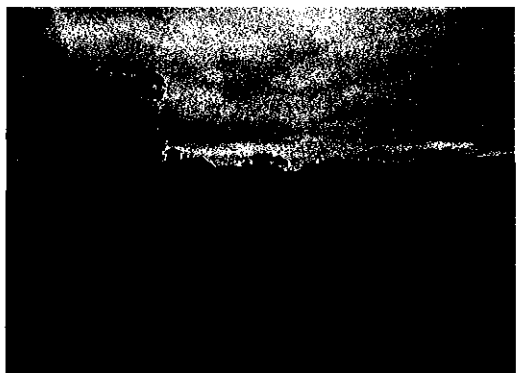


Top Row – equipment shed main yard

Middle Row – hay shed – main yard

Bottom Right – equipment shed – east of main yard.

Bottom– Main Yard looking SE





Clockwise from top right: Main Stables from the east paddock; horse barn; tack shed; calf pen in main stables; horse in paddock; inside exercise area in

Appendix 9

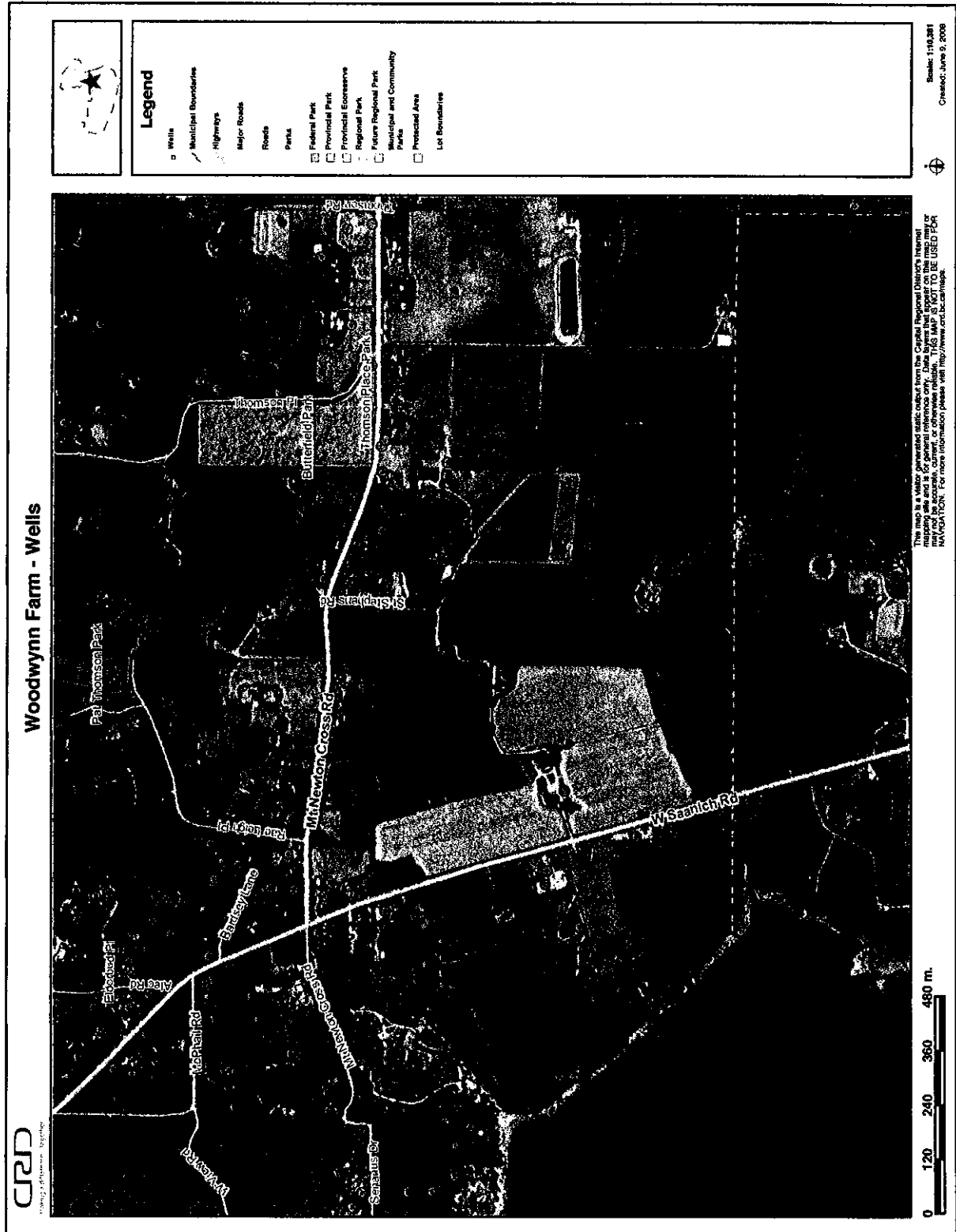
Items to be included with sale of Woodwynn Farm

ITEM

Kubota MD 4x4
 Kubota 4x2
 Ford 6600
 Case Baler 8545
 New Holland baler 315
 Vicon fertilizer spreader
 Hay Rake
 3 point tine harrow
 J D tedder
 Aerway
 New Holland Flail mower
 Haybine mower
 Brush mower (yellow)
 Pallet jack
 PTO generator
 Harrow
 Air Compressor
 Case Backhoe 580
 PTO generator
 Roller
 Haybine mower
 Flail Mower
 Alamo ditch mower
 Ford 8000 Dump truck
 Roller tables x9
 PTO cement mixer
 Fridge (green)
 Microwave
 Scalesx2
 Irrigation line 5in and 3in
 Disc harrow
 Fuel tanks (2)
 Post fixcoil
 Vicon Mower (small)
 PTO post hole digger
 Hay elevator (1)
 Hardi sprayer 3 point/PTO
 Misc electric fence supplies

**Note due a combination of our requirements and age of the equipment
 some features are not functional**

Appendix 10



Appendix 11 Farm Advisory Team

Members of the team include:

Bruce Rutley PhD PAg, President, Rutley Ventures Ltd. has been a Professional Agrologist since 1976. He brings to Woodwynn a variety of experiences including: having grown up on a farm (Chilliwack BC); owner-operator of a family farm (dairy); 15 years in the post secondary system as an instructor and administrator of agriculture technology programs; and community development experience related to management of multi-partner multi-community projects, and business coaching to start-up farm entrepreneurs.

Dr. Kent Mullinix

**Director, Institute for Sustainable Food Systems,
Kwantlen Polytechnic University**

As Director of ISFS, Dr. Mullinix oversees all of the Institute's research projects, two farm school programs, and other initiatives. He additionally works closely with staff and faculty in the Sustainable Agriculture program here at KPU. Mullinix's research focuses on ecologically sound crop production, agriculture education programming, sustainable agriculture and food systems, and family-based agriculture revitalization as a foundational and integral element of sustainable society. Additionally Mullinix conceived and led the development of the B.A.Sc. Sustainable Agriculture degree at KPU and is now closely involved in its implementation. He also led the conceptualization and implementation of the Richmond Farm School and Tsawwassen First Nation Farm School. Mullinix is an Adjunct Professor in The Faculty of Land and Food Systems at the University of British Columbia and serves on the editorial board of the North American Colleges and Teachers of Agriculture Journal.

Mullinix attended the University of Missouri where he earned a B.S. in Agriculture (major horticulture with emphasis on fruit and vegetable production), M.S. in Horticulture (specializing in Pomology) and Ph.D. in Agriculture Education (specializing in curriculum and program development, crop sciences and soil conservation). He also earned a Ph.D. from the University of British Columbia in Plant Science (specializing in integrated pest management). He is a Professional Agrologist-British Columbia Institute of Agrologists. Before joining KPU, Mullinix held the Endowed Joint Chair in Pomology and was an Associate Professor (fruit crops production/ degree program administration), Department of Horticulture and Landscape Architecture, Washington State University. Prior he was a fruit crops research specialist for the Universities of Missouri, Minnesota and Kentucky.

