Lohbrunner Community Farm Plan

Funded by
Community Evolution Foundation

Prepared by
Diana Brubaker

in collaboration with

Lohbrunner Community Farm
Introduction

Over the course of the past few years Lohbrunner Community Farm Cooperative has worked closely with Heather Pritchard to develop the basis of our coop and support documents key to the foundation and future growth of ours and other cooperatives under Foodlands Cooperative of BC. With the support of Community Evolution Foundation and the collaboration of both past and present members we have developed a *Lohbrunner Community Farm Plan* using The Land Conservancy’s/FarmFolk CityFolk’s Whole Farm Plan Guide as a template.

It is our intent that this document is an organic document and will be evolving with the coop. It will be used as a tool and an operational manual to help stay true to Norma’s vision for generations to come, by providing an understanding of the farmland to guide environmentally sustainable farming practices, inform us and others of farm principals for development of coop agreements, and help to prepare for growth, succession planning and change.
Norma supported by her friend Bernie Nichols while sharing her vision with TLC staff

Dedicated to Norma Lohbrunner
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Lohbrunner Community Farm Plan

Statement of Significance

“Not on this land”

Norma and Joseph Lohbrunner strongly believed in the environmental value of their 35 acre parcel of land in southern Langford long before protecting the environment became a household action. They lived, raised their family, and farmed the rich bog land known as Dewdney Flats for 60 years enjoying the abundance of food produced by their hard work and the wildlife that inhabited their surroundings. Over the years they watched the lands around them being developed and farms disappearing. They became adamant that their land would be preserved both as a bird sanctuary and as a farm for future generations; “Not on this land”. In 1968 Joseph passed away leaving Norma the voice of the land to preserve the wishes of her husband and the birds that he so loved.

Norma turned to The Land Conservancy (TLC) who were preserving special places throughout BC. Over time she came to believe that TLC could uphold her desire to keep the land as a living legacy by protecting the forested areas as an ecological reserve and the farm for future generations.

On November 18, 2010 Norma signed over the land title as a gift to TLC with the request that it be called the “Joseph Lohbrunner Ecological Sanctuary Reserve”. The agreement contained a Living Estate enabling Norma to reside in her home and actively make decisions until she passed away in 2011. Norma had secured her and Joseph’s wishes; This land is not for development.

During the last year of Norma’s life there was movement by the farmer on the land Ian King, Bea and Ian McKenzie friends and neighbours of Norma’s, and Romana Scott and Heather Pritchard of TLC to develop a Community Farm Plan for Lohbrunner. Two acres of the hayfield of the last 12 years was put into production. Three hundred berry plants were established, and produce was taken weekly to the local farmers market.

The forested area was off limits to all those who walked on two feet and was strictly a sanctuary for the birds and animals that inhabited the area and still is to this day.

Upon Norma’s passing and the vacating of Ian King in 2011, Scott Harris, a personal friend of Norma’s become aware that the Lohbrunner farm was needing some caretakers. Scott rounded up a group of farmer wannabees as we were called then and made a verbal agreement with TLC that we would become volunteer stewards of the land in exchange for growing our own food.
Over the course of the next five years the founding members became passionate too about saving this farmland and upholding Norma’s wishes. Like her we were afraid that this land would be consumed by the development happening up and down the Happy Valley corridor. During this time TLC was financially struggling and found itself in court protection with the need to disperse many of their properties held in trust Lohbrunner being one of them. As stewards of the land we turned to Heather Pritchard of FarmFolk CityFolk knowing that we needed some support bigger than us to raise the $500,000 TLC was asking for to transfer the property to a like minded organization such as FarmFolk CityFolk.

With Norma’s vision behind us, Heather at our helm, the very generous support of Marilyn King, the VanCity Community Foundation, FarmFolk CityFolk and a commitment by the volunteers to raise $100,000 we meet TLC’s court deadline in 3 weeks to raise $500,000! The court approved agreement was to have the farmland portion of the land transfer ownership to FarmFolk CityFolk and the Nature Conservancy of Canada to take protection of the 25 acres of forest as a bird sanctuary. This land is not for development.

Heather, needless to say, was ecstatic as we all were, however, her plan was bigger than Lohbrunner Farm. Her plan was to build a Food Land Cooperative for BC. Our volunteers continue to work with her to develop a model for securing land for food production while meeting the needs of it’s community.

With Heather’s guidance, the support of FFCF, and funds through The Community Evolution Foundation our group become a community service cooperative Lohbrunner Community Farm Cooperative on November 21, 2016. In our eyes it seemed ripe for providing our local community an opportunity to get their hands in the soil, learn what the land has to teach us, and provide farmers some viable rich soil to feed the community while upholding Norma’s vision.

Coming from the premise that farmers struggle to afford to buy land and make a living (which is so wrong and a story of it’s own) and that one of the big challenges to farmers is to secure a long term lease the cooperative negotiated and holds a 29 year lease with FFCF with the objective to build a sustainable, organic, productive cooperative farm, offering educational, social, farm experiences while fostering wellness from good food, healthy productive activity on a beautiful farm in a Langford neighbourhood.