Mullinix has lived and worked on a diversified family farm in central Missouri, owned and operated (with his family for 15 years) a pear orchard on the eastern slopes of the Cascade Mountains, and for 14 years provided direct oversight for the planning, establishment and management of a 45 acre organically farmed apple, sweet cherry and peach teaching and demonstration orchard in north central Washington.
Email: kent.mullinix@kpu.ca

Dr. Michael Bomford

Faculty, Sustainable Agriculture & Food Systems, Kwantlen Polytechnic University

Mike has returned to BC from Kentucky, where he spent 10 years at Kentucky State University (KSU), leading research, extension, and teaching programs related to organic agriculture, with an emphasis on small farms. Before going to Kentucky, he completed a PhD at West Virginia University, conducting companion planting research on a newly-certified organic farm. He grew up the son of a District Agriculturalist among the expansive grain farms of BC's Peace River region and earned degrees in plant science and agricultural pest management at UBC and SFU.

A passionate teacher, Mike helped launch a new Sustainable Agriculture degree program at the University of Kentucky in 2006; followed by a new Master of Science in Environmental Studies at KSU in 2010; and a new Bachelor of Agriculture, Food and Environment degree at KSU in 2012. In 2013 he was given his College's Outstanding Teacher award and the USDA's Honor Award for Excellence. He looks forward to applying this experience at KPU during the growth and development its new Sustainable Agriculture degree program.

Mike is very interested in the intersection between food and energy. He has explored energy consumption and greenhouse gas emissions associated with farming and food systems, and experimented with renewable energy production techniques for small farms.

Email: Michael.Bomford@kpu.ca

Appendix 11A. Resources and Links (a place to start)

A. People

Mary Alice Johnson, Farmer, Seed Saver, Educator
Organic Food Production
ALM Organic Farm, Sooke BC V0S 1N0
250-642-2131 e-mail: alm@islandnet.com
Website: www.almfarms.org

David Tattam, EFP Planning Advisor
Canada-British Columbia Environmental Farm Plan Program
5070 McLay Road, Duncan BC V9L 6S1
250-746-7666 e-mail: dtattam@shaw.ca

Mark Sweeney
BC Ministry of Agriculture and Lands
604-556-3001

John Luymes, P.Eng.
Building Engineer
BC Ministry of Agriculture and Lands
Abbotsford BC

Rob Kline, P.Ag.
Regional Agriculture
BC Ministry of Agriculture and Lands
808 Douglas Street,
Victoria BC
250-

Bob Maxwell – soils
250-652-1968

Brent Warriner P.Ag.
Direct Farm Market / Agri-tourism/ horticulture

Don Ollsin
Medicinal Herbs/ Mushrooms
Fernwood BC
don@herbalhealingpathway.com

Small Scale Food Processors Association

B. Information

BC Government – Ministry of Agriculture and Lands – Info Basket (general/technical):
This site has a complete listing of information relative to agriculture production in BC
– both traditional and organic forms.

<http://infobasket.gov.bc.ca/portal/server.pt>

Enterprise Budgets (technical):

A variety of enterprise based budgets for agricultural production in BC. All are historical – all are out of date relative to fuel and land cost increases in recent years/months. All require updating specific to the Woodwynn situation.

http://www.agf.gov.bc.ca/busmgmt/budgets_pfp.htm

Flowers – cut (technical):

A BCMAL factsheet on growing cut flowers

<http://www.agf.gov.bc.ca/ornamentals/floriculture/fieldcut.pdf>

Flowers – edible (general):

A short posting on edible flowers – National Sustainable Agriculture Information Service – posted in 2004. <http://attra.ncat.org/attra-pub/edibleflowers.html>

The printable PDF version of the entire document (7 pages) is available at:

<http://attra.ncat.org/attra-pub/PDF/edibleflowers.pdf>

Mushrooms (general):

An overview of organic mushrooms by the Organic Organization

<http://www.organic.org/articles/showarticle/article-183>

Organic Farming (general)

Opinion on organic farming in Canada – note that this is also a portal to other topics related to organic farming.

http://eap.mcgill.ca/MagRack/COG/COG_H_94_05.htm

Treefruits (technical)

This publication focuses on production and marketing of organic fruits and nuts, highlighting a systems approach to orchard production and farm management

<http://attra.ncat.org/attra-pub/fruitover.html>

Urban Agriculture (general):

– website of the Vancouver based organization that has been around since 1978

<http://www.cityfarmer.org/>

Appendix 12

Agricultural crops, activities and agro forestry options for the Saanich Peninsula.

Derek Masselink

Group 1 Annual Crops

Soil based - Summer and Fall crops, annuals

A Soil Management Group has a reasonable likelihood with further research and expert advice of growing the following crops.

Example listing only

Horticultural Nursery (#2) - soil bound

Growing of flowers

Summer and Fall Field Vegetables

Beans, Peas

Pumpkins

Beets and Sugar Beets

(Carrots may not grow)

Zucchini

Gourds

Potatoes

Squash, Marrow

Spinach

Lettuces

Brussels sprouts

Cabbages Broccoli Cauliflower

Radishes

Swiss chard

Chives

Cucumbers

Specialty Crops

Yams, Sweet potatoes

Seed Farm

Flowers

Vegetables

Herbs

Chinese, Asia Vegetables

Bok Choy

Eggplant

Gai choy

Gai lon

Gobo

Lo bok

Long beans

Long squash

Moo

Okra

On choy

Yu choy

Grains Summer Fall

Wheat

Other grains

Forage Crops (note, if lower winter water tables are maintained selected forage crops should grow all year)

Group 2 Perennial Crops

Soil based-Perennials over Wintering Crops

A Soil Management Group has a reasonable likelihood with further research and expert advice of growing the following crops.

Note: The following largely require well drained soils, and/or modified growing areas such as elevated surfaces or raised beds to keep roots away from high winter water tables. The winter water tables could be 30 to 70cm from the surface. The soils are damp throughout the winter months.

Examples only

Winter vegetables

Kale, Hardy Lettuces, Brussels sprouts, Cabbage, Broccoli

Herbs, Herb Farm

Arugula
Chervil
Borage
Capers
Coriander
Dandelion
Fennel
Mustard
Juncama
Lambs Quarters
Hon Tsai Tai
Horse radish
kohlrabi

Medicinal Plants

nettles
Goldenseal
Valerian
St. John's Wort
Evening primrose
Dandelion
Garlic
Skullcap

Berries (raised beds) maybe Marginal

(note area is damp / wet and very prone to root fungus and other diseases)

Strawberries
Currants
Raspberries
Tay berries
Logan berries
Gooseberries
Cranberries

Specialty Crops

Blueberries

Rhubarb

Forage Crops (note, if lower winter water tables are maintained selected forage crops should grow all year)

Tree Fruits Marginal

(note area is damp / wet and very prone to foliar fungus and other diseases)

Apples, Plums, Pears, Quince, Crabapple, Cherry, Nuts

Group 3 Agri tourism Activities

Agri-tourism, Activity Areas, raised and modified surfaces for all season use.

Soil Management Groups which are the most conducive for intensive use activities and likely require the least management and modification inputs.

Example list

Egg Sales

Bees, Honey production

Soap Making

Cheese sales

Lama, Goats, Sheep

Wool Products

Weaving

Farm Tours

Brown Box Delivery

Swine

Pork sales

Processed Chickens, ducks, geese

Eggs and meat birds sale outlets

Catered Events

Horticultural, Nursery

Sales outlet

Demonstration Farms

Community Allotment Gardens

Seasonal Themes

Christmas Products

Holly

Christmas Trees

Wreath making

Swags

Dried decorative products

Thanksgiving Products

Turkeys

Ducks

Geese

Squash

Gourds

Potatoes

Brussel Sprouts

Herbs
Pickles
Carrots
Turnips
Decorative Greens
Late Flowers
Dried arrangements

Halloween events and products

Pumpkins

Fruit and Vegetable Processing, value added

Quick Freezing
Canning
Preserves jams and jellies
Drying – herbs
Pickling
Vinegars
Pressing, juice production

Meat Processing, Sausage making

Smoking
Packaging
Sales Outlet

Water bottling

** maybe a pure water well ?

Sweets

Jams, jellies
Ice cream
Sorbets
Candy making

Bakery, Sales Outlet

Breads, buns
Pies
Cookies

Group 4 Activities and crops forestry

Agro-forestry

Intensive agro forestry systems

Poplar culture

Intergrated agro forestry systems

Forest Mushrooms

Decorative greens

Cedar products

Berries

Forest and Park Programs

Trails and paths

Viewing sites and platforms

Nature studies

Quietness appreciation sites

History displays

Bird watching

Conservation zones

Habitat restoration shrubs and trees

Creation of ponds and wetlands

Grassland restoration

Group 5 Intensive Activities

Non soil based Intensive Agricultural Systems

Green houses

Plant propagation facilities

Horticultural sales and storage

Mushroom growing

Poultry rearing facilities

Swine rearing facilities

Small scale dairy

Cheese making

Vegetable processing

Composting and manure handling and storage

Equestrian facilities and barns

Food packaging

Vegetable storage, sorting and packaging

Flower preparation and sales

Vegetable washing and sorting facilities

Appendix 13 Food Processing Information

A. Food

Processing – Food – Large Scale (general)

BC Food Processors website – a great website to access information from the perspective of how changes in government rules/regulations will have on the food processing industry – both large and small

<http://www.bcfpa.ca/>

Processing – Food – Small Scale (general ⇒ technical)

The home site of the small scale food processors association – probably more appropriate to the scale that Woodwynn will identify with.