**About Lohbrunner Community Farm Cooperative**
Lohbrunner Community Farm Cooperative (LCFC) is a registered community service (non-profit) cooperative incorporated Oct 29, 2016. It is made up of a core of founding members, who serve on the Board, and a broader community of members who steward the land and support the engagement and education of the community on the farm. We also provide a role in local food security in the region of southern Vancouver Island by supporting farming enterprises and farm business’s holding long-term leases. We are a member of the Food Lands Cooperative of BC.
Core Values

- Upholding Norma Lohbrunners vision
- Sustainable organic agriculture
- Affordable long-term farm leases
- Ecological conservation
- Financial viability
- Housing for farmers
- Education and community engagement
- Well-being
- Food security

Purposes:

- Provide stewardship of the bio-diverse land through ecological- minded organic farming for present and future generations.
- Develop a community farm service cooperative providing access to viable land while promoting and supporting local food production.
- Share opportunities for wellness, social, educational and farm experiences.

Photo credits: Michael Marrapese

Founding Members left to right: Doug Brubaker, Nitya Harris, Joan Varley, Heather Pritchard, Scott Harris, Matthew Varley, Diana Brubaker. See appendix A1 Legal Information for Board member Bio’s- 2019
Governance
LCFC has a governing board of directors who meet approximately four times a year or on an as needed basis. We work on a collaborative consensus decision making model based on “Aiming for Consensus” from Creating Cohousing. This model is defined as “consensus is not everyone in agreement, or that the suggested solution is the only one. Rather, consensus is the best optimum outcome…. One consents to an idea and it is everyone’s responsibility to not consent to a fatal flaw or a better way”. Colored cards are used to describe where one stands when posed with a decision to be made in meetings.

- Green: I agree with the proposal in question.
- Blue: I am neutral, or mostly for it, but with a slight reservation.
- Yellow: I have a question which needs to be answered before I can make a decision.
- Orange: I have a serious reservation but am not willing to block the entire consensus.
- Red: I am completely against the decision and do not consent.

This model has proven to work well.

Our coop has developed using Sociocracy as a guiding principle influenced by Heather Pritchard where one of the main constructs is based on a distributed leadership model. We are made up of both longterm committee’s responsible for presenting positions held by the committee to the board who then makes the final decision based on consensus. These currently consist of a Finance Committee, Membership Committee, and Berry Committee. As projects are proposed by any coop member adhoc committees are formed. They are responsible for doing the research, developing a plan, preparing a budget, and presenting a project proposal to the board for direction. These committees are volunteer in nature, tend to be of interest to the participant, and based on skill levels of that individual. The remaining members respect and place trust in the committees to present what is in the best interest of the cooperative.

The majority of our members are active volunteer members. Members are supported and encouraged to participate in activities that are purposeful and meaningful to their engagement in the coop while upholding our core values.

Members

There are a number of membership categories available for participation in the LCFC. At the time of writing we have 18 members. To participate each member holds a minimum of one share at a par value of $500 and/or up to 20 shares giving members an opportunity to invest in their community farm. These shares provide the cooperative with funds to develop the farm infrastructure, pay back the LCFC’s $100,000 loan that enabled the land to be transferred from TLC to FarmFolk CityFolk, along with start up and development costs. These memberships hold responsibilities and privileges. See Membership B2 Appendix Agreements, Plans, and Policies
**About the Land**  Lohbrunner farm is located at 1152 Lippincott Rd in Langford in the wetland known as Dewdney Flats in the southeastern lowlands of Vancouver Island. The climate is very mild with long growing seasons and a frost-free season of greater than 200 days. The average annual rainfall is 841 mm as reported at the Victoria International Airport. December and January are the two coldest months with a mean daily temperature of 3.9°C. Given the flat wetland basin it has been noted that the farm frequently has frost earlier and later than nearby areas. There is a moisture surplus between October and April resulting in seasonal flooding of the entire farm with the exception of the higher southern portion of the property. The northern portion is considered RR4 and the southern 6 acres ALR.

Soil interpretive studies completed in October 2009 classifies the majority of the soil as peat and Metchosin Muck. Studies, soil analysis, and maps available on request.

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**Lohbrunner Zone Management**

Legend:
- Agriculture (blue, orange, yellow, teal)
- Intensive horticultural zones (teal, yellow, blue)
- Wet zone (pink)
- Woodlands (green)
- Farmhouse (red)
- Public use and Farm Facilities (orange, red)
- Lowland conservation hedgerows (green)
Management Goals for Farm Zones (in discussion)

Agriculture (blue, orange, yellow, teal)

A: Intensive horticulture zone in Coop Commons including leased NCC triangle

1. Improve soil fertility
2. Build permanent raised beds for improved drainage for berry crops
3. Eradicate canary reed grass in growing area
4. Coop and farmers to maintain Organic Standards and Certification
5. Plan strategy to manage soil subsidence
6. Evaluate and establish perennial berry crop choice
7. Engage community in education opportunities
8. Provide Homesteader planting activities
9. Maintain and lease Coop owned Greenhouse
10. Lease land in coop commons for use of established hoop house’s
11. Evaluate a section in no till strategies
12. Maintain/Build fence line against deer and predators
13. Incorporate hedge row along fence line with complementary native species to support pollinators and decrease problematic crop insect species.
14. Keep hedge from encroaching on growing areas
15. Introduce livestock

B: Intensive horticulture Zones (teal, yellow, blue)

1. Fence all zones identified for production
2. Improve soil fertility
3. Provide long term leases to approved Business Farm Plan
4. Farmers to maintain Organic Standards and Certification
5. Manage soil subsistence
6. Eradicate canary reed grass
7. Mow grass and collect for hay or mulch
8. Farmers to evaluate crop choices
9. Establish plantings as per their Farm Plan

C: Wet zone (pink)

1. Leave for wildlife
2. Consider development of water retention pond for irrigation and wildlife habitat

D: Lowland Conservation (green)

1. Keep hedge from encroaching on growing area
2. Harvest dogwood, possibly for sale to florists.
3. Leave mainly untouched as bird and other wildlife habitat
Ecological Features
Recorder Diana Brubaker Date recorded: Feb/20

**General** – Lohbrunner farm is part of the Dewdney Flats which floods occasionally through the months of Nov- Mar.

**Ecosystem classifications**: Wet Land

**Significant water features** - In the north east corner of the agricultural intensive land there is a small seasonal pond.

**Fish-bearing bodies of water**: Bilston Creek, a fish bearing stream, runs just beyond the north end of the property.

**Birds**

Norma believed that all the birds found on Vancouver Island are found on the farm. The highest diversity of birds in BC is fond in the Georgia Depression. Lohbrunner farm has an exceptional diversity of bird species due to the several different habitats that comprise the property: Douglas fir forest, field/forest edges, wet field areas, old buildings, dense hedgerows, shrubby areas and the cultivated fields. Norma had mentioned the following bird species:

- black-headed grosbeak, plain warbler, junco’s, rufous hummers
- golden crown sparrow (comes in October and leaves in April)
- Anna’s hummingbirds stay year long

She reported that there used to be pheasants on the property that made for excellent Christmas dinner as well as grouse, but they have not been around in years

In recent years there are frequent sightings of quail, eagle, red tail hawks, vultures. Also red-headed sapsuckers, pileated woodpeckers, downy and hairy woodpeckers. Sharp shinned hawk, coopers hawk, Killdeer.

**Wildlife**

Bear, elk, cougar, and deer have all been found on the property over the years. Black-tailed deer are abundant in this area. Small mammals include squirrels, mice, moles and voles, rabbits. Bats have also been observed and a bat box has been installed along the fence line between Vitality and the commons area.

**Species at risk**

Potential sharp tailed snake habitat as shown by Natural Areas Atlas. Area is denoted on map as the upper portion of the forested lot – the top of the hill.

No sensitive ecosystems as shown on Natural Areas atlas, but the property adjoining the farm to the northwest has been called ‘seasonally flooded agricultural fields’. Northeast of the
property has been labelled a wetland by the sensitive ecosystem mapping (property accessed off of Finney Road).

**Plants Observed**
The current mature hedgerows on the east and west property lines identified by Habit Acquisition Trust in their report May 22, 2019 “includes Oceanspray (Holodiscus discolor), Pacific Ninebark (Physocarpus capitatus), Willows (Salix spp.), Black Hawthorn (Crataegus douglasii), Pacific Crabapple (Malus fusca), Black Twinberry (Lonicera involucrata), Salmonberry (Rubus spectabilis), Saskatoon (Amelanchier alnifolia), Cascara (Rhamnus purshiana), Red-osier Dogwood (Cornus stolonifera), Red Elderberry (Sambucus racemosa), June Plum (Oemleria cerasiforis) and Nootka Rose (Rosa nutkana).”

**Forest:**
- Vanilla leaf
- Cedar
- Maple
- Douglas fir
- Not much shrubbery as soil is quite thin
- Ocean spray

**Anecdotal Location Notes**
*Taken from HAT report dated May 22, 2019*

The northern part of the site is a wet field lying in the flood plain of Bilston Creek. A low berm separates the creek from the field and was likely created in the process of deepening or straightening the creek. The field is dominated by Reed Canarygrass (*Phalaris arundinacea*), except where flooding is deep enough to exclude that species. We noted many native species through the wet meadow complex during our site visit, mostly in depressions low enough to exclude Reed Canarygrass. Species observed included Hardhack (*Spiraea douglasii*), Douglas’ Aster (*Symphyotrichum subspicatum*), Water Smartweed (*Persicaria amphibia*), Inflated Sedge (*Carex exsicatta*), Wool Grass (*Carex cyperinus*), Common Spikerush (*Eleocharis palustris*), One-sided Sedge (*Carex unilateralis*), and Kellogg’s Sedge (*Carex kelloggii*).