<http://www.ssfpa.net/>

B. Poultry

Processing – Poultry (technical)

Contains summary and links to information on plans for mobile poultry processing plans.

<http://www.bcfpa.ca/mies.html>

C. Red Meat

Processing – Red Meat (general ⇒ technical)

1. Meat Programs – BC Centre for Disease Control – the process for achieving licensing of a meat processing facility in BC is found here.

<http://www.bccdc.org/content.php?item=144>

1A. List of BC Slaughter Facilities – as at May 30 2008

<http://www.bccdc.org/downloads/pdf/fps/reports/Meat%20Plant%20Establishment-WEB%20VERSION.pdf>

2. The BCFPA site referencing changes to the meat slaughter requirements and the assistance program that will enable facilities to meet the new regulations (Sept 30, 2007)

<http://www.bcfpa.ca/mtap.html>

3. Can't Slaughter like you used to – The Tyee

A good news media article about how the changes in the slaughter regulations will impact small scale operations in BC.

<http://thetyee.ca/News/2006/02/08/SlaughterUsedTo/>

Appendix 15 Green Certificate Agricultural Training Program

[http://www1.agric.gov.ab.ca/\\$department/deptdocs.nsf/all/grc6643](http://www1.agric.gov.ab.ca/$department/deptdocs.nsf/all/grc6643)



What is the Green Certificate Program?

[Introduction](#) | [Training levels](#) | [Specializations](#) | [Green certificate people](#) | [Training process](#) | [Conclusion](#)

The Green Certificate Program is an industry driven training program. Its apprenticeship style of delivery ensures that participants learn through actively performing the skills required. This means going out into the barn, field or corral and getting dirty. It means having a trainer who is knowledgeable and vested in the trainee's success.

Introduction

Since 1975 the Green Certificate Program has provided an excellent opportunity for young people to gain experience and training in one of the prime industries of the Alberta economy.

On June 9, 2000 Alberta Education made the Green Certificate an approved complimentary program of study available to all Alberta high schools. Becoming a competent farm production technician (completing a Level I Green Certificate) requires taking three courses and upon completion, receiving 16 credits.

The Green Certificate Program provides trainees with opportunities to enter a variety of agriculture-related, structured learning pathways as a part of their senior high school program and to earn a credential leading to a career in agribusiness.

Students learn on the job, under the direction of experienced farm personnel and under the supervision and administration of Alberta Agriculture and Rural Development (AARD) and Alberta Education. Students completing all three courses in a specialization, to the standards specified, would earn the technician level Green Certificate for that specialization, which is issued by AARD.

Training Levels

The program provides:

- training tools such as curriculum and resources
- complete course materials
- Worker's Compensation for trainees in the program
- certification testing programs to ensure maintenance of competency standards

Trainees and trainers together:

- plan and carry out the training program to gain the knowledge and apply the skills identified in the curriculum
- test for competence in skill performance
- prepare for regularly scheduled certification testing sessions

Being a Green Certificate participant tells your future employers that you are:

- proactive in your training and education
- competent in required job skills
- willing to learn
- committed to a positive attitude towards safety and safe work site practices
- aware and excited about future career opportunities in the agriculture industry, and
- **THE RIGHT PERSON FOR THE JOB!**

Level I Green Certificate



Farm production technicians generally perform daily care, feeding, health maintenance and other animal husbandry responsibilities. Considerable manual or technical dexterity is needed to operate machines and work with production inputs. The Green Certificate Program for the farm production technician is designed to produce graduates who are prepared to:

- Operate machinery to carry out the daily routine of crop production and animal husbandry
- Work independently in daily routine jobs
- Work under a supervisor who directs the work schedule and judges performance results

Level II Green Certificate



The Green Certificate Program for the farm production supervisor is designed to reflect the performance of complex technical tasks in machine operation and animal husbandry while supervising the members of the staff team. The Farm production supervisor:

- Directs daily work routines
- Assesses problems and judges the need for significant and potentially costly actions
- Ensures the business operational plans and protocols are carried out. This includes breeding, cropping or marketing for example.
- Maintains operations and production of the physical plant
- Supervises the maintenance and repair of equipment and facilities

Level III Green Certificate



The Green Certificate Program for an agribusiness manager is designed to prepare the graduates to develop and implement broad-based plans of the business. Such key components as the production, business, marketing, staffing, and financial plan for an ongoing operation is studied. The agribusiness manager:

- Manages daily, monthly, and large scale financial matters
- Manages risk to ensure profitability
- Coordinates and manages units and multi-site operations
- Establishes and manages the staffing system and assesses its performance

Specializations

The Green Certificate Program currently consists of eight specializations.

- Cow calf beef production
- Dairy production
- Feedlot beef production
- Field crop production
- Irrigated field crop production
- Sheep production
- Swine production
- Beekeeper production
- Equine production

Alberta Agriculture and Rural Development does consider adding new specializations, such as bison/elk production, poultry production and greenhouse/horticulture production. If you are interested in any new areas of study please contact the Green Certificate Program in Edmonton:

Raelene Mercer
Green Certificate Program Coordinator
Alberta Agriculture & Rural Development

Stony Plain Provincial Building
Stony Plain, AB T7Z 1N4
Phone: 780-968-3551

Email raelene.mercer@gov.ab.ca
Toll Free: dial 310-0000 then 780-968-3551

Green Certificate People

Trainees

Our Green Certificate trainees are students. As of September 1, 2014, we no longer accept registration for adult students. The administration of the program is similar for each, and the competencies for each are similar as well. They are the actual "learners" within the program. From 2007 to 2008 the program had approximately 1000 trainees across the province!

Trainers

Primary trainers - Green Certificate trainers are most often the trainee's parents, relatives or employers that operate a farming operation within the trainee's area of specialization. They act as the trainee's mentor working through the training process with the trainee, providing instruction, guidance and an operating facility in which to perform the working skills required for competence and daily skill assessment.

Secondary trainers - This type of mentor is used from time to time, when the primary trainer does not have the expertise in a specific skill area to the level of competence required by the training manual. (i.e. - Cow calf trainees are required to have a full understanding and to be able to recognize numerous cattle health disorders. They must be able to interpret drug labels, administer the appropriate drug or implement the required plan of action for each disorder. Therefore a great resource to learn these details would be the local veterinarian). Trainees are encouraged to seek out these experts within their communities.

Testers

Green Certificate testers are an integral part of the Green Certificate training program. Throughout the province Green Certificate holds regional certification testing events. As the trainees progress and completes their three distinct training periods, they are assessed by a certified tester to determine their level of competence in all skills of a training period. Green Certificate testers are highly skilled, experienced members of the agriculture industry. They are selected by their local regional coordinators and attend certification training development workshops.

Alberta Agriculture and Rural Development (AARD)

AARD is the overseeing body of the Green Certificate Program. It started within the department in 1975, and has developed and responded to the industry needs within agriculture. The Green Certificate Program is managed by Raelene Mercer, with administrative support coming from additional members of the Agriculture Education and Training Branch within the Rural Community and Leadership Development Division. This team administers, coordinates and develops the program in response to client and ministerial objectives.

Regional Coordinators

The Green Certificate Program is divided into five regions throughout Alberta, working in conjunction with Alberta's agriculture colleges (Lakeland College, NAIT - Fairview Campus, Olds College, Lethbridge Community College). This

team of dedicated staff is responsible for facilitating the delivery of the Green Certificate program to our clientele. Roles of the Green Certificate regional coordinators include interaction with the schools and training facilities within their regions. Working together with the agriculture colleges allows both parties a chance to promote the agriculture industry to youth and further rural development.