**Built Infrastructure Log and Fixed Equipment Log**
Recorder- Diana Brubaker  Date: Jan 30, 2020

**House – Appendix A2:** Farm House Baseline 2018, Farm House Photos 1-3

**Shed** – 20 X 20 wooden storage shed built at time of original homestead currently in disrepair.

**Root Cellar**- 8 x 8 storage cooler built in 2009 with electrical outlet, 6 inch walls, and non functioning electrical cooling mechanism. Root Cellar placed over surface well of 6 foot deep with entrance hatch in floor of cooler.
Lohbrunner Community Farm Plan

**Wood Shed** - open lean to shed with cement pad approximately 12’ by 4’

**Greenhouse** - 40 x 20 ft wooden framed plastic no heat greenhouse Coop owned thru TLC donation 2013.

**Composting Toilet** - 8 X 8 enclosed structure (2009) in good repair. Includes 2019 composting toilet, a hand washing station and outdoor composting bins to be completed. Water storage for handwashing.

**Composting Bins** - three bin compost structure for plant debris in coop commons

**Fencing - Coop Commons and NCC** triangle has pressure treated posts and 6 ft page wire fence built in 1998 encompassing approximately 2 acres. Metal fence of 3 acres adjoining Coop Commons built thru VanCity Grant 2018.

**Processing** - 2019 Sweet Acres Farm and Vitality Farm constructed and owns a 24X36 ft processing and Wash station

**Portable walk in cooler** - 2019 Sweet Acres Farm and Vitality Farm installed a 16 x 8 walk in cooler and electrical outlet from house for purposes of running cooler.

**Surface water ditches for flood protection** - 2019 Coop constructed open drainage dishes on east side of Wash station, south and west side of Coop Commons fence to Walk in gate at Vitality Farm. At this point 6 inch pipe was laid the length of fence line and 100 feet beyond towards Duck Pond on the west side of fence. Previous drainage ditches were deepened on west side of driveway to culvert at Farm Gate at which point it passes under driveway and empties into permanent Duck Pond in hay field. See Irrigation Photo Map for details.

**Driveway** - 2019 Coop resurfaced gravel driveway and widened it to provide parking from Farm Gate entrance to south corner of Coop Commons fence. This included an addition of 15-20 parking spaces.

**Access lane** - continues from driveway to doorway of farmhouse.

**Fixed equipment**

**Irrigation Systems** - 2019 Buried 2” irrigation line installed from CRD water meter at Lippincott Rd along east side of new fence to Vitality small gate. Continues along north side of fence line separating Commons area and Vitality to midway point. Includes backflow preventer at CRD meter and water meters for Sweet Acres and Vitality. Along same corridor runs a 6 inch drainage pipe.

**Hoop Houses** - two hoop houses 40’ long are erected in the coop commons area and owned by Vitality Farm.
Agricultural Enterprises

In the second year of our cooperative we have supported the establishment of the following agricultural enterprises. It is our primary intent, as stated in our purposes, to continue to expand farm based activities for the benefit of our community. Farming business’s and future enterprises are expected to obtain Organic Certification status through IOPA and submit a Farm Plan to our board for approval.

Homesteaders  The Homesteaders are made up of an evolving group of members who lease land in the coop commons and consider themselves subsistence farmers. They collaboratively work together to plan, manage and organize to cultivate and harvest food for their family’s needs. They have been core in volunteering and supporting the maintenance of the coop commons section of the farm over the years and were instrumental in applying and maintain certified organic status for the cooperative.

Sweet Acres Organic Farm  Sweet Acres is a certified organic enterprise owned an operated by Ariella Falkowski. She holds a five year renewable lease with the cooperative on two acres of land. Currently her Farm Plan is to put this land into mixed vegetables and establishing herself
Lohbrunner Community Farm Plan

in the community at local markets, restaurants and offering Community Agricultural Harvest Box programs. This year she has introduced Sweet Acres On-line store.

**Vitality Farm** Vitality Farm is a certified organic enterprise owned and operated by Diana and Doug Brubaker. They hold a renewable five year lease on one acre. There Farm Plan consists of mixed vegetables and strawberries selling at the local markets, restaurants and offering Community Agricultural Harvest Box programs to the community.

Both farms support the coops initiatives educational opportunities of onsite learning for all ages.

**Lohbrunner Community Farm Cooperative Agricultural Fundraising Initiatives** LCFC has a number of on-farm agricultural projects to engage the community on the farm at this time.

**U-Pick Blueberries** LCFC volunteers manage the upkeep of the 300 berry plants consisting of blueberries and black currants. During the harvest season the local community are offered a U-pick experience. Many families arrive to not only experience a freshly picked berry and to fill their baskets for later, but to provide a firsthand farm experience to their children.

**Flower Power** To embrace the beauty and power of the flower, to support our many pollinators, and create some revenue for the coop there is a U-pick flower garden and market sales.

**Pumpkin Patch** October brings the glorious pumpkin patch alive attracting children, families, organizations, and students. The coop values the opportunity to bring folks onto the farm and would like to develop this project as a revenue stream.

**Soil to Soul; Foraging a Longtable Feast** In 2019 the coop hosted an interactive long table farm dining experience for the community supported by our farmers, many volunteers, Andrew Paumier and Shannon Moriarty, and Kyle Dampsey of Canoe Brew. Seventy two quests participated in a farm tour harvesting portions of the bounty grown by our resident farmers and volunteers followed by a fine feast prepared by the chefs’ under our big open tent feeding both body and soul.

**Community Involvement, Beneficiaries, Funders**

**Landowner:**

**Farm Folk City Folk (FFCF)** FFCF are the current landowners. They have been key in securing the land for the longterm benefit of the community and food security. FFCF worked closely with LCFC to establish a 29 year renewable lease to enable farmers to have access to viable land and the security of a long term lease. As a charitable society they are able to accept donations in trust for the LCFC and continue to support us in this way.
Trusts:
Food Lands Cooperative of BC (provincial land trust)
Heather Pritchard has been key in supporting and developing the cooperative since its inception. She will continue to be available for facilitating our growth in these next stages of this project. The LCFC board members have been key in assisting in the development of the Food Lands Cooperative of BC by working together to establish the framework for the potential growth of other farms joining this new Food Lands Coop. Heather brings her considerable experience as a long-time farmer, facilitation and development of cooperatives, and as an active coop member. She is working closely with us to aid in the development of the long-term sustainability of LCFC. The longterm goal is FFCF will transfer the land ownership to the Food Lands Cooperative of BC.

Foundations:
Community Evolution Foundation
For the past two years CEF have provided Heather Pritchard of FFCF financial support to develop the LCFC to date and have a stake in the continued growth of this project. Further funding was granted to the LCFC in 2019 for “A Place to Grow” project which includes development of a Community Farm Plan, Strategic Financial Plan, Marketing Outreach Plan, and a proposal for an Outdoor Education Center.

VanCity Community Foundations
At the time of the transfer of land from TLC to FFCF VanCity Community Foundation offered to support the coop to secure the land by offering $100,000 loan interest free. LCFC has agreed to repayment of this loan over the course of their lease to FFCF starting in 2019.

Volunteers
LCFC is run by volunteers. Our board members, founders, and participants work collaboratively. We try in every area including programs, development, events, and projects to include the greater community to bring their expertise, time, and passion to the betterment of the farm and to themselves. In 2019 we counted 52 volunteers including many tradesmen who donated time and effort to the resurfacing of our driveway.

Local Businesses
Growing Young Farmers Society
Jenny Schulz of GYF has been working with LCFC to establish programs for students in the local area schools keeping in mind the availability of the farm. Since 2018 she has been running a Lohbrunner Farm Summer Camp for children 4 – 6 years old. These camps have brought revenue to the coop. It is anticipated that the “A Place to Grow” project with Community Evolution Foundation will enable the development of more programs thru the establishment of
Lohbrunner Community Farm Plan

a Community Farm Plan and marketing while supporting our financial sustainability. Prior to future program growth in this area an Outdoor Education shelter will need to be designed and put into place.

**Indecent Risotto**

Andrew Paumier and Shannon Moriarty are the visionaries and chefs behind INDECENT RISOTTO. With over 35 years of combined cooking experience they have realized their dream of owning a unique food truck. They have worked closely with Vitality Farm and Sweet Acres for the past two years creating and supporting our farms. They have a strong commitment to the Island Chefs Collaboratives project Growing Chefs a program run in elementary schools to offer kids to learn to grow and cook their own food.

Andrew is a visionary. He worked closely with LCFC and Kyle Dampsey of Canoe Club to spearhead the Soil to Soul interactive Longtable feast on the farm in 2019. He continues to bring ideas to support the growth of the coop and the engagement of the community around growing and eating fresh local products.

**Kyle Dampsey and Canoe Brew**

Integral to the success of the Soil to Soul was the generosity of spirit, time, and ethically sourced seafood by Chef Kyle Dampsey and the Canoe Club. Chef Kyle is focused on sourcing the best ethical and sustainable ingredients our own back yard has to offer. He believes food can tell a story, evoke emotion, and leave a lasting impression. Sweet Acres and Vitality Farm are two of those local farmers whose produce adorns the plates created by Chef Kyle and his team.

**Schools**

**Montessori Centers for Learning and Education** have been coming to the farms since 2018 to get their hands in the soil in an interactive farm tour and to attend our Pumpkin Patch event.

**Homeschool Programs** frequent the farm during the year experiencing the taste of goodness of fresh harvested vegetables and pique their interest in how their food grows.

**Royal Bay High School Culinary Program**: Members of the LCFC have been building relationships with Chef Rowan Bezeau to support his curriculum since 2017. Vitality Farm meets with him and develops a crop plan to support the culinary program in the fall serving 80 meals a day. These crops are then purchase through a Community Supported Agricultural program designed for their needs. In the spring and in the fall 40 culinary students spend a portion of their day at the farm participating in learning activities on soil science, supporting pollinators in organic farming, propagation of starter plans, and planting potatoes. In the fall the students return to harvest and prepare an onsite lunch. These programs form a connection for the students between local food, food security and their role in sustaining these philosophies as future chefs.