School Representative

For all student trainees participating in the program, their school authority provides the students with a Green Certificate school representative. This position is generally the responsibility of the person in charge of career counseling and development or another teacher. Being as this program is taken off-campus, it is administered similarly to other work experience programs. Our school representatives are the Green Certificate link into Alberta Education. AARD provides a type of contract curriculum and delivery to the schools. Supervision by the school representative over the trainee, with assistance from trainers and testers, provides the basis to assigning a graded mark to a competency-based system. The school representative then submits the grade to Alberta Education for the student's diploma credits.

Training Process

The Green Certificate training process is a flowing working relationship that joins the agriculture industry with the youth of this province. The unique relationship between Alberta Agriculture and Rural Development and Alberta Education allows for the Green Certificate Program to successfully provide farm training. The Green Certificate student farm training process looks like this (student farm training flowchart):

1. Trainees express interest in the program and contact is made to their regional coordinator (through their school representative)
2. Induction meeting is held where all participants register and receive training materials
3. Trainer and trainee review all key points in current skill level assessment and notes are made of further training required to achieve competency
4. Apprenticeship training begins with the selection of the training period (i.e. X, Y or Z)
5. Trainee masters all key points in a task, all tasks in a skill and all skills in training period
6. Trainer checks off all skills in training manual as competency is achieved in each skill followed by on farm testing and signs off tested skill on skill profile sheet
7. Trainer tests trainee while on the farm and checks off competent skills on the skill profile sheet for the training period
8. Trainee attends regional certification testing
9. Regional tester selects five random skills within training period to test trainee's level of competence
10. If the tester evaluates the trainee's skill competence, as below industry standards at one or more skills, then the tester will take note and suggest further areas of training that are needed. The trainer and the trainee return to the farm where further preparation is needed and return to the apprenticeship training (Note: no academic penalty is given to the student-trainee). The trainee can return to a certification testing for a re-test.
11. If the tester evaluates the trainee as competent at all five skills, then it is noted on their test report and a copy given to the trainee, the regional representative, the teacher (who submits this information to Alberta Education for academic credits), and headquarters. The tester validates the test by initializing on the trainee's skill profile sheet
12. The trainee returns to their apprenticeship training process to complete the remaining training periods

Note: If during the apprenticeship process, the trainer is not at a high enough comfort level to be training the trainee in a particular skill, or they don't use that type of process on their farming operation, the trainee is still expected to master all of the key points and tasks within that skill. This is when a secondary

trainer can assist the trainee. That person can be an agronomist; a feed rep., the vet, a neighbour, another producer or another qualified resource.

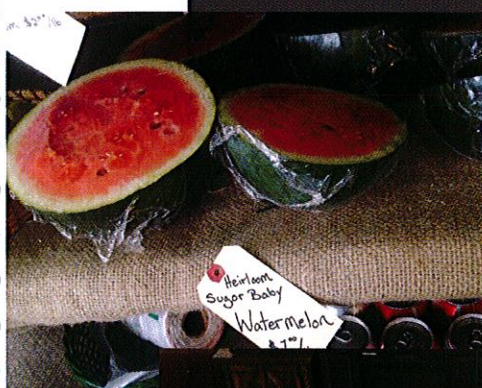
13. When the trainee has completed all three training periods successfully, the regional coordinator will detach the trainee's skill profile sheet and submit it to headquarters to verify their certification.

14. Headquarters then prepares the Green Certificate for the trainee, and returns it, with the skill profile sheet in the Green Certificate training portfolio to the graduate.

Conclusion

This has been a brief overview of what the Green Certificate is, and its purpose. We cover eight different production areas, encompassing a lot of what agriculture in Alberta has to offer. It is an exciting program with potential to really influence the young people of today and into the future. We want to promote rural development and the industry as career options for both rural and urban residents. You have been taken through all of the different people involved with the program and the extent to which we already permeate a vast number of key individuals within the industry. You now understand the training process that our trainees go through to achieve their certification. The Green Certificate Program is an untapped resource, the success of this program speaks highly of the information and training that our trainees and graduates receive and the applicability to their future success. As well as the dedication of the individuals involved and commitment to youth involvement in the industry. The best place for learning how to farm is still on the farm. And that's the basic of Alberta's Green Certificate program. It's a proven model for hands-on farm training and certification, an opportunity to upgrade skills and qualifications without disrupting employment. Find out what this program can do for you, whether you are an employer or an employee.

Homeless Feeding Ourselves



Case For Support

Woodwynn Farms
Creating Homefulness Society

7789 W. Saanich Rd, Victoria, BC V8M 2C5 * Tel: (250) 544-1175

Richard Leblanc, Founder & Executive Director

www.woodwynnfarms.org



**Message from our Founder &
Executive Director**
(published Times Colonist ,
August 11, 2015)

Crisis-driven fixes won't erase homelessness

Are we simply tired of Band-Aid solutions to homelessness and with little or no help from other municipalities?

It's been a critical issue for years (and decades) and efforts to wrestle with difficult solutions are to be applauded, but we do need to rethink many aspects of our approach.

Recently, I participated in a therapeutic-community rehabilitation conference in Italy, during which I learned that Canada (and North America) is considered to have a low standard of expectation in its chosen solution — harm reduction — for helping the homeless.

Harm reduction is regarded internationally as a ***Band-Aid solution***.

Indeed, harm-reduction solutions are seen as essentially “harm acceptance,” a perpetuation of a “welfare state,” when the most desirable focus should be on full and meaningful reintegration into society.

This is key, because it is about believing in the individual, even if that individual does not yet believe in himself or herself.

It is understandable that people are protesting against a tent city, for example, in any location, even if it is intended to be temporary. We once started soup kitchens and food banks as a temporary ways to feed people.

Although they were always meant to be a stop-gap measure, they have become fixtures with ever-increasing demands placed upon them.



People have grown both weary and wary of temporary solutions that are not really solutions; rather, they are ***craving solutions to the underlying issues that hold people in poverty — solutions that bring real and lasting relief for all stakeholders.***

Crisis-driven solutions essentially become problems that someone else will have to deal with later. Shuffling the problem from one place to the next merely ensures that the problem will grow and fester in a new location.

Of course, it is better that a person injects with a clean syringe, than an infected one. But what next?

Of course, it is good to give someone a meal. But what next?

Of course, offer a cot on a cold and freezing night. But what next?

Of course, giving a person a room is a good idea. But then what?

Detox? Detox is only one-millionth of the solution.

Camping in parks? Criminalizing those who are ill? What next?

Although we've come to expect homelessness as an inescapable part of urban life, there's no good reason it needs to be so. Addiction and mental illness are most often adaptations to disconnection, unhealthy environments, purposelessness and despair.

We need to shift our focus from adding more "harm acceptance" and "crisis management" strategies toward reintegration-focused prevention and treatment strategies.

Most cases of drug addiction and mental illness are treatable. So let's treat them.

People who are homeless crave human connection, empowerment, purpose and meaningful work. So create community, rehabilitation, vocational training and meaningful work (CRTW).

Offer a hand up, not a hand out. This will provide the best opportunity for full reintegration into society.

Prevention, or "closing the front door" of homelessness, means, for example, targeting high-probability points of entry, such as discharges from psychiatric or correctional facilities — not just with housing, but with CRTW.

Treatment asserts that many of those struggling on our streets, or languishing in shelters or isolated in housing projects, can also



benefit from a CRTW approach. Treat the underlying issues.

Prevention and treatment not only offer respite to those experiencing homelessness and their loved ones, they will lighten the burden on social services, policing and municipal crews as well.



There has been too much confusion, misdirection and discrimination against the homeless, addicted and mentally ill. They have been estranged and cast out to wander about. Homelessness, addiction and mental illness, even today, are all too often considered crimes to be punished, a disgrace to be hushed up, a personality weakness to be deplored or a welfare problem to be handled as cheaply as possible. All regions are parties to homelessness. All regions have homeless people living in bushes, shelters or vehicles. All have former residents who gravitated to urban centres, and all have something unique to contribute to solving this problem. All need to drop an attitude of “someone else solving this somewhere else.”



This is a quest for humanity, and of benevolence, of understanding, of wisdom, of compassion, of empathy, of taking positive strategic action and of providing answers. This is about shattering stigma, confusion, fears and prejudice around poverty, addictions, mental illness and homelessness through education, leadership and inclusivity. This is about focusing on the core underlying issues and creating real and lasting solutions by thinking and acting “outside the cardboard box.”