**Camosun College Horticultural Technician Program**: During each fall semester a group of students come to meet with the resident farmers to apply their studies in organic practises to a
farming situation. They are given opportunities to view and ask questions about the different organic practices by the two different farmers.

Student placements in the spring and fall are also offered by the farmers to this program for interested students. A great way to understand the daily routine of a market farm.

**Farmers Markets**  The Goldstream Farmers Market and Metchosin Farmers Market. Farmers markets are key to supporting local farmers and increasing customers awareness of their role in food security.

**Health Organizations:**

**Garth Homer Society**  For the past two years leaders and educators of the Garth Homer Society have been bringing individuals who have disabilities to the farm to meet different therapeutic goals. Volunteers and farmers provide hands on experiences to meet those goals. There has been a great response and the participants are excited about coming to the farm.

**Other Partners:**

**Habit Acquisition Trust**  HAT is a local organization who LCFC has partnered with to run workshops on the importance of hedge rows on farms to provide habitat for wild pollinators and wildlife. Currently with the financial support of The Mew Foundation LCFC is working with HAT to establish a 300 ft hedge row. This project is part of the Mew/LCFC Friendly Neighbour Project.

**Good Neighbour Project**  A fund has been established by the Ann and Wayne Mew Foundation to bridge Lohbrunner Community Farm with the Mew’s adjacent farm that at this time has been fallow for the past 50 years. Ann’s desire is to have a bridge some day so that farmers and visitors can traverse across Bilston creek from one farm to the other. Meanwhile Mews have supported a Habitat Acquisition Trust partnership to educate and plant a native hedge row to support regional pollinators that will bridge the two farms.

**Funders not yet mentioned**

Ministry of Agriculture - Financial Strategic Plan Consultant 2019

Victoria Foundation - Irrigation Upgrade to farm gate 2020

**Supporters** – hats off to the many farmers and restaurants in the region sharing their support for organic local food such as ALM Farm, SeaBluff, House of Boateng, Fry’s Bakery, Olo, Wild Mountain Food and Drink, Royal Colwood Golf Course to name just a few who help make this possible.
Exploring the Sunflower Trail
Lohbrunner Community Farm Plan

Where to from here.....LCFC Long Term Vision

Our 10 Year Vision is to support our purposes and financial sustainability as a cooperative in the following ways:

- Viable farming businesses
- Strong leadership and succession plans in place
- An expanded governance board to oversee the responsibilities and move us forward
- The farm as a community hub, including programing, workshops, special events, a licensed kitchen facility and an outdoor education center
- A financially sustainable coop
- Stewardship of the land for longterm sustainable farming practises
- Value added products to offer the community

Supporting Documents

As a coop we have developed the following list of documents to support, grow, and inform members and potential members as a means of engaging in our farm community. These documents are available on request to support your cooperative ventures.

Agreements/Leases and Policy Index

Norma Lohbrunner Intent and Vision

FarmFolk CityFolk Land Lease Agreement

NCC Agricultural Licence

Farmhouse Rental Agreement

Farm Business Leases/ Agreement

- Sweet Acres 2017
- Vitality Farm 2017
- Homesteaders 2020

Farm Keeper Role

Farmers Wash Station Agreement

No Smoking Agreement

Memberships – See Appendix A2 Memberships

Irrigation Infrastructure Agreement
**B2 Policies**

Organic Certification Policy

Insurance Policy

- Assessment for Insurance and Leases

FFCF Insurance Policy

LCFC Insurance Policy

**B2 Plans**

10 year Financial Strategic and Implementation Plan – Chris Bodnar and the Ministry of Agriculture 2020

Marketing and Outreach Strategy- Farm/Food/Drink 2020

**B2 Templates/Resources**

Farm Lease Template

Business Farm Plan Template

Project Proposal Template

Business Decision Checklist

Making a Purchase Checklist

Facilitating Group Meeting

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**In Summary**

Lohbrunner Community Farm Cooperative is a young organization run by volunteers to uphold Norma Lohbrunners intent to have a viable farm for this and future generations. We function from a place of collaboration, growth, and respect for our members and the land. We are committed to the engagement of the community by providing memberships, organic produce, opportunities for individuals and groups to get their hands in the soil, and educational programming for all ages. We welcome your questions and your involvement in supporting this important venture for this and future generations.

Thank you too the many supporters who make up the Lohbrunner Farm Community!

Diana Brubaker, on behalf of the LCFC
Appendix A

A1 Legal Information
Recorder: Diana Brubaker Date recorded: Feb 2020

Title and parcel information
Property address: 1152 Lippincott Rd, Langford, BC, V9C2Z6
Legal description: Lot 2 Plan VIP1139, Block A, Section 90
Parcel identifier: PID007-848-285
Area (hectares/ acres) 13.18 acres
Encumbrances on the title (liens, easements, covenants) unknown

Ownership
Landowner: FarmFolk CityFolk
1661 Duranleau Street, 2nd floor
Granville Island, Vancouver, BC, V6H3S3
604-730-0450 ext. 302
Contact person: Anita Georgy
anita@farmfolkcityfolk.ca
www.farmfolkcityfolk.ca

Farm management
Lohbrunner Community Farm Cooperative
Address: c/o Joan Varley
2706 Claude Rd
Victoria, BC,
V9B 3T6
Farm contact phone number: 250-658-4689
Email: lohbrunnercommunityfarm@gmail.com
web site: www.lohbrunnercommunityfarm.org

Municipality: Langford
Regional District name: Capital Regional District of Victoria
Electoral area name: Juan de Fuca
Zoning designation: south portion of farm is zoned RR4 and north 6.57acre portion is in the ALR
Agricultural Land Reserve: YES

Municipal bylaws and regulations: https://www.langford.ca/assets/Docs~Library/ Policies/agricultural-strategy.pdf
Regional District bylaws and regulations
Lohbrunner Community Farm Plan

https://www.crd.bc.ca/about/electoral-areas/juan-de-fuca
Official Community Plan references:
https://www.langford.ca/assets/Bylaws/Land~Use/official-community-plan-1200.pdf

Cooperative Incorporation:

1) Memorandum of Cooperative Association
2) Rules of the LCF Cooperative Association
3) Certificate of Incorporation

Board Member Bios 2019

Doug Brubaker:
Doug and his wife Diana were part of the "back to the land movement" in the early 1970's when they homesteaded on a remote island, cleared the land, built a house from the trees and for several years raised and gathered 90% of their food. His business Forest Lumber & Cooperage Ltd. was established in 1976 as a portable sawmill contracting venture. He is still in business today building cedar barrel hot tubs, saunas and water tanks, exporting around the world. Doug is a founding member and volunteer of the LCFC. He holds a position in the Membership Committee and Financial Committee. In this past year Doug has taken on the lead for following through with the following projects: Researching and designing a composting toilet to meet the needs of our projected programs, developing a lease in collaboration between Farm Folk City Folk and legal counsel for both the LCFC and the current farmers. Doug is also a partner in growing Vitality Farm.

Scott Harris:
Scott has a structural engineering background and is a contractor for doing home renovations for seniors. He is also a specialty furniture maker and a wood crafter. Scott lead the way towards the establishment of LCFC by seeing the need for volunteers at the farm 7 years ago and mobilizing the first group of volunteers on the land. In the past year he has taken the lead in establishing the coop's irrigation project and undertaken the maintenance of the farm house to ensure it retains its value as it is currently the key revenue source for the coop. Scott has an interest in the designing and building of the Outdoor Education structure necessary for future programming on the farm. He has also developed the LCFC website and has an interest in continuing with this role. Scott has taken the lead in the Irrigation Project to establish agricultural water to and on the property.

Matthew Varley:
Matthew has been a journeyman welder for over 25 years and operating his own small business Coastline Metal works Ltd. for the last 13 years. He brings his considerable experience dealing with trades and projects and his farming experience on this farm to this project. In the past year Matthew has taken the lead in bringing in community tradesman support and personally volunteering machine time to develop a drainage system for better surface water management.
on the farm, constructing a parking area, and upgrading the driveway. This project was key in enabling the development and growth of public access onto the farm all funded through coop revenue.

**Ariella Falkowski:**
Ariella is a young farmer who has been working on farms across B.C. for the past 8 years and has started her own farm business Sweet Acres at the Lohbrunner farm. She brings her experience from these successful farms to this project. In this past year she has developed her leased land and supported our mandate of food security. Her fabulous produce was found at two local markets, an onsite farm stand, the Royal Bay Culinary Program cafeteria, local restaurants, and in Community Supportive Agricultural Harvest Boxes all in collaboration with Vitality Farm. Along with developing her farm Ariella took a lead with Doug in developing a composting toilet, she is a member of the Berry Committee, and supported public education by taking the lead on farm tours for local schools including home schools, the farms summer camps, and Camouson College Horticulture program students in the area of organic farming. She has been key in marketing the farm to the public through social media and has a interest in supporting further and ongoing development of the website and social media platforms to build the membership in “A Place to Grow” project. Ariella has a strong interest in writing and supporting the LCFC communication plans. Her farm is organically certified through IOPA.

**Diana Brubaker:**
Diana has been passionate about the values one learns about themselves and the environment through raising their own food, getting their hands dirty, and being physically productive. She and her partner Doug have been organic gardeners for the past 40 years. She brings her professional life as an Occupational Therapist and inherent leadership skills to every aspect of growing a farming cooperative as a founding member of LCFC. She and her husband have established Vitality Farm in this cooperative raising organically certified fruits and vegetables for the local community while learning and supporting other farmers of all ages to do the same. Diana is a member of the Membership Committee and Berry Committee. She has taken the lead for development of community farm programs including the Royal Bay Culinary Program, Growing Young Farmers Summer camps, and special needs classes. Vitality Farm organically certified as of Aug 2019 through IOPA.

**Joan Varley:**
Joan is the Administrative Director of the Ancient Forest Alliance and an organic gardener for many years. She brings this expertise to support LCFC in being the keeper of financial and other records of LCFC. She will use this knowledge to organize and compute the information needed for the evaluation of the “A Place to Grow” project. She is a member of the Financial and Membership committee. She has taken a key role in growing the Homesteader sustenance farming group and mentoring new members into this area. In the past year she has been the Lead in the preparing the coop for Organic Certification through IOPA.