This is about our collective humanity.

Richard Leblanc



A peek into the future **(lessons from Vancouver)**

Attempting to navigate the addictions treatment system would be complicated even for the high functioning addict. Add to it that the “system” itself is fragmented and often illogical, makes it near impossible for those with coexisting challenges such as homelessness, mental or physical impairments, to find their way through to the appropriate resources.

In a recent meeting with Vancouver’s “Streets to Homes” organization, members voiced concern that Victoria is a few short years behind the curve when it comes to not only housing the homeless but ensuring that the necessary resources are also wrapped around the housing, providing an effective and logical system of care to assist this population in gaining self sufficiency.

“Up to 95% of those languishing on Vancouver’s Downtown East Side are actually Housed. Underlying issues of Mental Health, Addictions and Employment remain to be dealt with”

**- John McLernon, Chair
Vancouver’s Streets-to-Homes**

Vancouver’s Street-to-Homes organization reports that:

“An unsettling study¹ was published recently. There were no differences in daily substance use between homeless individuals living in supportive housing (i.e., ‘Housing First’ in congregate housing or scattered-site housing) and ‘treatment as usual’ consisting of existing services and supports available to homeless adults living with mental illness and addictions. A large proportion of the sample was addicted to substances (58%) or alcohol (24%) and 29% were daily drug users. There were no differences after 12 months and no differences after 24 months.

The authors note that while Housing First promotes increased housing stability (i.e., ends homelessness), effective addiction treatment is unavailable. Further many of those housed are not working and employment has been identified as influential toward changing substance use among formerly homeless people. In a recent interview, lead author Julian Somers

noted that many individuals reported beating their addictions was a priority. “They’re subjectively well aware that their drug use is problematic and they need to change it.” Somers suggests “going back to the drawing board and rethinking our approach to addiction treatment” to successfully address the “undersupply of available effective addiction treatment”.

A recent report from the Parliamentary Secretary for BC Corrections reports that “crime in BC is driven, in large part, by those addicted to drugs and alcohol”, and proposes recovery-based treatment as the response to recidivism. “People are free to be addicted in our society, but when they commit a crime fueled by drugs or alcohol, their addiction becomes a safety hazard that directly impacts their victims, and indirectly victimizes the entire community. Society has a strong interest in having these people enter a long-term treatment program that will help to defeat their addictions.”

It is pointed out that the broad spectrum of harm reduction programs while well intentioned are: “accepting of levels of addiction along with the criminal behaviour and victimization that flows from it; hampering progress toward a drug-free lifestyle and optimum health outcomes; and hindering the full development of human potential”. Further, it is asserted that the “cost of harm reduction crowds-out funding for long term treatment – the \$57M Methadone Maintenance Program in 2011 serviced 13,984 patients whereas every single provincial offender with a drug or alcohol problem (even more people served - 14,500) could enjoy a year-long treatment within a decade”. The author concludes that “Governments could become more serious about the interdiction of demand through long-term treatment. This field presents a tremendous public policy opportunity.”

1. J. Somers, A. Moniruzzaman and A. Palepu. Changes in daily substance use among people experiencing homelessness and mental illness: 24-month outcomes following randomization to Housing First or usual care. *Addiction*, Society for the Study of Addiction, July 2015.

Homelessness in Canada

On any given night 35,000 Canadians have no place to call home. Throughout the year, an estimated 235,000 different individuals will experience the harshness of having no housing. Some for only brief spells and others struggle to escape chronic homelessness. An estimated 15,500 people are homeless in B.C. A recent report found that homelessness cuts a person's life span in half, with the majority of deaths by preventable illness, accident, suicide or homicide. The study found the average age at death is between 40 and 49 years old for someone without a home, compared to the life expectancy of an

average Canadian at around 82 years old. Nearly 72% of the general population dies of natural causes, while almost 48% of homeless die accidentally from causes like overdoses, drowning and murder, the report concluded.

The impact of homelessness to the Canadian economy is upwards of \$7 billion annually, with a

substantive portion attributed to the over-consumption of services and supports related to mental health and social services. This includes the overuse of hospital and primary care centres, the deployment of police, as well as other areas of our social safety net that could be better used if more people had decent housing and the supports necessary to succeed.



A Model of Success

Therapeutic Community

Urban based and faith-based therapeutic communities can often **achieve 30-40% success rates.**

Rural, farm-based therapeutic communities can exceed **70% success rates!**

These are very significant improvement in terms financial impacts on society, in the way of savings to social services, policing, emergency services etc... but most importantly, on a human level, the positive impacts on the individual and their loves ones are incalculable.

There are clear design features which differentiate therapeutic communities to most social services, and which explain the underlying reasons for these results.



An Outstanding Example

San Patrignano, Italy is the world's largest residential treatment centre, and has been working **for over 37 years** for the full recovery of those suffering from drug addiction. Offering a program of rehabilitation, skills training and full social reintegration completely free of charge, the community has given a new chance to **more than 25,000 people**, with an independently verified drug free **success rate of over 70%.**



Currently San Patrignano is home to roughly 1500 residents

The Impact

On average, each homeless person in North America, costs ~\$50,000-\$60,000/yr in social services, policing, emergency services, municipal clean-up costs etc.

The operating costs of a therapeutic community, with comprehensive services are typically reduced to only \$28,000/year/person, with the outcome being that graduates are far less reliant on social services, and go from tax burden to tax payer, and are able to realize their full potential as members of the greater community.



Woodwynn Farms Therapeutic Community for the Homeless

Woodwynn is a 193 acre organic farm, offering an opportunity for individuals to change their lives and escape the cycle of homelessness and addiction. Through living and working in a drug free community in which each resident is expected to participate in all daily activities including work and education, each participant develops the skills necessary to learn self sufficiency in the greater community. Staff and mentors at Woodwynn are available to provide guidance and leadership and to assist the participants as they navigate their personal challenges as they work towards taking their lives back.



The affection, understanding and support that every person receives are daily examples of the kind of selflessness that cannot be considered a simple exchange because it can only come straight from the heart.

There is no single, failsafe recipe that can save everyone, only a fundamental rule – Respect and Unconditional Love.

The road that people have to travel can be long and complex, but the aim is to help them become aware of their true potential. Outcasts that

have been overcome by life's difficulties are encouraged and supported with each acquiring invaluable skills in communication, accountability, personal integrity and trust. All those who enter Woodwynn find a home, health and legal assistance and the chance to study and receive vocational training. Work skills, Community, Self-Respect and a deep understanding of Sustainability are fundamental to reintegration into society.



How It Works

Commitment - Participants' Mission Statement

"We have made a commitment to change ourselves by creating a respectful, clean, and sober environment, where we will heal our minds, bodies, and spirits. We will grow through individual and community challenges, changing our thoughts, beliefs, attitudes, and behaviours. We will succeed and take our rightful place in our communities"



To start – Basic Needs: Without meeting ones basics needs, it is difficult if not impossible to heal/improve. Attempting to get back on ones feet while struggling to obtain the very basic necessities of life can be overwhelming, and in many cases drive or worsen issues.



At Woodwynn farms each participant has a warm, safe, dry bed; 3 healthy meals each day; and an environment with no drugs or alcohol, and no tolerance for violence including verbal abuse.

By providing for these basic human needs the individual can focus on healing, recovery, and personal development.



Key design elements work together holistically and seamlessly

Including:

- 1 Healthy distance from downtown: Woodwynn is an approximately 25-minute drive from our nearest city, Victoria, BC. It is extremely effective to bring participants away from negative triggers of day-to-day life (dealers, pimps, familiar people and locations for 'getting high' etc.) Simultaneously, we are close enough to the healthy and supportive individuals in their lives; the positive people in their families and relationships who don't mind the drive to the farm for a Sunday visit.
- 2 Structure and Routine: A life of chaos and disorder is replaced with structure and routine (see below) in both our daily schedules and our environment. This brings on a gradual calming effect for all of us
- 3 Mindfulness Exercises: As their personal lives unravel, the individual thinks and worries obsessively about past woes and mistakes, current urgent needs and fears for the future. At Woodwynn, there are 7 Mindfulness exercises seamlessly woven into the daily routine. These are a natural part of our daily lives. Participants, staff and volunteers all report benefits from these
- 4 Sleep: It is most common for the street entrenched to be sleep deprived. Sleeping rough is cold and wet. Sleeping in shelters is loud and chaotic. Personal safety is a 24-7 fear for both men and women. Typically, an individual will experience interrupted sleep during the night, and try to catch up on rest during the day. Extended sleep deprivation leads to a variety of mental health issues. A warm, safe, dry bed at Woodwynn is a deceptively simple, calming, stabilizing ingredient to the therapeutic process.
- 5 Healthy consumption: Street life often includes a disastrous mix of various drugs and alcohol. These are exacerbated by extremely unhealthy diets from either food banks, shelters and of course garbage bins. (Food banks unfortunately primarily provide expired dry goods (Kraft Dinner is their #1 item)) It is also common for a homeless person to drink 20-40 cups of coffee per day (see 'Sleep' above) Coffee and sugar as staples



exacerbate biochemical dependencies to drugs and alcohol. It's a harsh mix. In contrast, our participants eat a more healthy diet than 99% of North Americans. They are gradually limited to 2 cups of coffee/day. They are also limited to one sugar treat per week (desert with Sunday dinner). These combine for a remarkable return to vitality, over time.

- 6 Physical activity: Street life can be largely sedentary. In addition to daily yoga, farm life can be active, outdoors, and varied. Lifting, pulling, twisting, turning and pushing various tools, supplies and equipment are a natural part of farm community activities. Strength and stamina return fairly quickly to all participants, regardless of age or condition
- 7 Meaning and Purpose: street life can reduce an individual to a reality of perceived meaninglessness and purposelessness. Beyond attending to his/her immediate needs, there are little or no positive goals and aspirations. Farm life unyieldingly commands meaning and purpose. Every contribution, every day, from every individual matters to the operations of the farm community. And it quickly becomes obvious to the individual that they matter and are valued. New participants are given the mantra "How can I help?" Farm chores must be done. Laundry and dishes must be done. When all work together, daily life is quite pleasant and smooth. The primary focal point for meaning and purpose is the dinner table. There is a daily awareness that each person contributed directly or indirectly to the contents of the meal. Negativity is replaced with positive purpose : "We need to get X done today".
- 8 Farm Community: While all of the above issues are vital, it is important to note that the isolation and loneliness of street life are the most soul-destroying of all aspects of street life. The individual is surrounded by plenty of perceived evidence of worthlessness. Their educations and careers have not worked out. Healthy family and friends relationships have mostly been shattered. Hundreds or thousand of people surrounds them on the streets...and yet they are alone. At Woodwynn, we do everything as Community. We eat and work together. Nobody eats alone...ever. Our mealtime conversations are priceless. We learn more about each other, and from each other, over a bowl of soup than countless hours of counselling can sometimes discover.
- 9 Broader Community: We have tremendous variety of volunteerism at Woodwynn. Volunteers come from around the world, (Brazil, New



Zealand, Australia, the UK, Italy, Denmark etc.) and contribute to our therapeutic farm operations for periods of time ranging from 2 weeks to 14 months. Further, we are blessed with a steady stream of local volunteers, including Sparks (5 yr. old girl guides), elementary, middle, and high schools, college and university groups, and a wide range of church groups). Participants are exposed to an extremely broad range of society, in a positive, productive and affirming manner. Typically, our participants become 'foremen' of the day and develop interpersonal and leadership qualities.

- 10 Values: Our Woodwynn program places great emphasis on improving the quality of relationships in 3 key areas: with ourselves, with each other and with Nature. We explore raising the quality of these relationships thru giving active meaning to our 11 Core Values: Dignity, Respect, Honesty, Integrity, Honour, Loyalty, Compassion, Support, Accomplishment, Celebration and Love. Every day, we explore ways to assist remaining true to our values thru times of temptation, conflict and adversity. Daily repetition and reinforcement has proved effective. The community setting on Woodwynn Farms has proved an ideal place to test and practice healthy relationships
- 11 Hope: When all the above come together, the individual's conversation and outlook transitions to the positive. Planning around relationships, education and vocation becomes more concrete and realistic. Thru the support of other agencies and educational institutions we've slowly begun to help participants realize more positive futures for themselves.



Daily Routine (Monday to Friday)

5:45am Yoga
7:30 am Breakfast
8:30am Morning meeting
9:30am Farm community work
12:15 Tools down
12:30pm Lunch
1:15pm Farm community work
4:30pm Tools down
5:30 Dinner

Evenings are to themselves.

Generally, participants watch television, read or go for a walk.

Participants are not allowed off the property unsupervised.

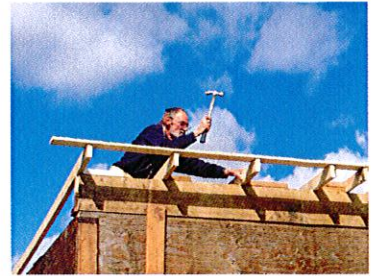
Their day is full, physical and with minimal stimulants. Therefore participants are generally in bed by 8:30 or 9:00pm.

Saturdays we skip yoga and the morning meeting and have breakfast a little later. This is to give a bit of a break, and help coordinate the frequent volunteer work parties.

Sundays, we skip yoga, the morning meeting and most farm work.

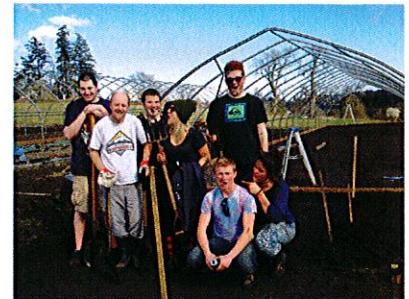
Participants are tasked with cleaning the white house and their personal spaces and do their personal laundry.

Sundays also include visitations or phone calls to family.



Plan for next 3 years

Our recent application to the Municipality of Central Saanich and the Agricultural Land Commission (Sept 8, 2015) calls for a 3-year ramp-up to 40 participants on the land, living in temporary structures (camper trailers).



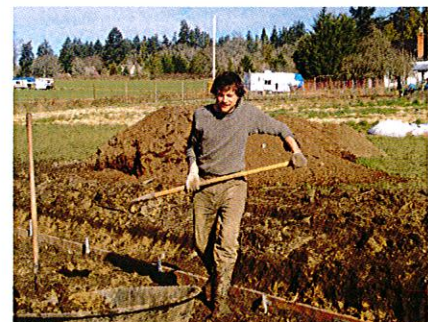
Tuesday, September 8, 2015

District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC
V8M 2A9

Attention: Central Saanich Mayor and Council

Re: Woodwynn Farms Temporary Use Permit (TUP) Application

Attached you will find a completed TUP application for the Woodwynn Farms property at 7789 West Saanich Road. Our hope is that a TUP may meet both the needs of Woodwynn Farms and those of Central Saanich, while continuing to add to the vibrancy of the agricultural community in the municipality. In the years leading up to this application Woodwynn has steadily increased farm production on the land and now has added more than 6.5 acres of food crops planted and two greenhouse producing seasonal fruits and vegetables. This is in addition to hay production and over 200 new fruit trees which are now beginning to bear fruit.



Our proposal for the farm includes the following:

Housing

We propose to provide temporary housing on the farm for up to 40 people. The area to be used for our farm workers is indicated on the attached site plan and is in an area that is one of the least visible areas from the roads and from our neighbours. In order to avoid any permanent change to the land in this area we propose using temporary recreational units that have been donated to the farm. We would also bring in a small modular building (to be erected on a temporary foundation) to provide washroom facilities and a kitchen/eating area for our farm workers. Water, sewer and electrical connections would be provided in accordance with local and provincial regulations.

Farm Market

We propose to continue using our current farm market in accordance with ALC Regulations. The size of the market will be limited to 300 m² and 50% of that area will be used for farm products produced on the land. The upstairs area will no longer be used for hay storage or any other uses and the area will be permanently closed off. Upgrades to the market area in accordance with the BC Building Code will be completed immediately (work to be completed under the appropriate building permit).

Events

We propose to hold two major farm/agricultural events per year under the temporary/seasonal agri-tourism regulations. These events will promote both the farming community in Central Saanich and showcase the work that is being done on Woodwynn.

Signage

We propose to erect a permanent sign at the entrance to Woodwynn Farms from West Saanich Road. It will be a free standing sign on Woodwynn property informing people of the name of the farm and the sale of retail farm products at our market.

We thank you in advance.

Richard Leblanc

Founder & Executive Director
Creating Homefulness Society
dba Woodwynn Farms
www.woodwynnfarms.org

"Believe in People..."

...until they Believe in Themselves"

~~~~~



## Board of Directors



### Founder and Executive Director

Richard sold his business in the 1990's and began to look for a new challenge.

He soon found that challenge on the streets of Victoria where he saw hundreds of people who, for various reasons, appeared to have lost their way in life.

Richard launched the Youth Employment Project (YEP) in 1998. YEP boasted a 76% success rate, meaning that of the nearly 500 homeless clients enrolled in the program,

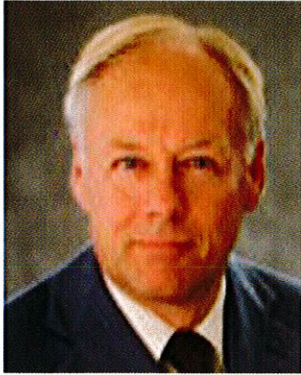
more than three quarters are still gainfully employed and are maintaining economic self-sufficiency. Leblanc then discovered the concept of a Therapeutic Farm Community (TFC). Under the TFC model, each individual is supported as a "whole person" and develops confidence, a positive value system and a career plan to help ensure personal and employment stability throughout their life. Leblanc's dream is to apply the TFC model to help the hundreds of people who now call the streets of Victoria "home".



### Teri DuTemple, Board Chair

Teri grew up in Saanichton, and in the Mount Newton Valley. Teri has 25 years of experience in the public service working with both youth and adults in the correctional system. With a passion for issues related to mental health, addictions and homelessness, Teri has worked on numerous initiatives and programs to assist offenders in breaking the cycle. Teri has visited San Patrignano, Italy, and believes that all people have the capacity for change, given the right circumstances. Teri is

the Warden of the Nanaimo Correctional, which proudly operates the only Therapeutic Community addiction treatment program within a correctional centre in Canada.



### **Richard Margetts Q.C., Board Secretary**

BA (Hons) Monash Univ. (Melbourne, Australia) 1976; LLB – UBC 1979; Called to the British Columbia Bar 1981. Mr. Margetts' preferred area of practice is general civil litigation. He is a Life Bencher and past President of the Law Society of British Columbia. Mr Margetts has chaired and sat on many Law Society Committees, including Executive, Discipline, Credentials and Practice Standards. Mr. Margetts is the Past President of CanLII

and the Past Chair of the British Columbia Justice Review Task Force. Outside the law, Mr. Margetts is a past Secretary of the YM/YWCA (Victoria) and a past Director of the Vancouver Island Road Relay. He annually sits on the Civil Justice Working Group of the Attorney General's office.



### **Julie Madsen, Treasurer**

Julie is a Chartered Accountant and is a Senior Manager with KPMG. Julie has Canadian, US and International accounting experience, with major corporations and with not-for-profits.

Julie is a resident of Brentwood Bay and looks forward to Woodwynn Farms realizing its fullest potential.





### **Nigel Beattie, Board Member**

Nigel has extensive experience in municipal governance serving as Chief Building Inspector for several local municipalities over 3 decades. Nigel is passionate about people and brings vital knowledge and experience to all aspects of our governance.

Nigel has vast experience as the Codes and Standards Officer for the Office of the Fire Commissioner during which time he helped put together the first BC Fire Code and was one of twelve representatives who assembled the first BC Building Code. He now works with private developers as a planning and codes consultant and also sits on the Board of the Vancouver Island Safety Council. He holds a Diploma in Building Technology from BCIT and a Masters Degree in Business from Royal Roads University.

Nigel hopes his expertise in the area of building and planning will bring together Woodwynn Farms and Central Saanich Municipality in order to develop a new land use zone that will permit labour intensive farming allowing the homeless to live on the land as they train and rebuild their lives.



### **Rebekah Erickson, Board Member**

Rebekah is currently completing an Honours BA in Psychology at the University of Victoria, where she has received scholarships for her dedication and hard work in her program. With a passion for mental health advocacy, Rebekah supports her student community as a Peer Helper in a program run by UVic Counseling Services. During her time at university, she has had an integral role in working on

the University of Victoria's Student Mental Health Strategy, for which she is a member of the Implementation Committee. Rebekah's involvement in the Psychology community extends to her role as an Undergraduate Campus Representative for the Canadian Psychological Association, where she organizes informational workshops for fellow psychology students on helpful topics to navigate their degrees. Rebekah has also been involved in the community through





her volunteer work supporting at-risk and homeless youth. Her dedication to serving her community was recognized as she received a Golden Key scholarship for upholding the organization's Pillar of service.

## Toward Sustainability

Our Woodwynn Therapeutic Community farm is indeed a very special place.

It has unique potential for both economic and environmental sustainability.

### Economic

The creation of destination features to our property, the repurposing of buildings and optimization of our agricultural practices position us to continue to develop the following economic enterprises:



1. **Sustainability Food Systems education Centre:** In development
2. **Woodwynn Peace Garden:** Just under 1 acre, this is a stunning sculpture park, labyrinth, and herb and fruit garden, overlooking the beautiful Mount Newton Valley.
3. **Farm Market:** a 3,000 sq ft character market in a 1940s barn, this space is well placed to sell our produce and value-add products from our farm and other local producers
4. **Hay:** continue to harvest over 100 acres for sale to local horse owners
5. **Events:** Our setting continually draws interest for indoor events (weddings) and outdoor events (music, skydiving etc...)
6. **Bullpen Cafe and Smoothie bar:** a small farm-character building, also positioned to give customers a view down Mount Newton Valley

## Environmental

The following existing features of this property, lend themselves to capitalizing on both nature and existing infrastructure:

7. **Food:** our agricultural philosophy and practice is bio-intensive. We focus on methodically achieving maximum yields from a minimum area of land, while simultaneously increasing biodiversity and sustaining the fertility of the soil. The goal of the method is long term sustainability on a closed system basis. We go to great lengths to chose heritage seeds, nurture the soil, avoid chemical fertilizers and pesticides and incorporate permaculture strategies where possible.
8. **Solar Power:** We have eleven buildings of various sizes, including 2 very large barns, with an enormous collective of south-facing roof space, waiting to capture the sun's power. Solar power technology is developing at a frantic pace, with recent developments bringing quicker returns on investment
9. **Micro-Hydro:** The largest water-shed in this area washes thru our property along a creek, toward a weir (built in the 1970s). There is an enormous volume of water pouring thru this spot. The highest volumes of water coincide with the highest demand wet winter seasons. We estimate that sufficient power could be generated to reside well over 100 people, and fully operate our farming operations
10. **Earth-shelters:** Most of our property is sloped at between a 30-60 degree angles. Future structures for housing and accommodations will be built into the slopes. There is tremendous energy savings to be had in winter for heating, and summer for cooling thru this strategy. Further, and equally importantly, we will continue to grow crops over our rooflines, minimizing the net footprint of our farm-worker housing.



## **Woodwynn In the Media**

### **Housing alone will not be enough**

TIMES COLONIST  
SEPTEMBER 20, 2015 12:37 AM

Re: "Actual costs of housing plan are ridiculous," letter, Sept. 18.

Providing 367 housing units would be a drop in the bucket. How do you decide who gets a home and who remains on the street?

The letter-writer says "a significant portion of the homeless choose to be so." I have never met a person who has chosen to be homeless. Everyone wants and needs a home.

On the other hand, giving a home to someone who is facing challenges such as addiction and mental issues would be a disaster. Many of our citizens who are on the street need mental and health care, detox, rehab, counseling and, eventually, some form of training or education.

Perhaps our mayor should be taking a closer look at the program Woodwynn Farms Therapeutic Community is working hard to establish. Richard LeBlanc's vision of how to create "homefulness" is a well-thought-out program and is based on giving our homeless the opportunity to learn life skills and become independent.

It is time for us to get on board and give our disadvantaged citizens a real fighting chance.

Maren Kallstrom  
Victoria

## A message of peace at Woodwynn Farms

ADRIAN CHAMBERLAIN / TIMES COLONIST  
APRIL 30, 2015 06:00 AM



Victoria artist Deryk Houston stands with his wife, Elizabeth Wellburn, and son, Samuel Houston, in Woodwynn Peace Garden, the sculpture garden they created at Woodwynn Farms in Central Saanich. Photograph By BRUCE STOTESBURY, Times Colonist

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Victoria's Deryk Houston donated two years of work and \$100,000 worth of sculptures to create a giant art project he calls Woodwynn Peace Garden. Yet the 61-year-old artist won't make a dime on the sculpture garden.

"The cost has been substantial," Houston said. "But the main reason we do it is we love what we're doing."

The Woodwynn Peace Garden will be officially unveiled to the public 1 p.m. Saturday at Woodwynn Farms in Central Saanich.

Encompassing more than half an acre, it is essentially two things: a giant labyrinth (Saturday is World Labyrinth Day) and a sculpture garden. The



garden contains a \$25,000 donated bronze statue by David Kocka as well as large sculptures by Houston, which he estimates have a total value of \$100,000.

The Woodwynn Peace Garden is also literally a garden, intended to be harvested in the future. It contains 500 sage plants, 250 lavender plants, 100 blueberry bushes, 24 apple trees and some kiwi trees.

The construction was a collaborative effort. Houston was mostly assisted by his son, Samuel Houston, and his wife, Elizabeth Wellburn, a glass artist who's contributed artworks to the project. Over two years, Deryk Houston has toiled on Woodwynn Peace Garden six days a week, typically putting in four hours daily. He's also donated thousands of dollars of his own money towards the garden (he declined to say how much).



Why do it? Houston has a long history of peace-themed art-making. And he wanted to do something for his community — especially Woodwynn Farms.

"It's this stage of our lives," he said. "I'm 61. I've had a lot of good success. I've shown all over the place."

Woodwynn Farms is no ordinary farm. Under the leadership of its founder and executive director, Richard Leblanc, the 193-acre organic farm operates as a therapeutic community for homeless people. Leblanc claims a 76 per cent success rate in helping more than 380 street youth get their lives back on track.

Leblanc said he immediately agreed to Houston's notion of the Woodwynn Peace Garden when the artist pitched it.

"Absolutely. I like it so much. I said, 'Deryk, are you OK with combining it with the labyrinth idea?' His face kind of lit up," he said.

Since 2011, Leblanc's goal has been to create a therapeutic farm with 96 residents, 24 staff and a retail market, craft workshop, museum and gallery, dance studio, restaurant and café. Yet Woodwynn Farms, which has attracted its share of controversy, has yet to achieve that (currently the farm is home to just six residents).

Last summer, the District of Central Saanich went to court to shut down its operations, arguing that the property is not zoned for commercial or institutional uses.

Leblanc said this week talks with Saanich are ongoing. "We're really doing our best, in any mode possible, to create and find peace here. Not only within ourselves, but within the community," he added.

Central Saanich Mayor Ryan Windsor confirmed discussions with Leblanc continue. As for the Woodwynn Peace Garden (which will be open to the



public Tuesdays to Saturday, 10 a.m. to 4 p.m.) he said: "I don't have any personal thoughts on it at this time."

Although artists tend to be an independent breed, Houston's path is particularly unorthodox.

A Scottish-born artist who studied at École des Beaux-Arts in Paris, he's had one-man exhibitions in Canada, the U.S., Scotland, Iraq and Russia. Much of his art has a pro-peace, anti-war message. His 2007 sculpture War or Peace... Those are the Choices was a replica of a giant mouse-track with a model jet bolted on where a piece of cheese would normally sit.

Houston's work was featured in the National Film Board documentary From Baghdad to Peace Country. It chronicles his 1999 trip to Baghdad, where he witnessed the effect of United Nations sanctions first-hand. While there, the artist — who found the experience both disturbing and life-changing — created giant landscape art installations containing the images of a mother and child.

In 2000, Houston made an outdoor installation (similar to ones he'd done in Baghdad) at the Woodwynn Farms site. In 2002, he created the Hudson's Hope Peace Sanctuary, another large outdoor installation, in Hudson's Hope, B.C. Once again, the image — created in a gravel pit with a 42-ton bulldozer — was also of a mother and child.

Houston sees the new Woodwynn Peace Garden as a continuation of such work. But this time it's "more about simply finding peace in my community."

The site contains large metal sculptures by Houston previously displayed in other outdoor locations. They include Gates of Opportunity, consisting of two giant rusting spikes topped with chrome, originally from a site near Nanaimo's Port Theatre. There's also Sanctuary of Peace (metal spires that burst open at the top) that once stood at the end of Beacon Avenue in Sidney.

Smaller artworks can be found within the peace garden's nooks and crannies. There's a cluster of metal flowers with blue-glass petals. It turns out the petals are melted Bombay gin bottles.

"We did not drink all that gin ourselves," said Wellburn, laughing.

Elsewhere, decorative posts feature inspirational sayings, such as "Dignity, respect, honesty" that reflect the Woodwynn Farms philosophy.

Leblanc said he's pleased with how Woodwynn Peace Garden turned out.

"It's incredible," he said. "In such a stunningly beautiful setting with a therapeutic intention, it couldn't be more perfect."

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## **We need to do better with homelessness**

TIMES COLONIST

APRIL 4, 2015 12:01 AM

Re: "Gaps in help for homeless youth: report," March 31.

It is both refreshing and frustrating, reassuring and disappointing, to note once again that this problem continues to be unhealed. Thank you for directing our attention once again to this deep sore in our society.

It brings to mind the extraordinary difficulties placed in the path of Woodwynn Farms: the opposition of the surrounding community and the relentless nimbyism, still quite unresolved, I believe.

Until town and country can make common cause, young lives will continue to be laid waste shamefully and unnecessarily as they are manipulated, none too gently, I might add, by both communities, to our mutual shame and real disgrace. When will we ever learn, get our acts together and actually accomplish something?

Marcia Williams

Victoria



# Community Support

## Volunteers

✓ Approximately 35,000 hrs. /year of volunteerism

## Woofers

✓ To date we have had 22 different Woofers work and live on the farm providing an average of 2 months volunteer full time labor (~35 hrs. /wk.) in exchange for room and board.

## Schools

- Stelly's Secondary School Global Perspective Class (Central Saanich)
- St Michael's University
- Glen Lyon Norfolk
- Pacific Christian School
- Oak Bay High School- Peer counselor group
- Esquimalt High
- Pearson College
- Dwight International

## College/University

- Camosun College
- Royal Roads
- UVIC- school of social work, residence, counseling classes, business class
- UVic students

## Clubs

- Harbourside rotary
- Saanich New comer's Alumni Club
- Colwood girl guides-
- Victoria Firefighters Charity
- Volunteer Victoria
- Dog Clubs- Cocker Spaniel, and a tracking club
- LifeTime Networks





- Victoria AM
- Colwood Rotary
- Royal Oak Probus Club Contact
- Sidney Meet up
- Close to Home
- Brentwood Bay Boys and Girls Club
- Victoria- island Netherlands Association  
Leadership Victoria
- Men's new comers Group
- Social Coast
- Power to Be Adventure Therapy

### **Corporate**

- Bell Media
- Home Depot
- General Paint

### **Business**

- Soare Roofing – Kevin and Marion
- Level Ground Coffee- Stacey Toews
- Breadstuffs Bakery- Dale and Rita
- Para Legal society- Marion
- Catalyst Fitness- Zeke
- Halo Networking
- Front Runners- Rob Reid
- Floyd's Diner- Petr
- Eagle Eye Excavators
- South Island Water
- Carmanah and David Green
- CedarWood Productions
- Road's End Contracting
- D'Costa Ports of Call- Kevin and Nancy
- Eager Beaver- Karen Parsons
- Ten Thousand Villages- Downtown store





## **Foundations/Grants**

- United way
- Victoria Foundation
- Van City
- United way
- Victoria Foundation
- Pinch Family Foundation
- TELUS
- Coast Capital Savings
- Enterprising Non-profits
- Sisters of St Ann- Esther's Dream
- Benefic
- Van Impe Foundation
- Kanovsky Family Foundation
- Don and Ruth James Family Foundation



## **Churches/Faith Groups**

- Saanich Baptist
- St John the Divine
- Faith in Action
- 1st Nazarene church
- 1st Reformed Church
- City on a Hill Church
- Unity Church
- Unitarian Church Contact
- 1st Metropolitan
- Lambrick Park Community Church
- Oak Bay United Church men's club Contact
- Central Baptist Senior's Contact
- Grace Lutheran
- St Stephen's Church
- St Mary's Anglican



## **Musicians**

- Daniel Lapp
- Valdi
- JP Maurice
- Peter Cribb