**Nitya Harris** is a Sustainability Consultant. She has worked as the Environmental Manager of B.C. Buildings Corporation, an Associate Professor at Royal Roads University and Executive
Director of SolarBC. She has been volunteering on Lohbrunner Farm for the past 7 years. In the last year she has been a member of the Financial Committee. She has taken an active role in writing grants and her application to Vancity for a fencing grant was successful enabling the farm to develop another three acres of cultivated land. She also secured a grant from Victoria Foundation to develop the water supply to the farm in 2020.

Memberships

There are a number of membership categories available for participation in the LCFC. To participate on the farm as a member each member will hold a minimum of one share at a par value of $500. We welcome members to invest in their community farm. You may choose to purchase more than one share. These shares will provide the cooperative with the necessary funds to develop the farm infrastructure, will help fund the start up and development costs of the cooperative, and will aid in paying back LCFC’s $100,000 loan to VanCity Community Foundation (this enabled the land to be transferred from The Land Conservancy to Farm Folk City Folk, who now holds this land in trust).

Community Farm Support Membership

- A $500 basic membership for an individual

What will I get?
Perfect for the individual who values knowing their farmers and where their food comes from, this share is a way to pledge support for farming and food security on Southern Vancouver Island. Members will get to be part of a growing community around local food production, will receive notification of products grown on the farm that are ready for purchase, and may participate in learning and social events that take place on the farm. Your support will help protect fertile farmland now, and for future generations to come.

Community Farm Support Group Membership

- A $500 basic membership available to eligible organizations, businesses and associations.

What will I get?
This membership is for those organizations, businesses and associations that have two or more members/employees who believe in the values of supporting local small scale agriculture in their communities. This group will have a designated individual who will be the contact to the coop and vote on behalf of their members/employees at the annual general meeting. A total of 5 individuals can have their names on the Subscribers Certificate.

Hands in the Soil Membership

To access the farm for the purpose of food production each member will hold a refundable Basic share of $500 and a non refundable user fee of $500 at a total of $1000. Under the Hands in the Soil Membership there are two categories: Homesteaders and Growing a Business “Homesteaders”
You may choose, under the Hands in the Soil Membership to apply to be part of an organized group we call “The Homesteaders”. Together, the Homesteaders plan, manage and organize to cultivate and harvest food for their table. If you are interested in becoming a Homesteader you will be required to complete an application to join the group. Please note after the first year as
Lohbrunner Community Farm Plan

a Homesteader there will be a review at the end of the season to consider if this is a good fit for you and the group. If not a good fit your user fee will be refundable at that time.

“Growing a Business”
Looking for a viable affordable place for the purposes of running a farm business producing organic food and/or food products with the support of a cooperative? Submit a farm plan for considerations to the board of directors outlining your intent, needed infrastructure, and amount of land you would like to lease. An additional land lease fee will apply in addition to the cost of your membership according to the area needed. LCFC is offering short term renewable leases for up to 29 years. Please note that each partner in your business will need to purchase a Hands in the Soil membership equalling $1000. Your employees and volunteers do not need to purchase a membership

These memberships hold responsibilities and privileges.

RESPONSIBILITIES FOR ALL MEMBERS
1) The responsibilities first and foremost are to uphold the Lohbrunner Community Farm Cooperative PURPOSES which are:
   • Provide stewardship of the bio-diverse land through ecological- minded organic farming for present and future generations.
   • Develop a community farm service cooperative providing access to viable land while promoting and supporting local food production.
   • Share opportunities for wellness, social, educational and farm experiences.

2) Our community service cooperative works on the principles of consensus ensuring all members have an opportunity to be heard.
3) All applicants will be required to review and sign a document that they understand the purposes, responsibilities, and privileges at which time they will receive a copy for their records.

PRIVILEGES FOR ALL MEMBERSHIPS
1) Memberships have a lifetime par value. In other words, they do not loose or gain value.
2) Each member will have one vote at the annual general meeting, election of directors or during special resolution meetings, no matter how many shares you may choose to hold.
3) Put a voice to the communities needs at the annual general meeting where overarching decisions are being made to form and maintain the cooperative.
4) Participate in educational, social, and farm experiences.
5) Be first to receive notification of organically grown products available for purchase.
6) Support the farmers in your area by purchasing locally grown food.
7) Be part of a community that values organic farming, eating locally grown food, knowing the farmer who put the food on your table, and who believes in the need for food security through small scale agriculture.
8) A Membership Certificate and Subscription Agreement will be provided to each member for their records.
9) Any individual who chooses to donate towards the community farm will receive a tax receipt through FFCF. Memberships do not receive tax receipts.
Lohbrunner Community Farm Plan

10) If you so choose to not hold a membership at some point in time you can put in your request to the Board to withdraw your membership. Your shares will be returned at par value at such a time that does not compromise the financial stability of the cooperative.
11) Sit on the Board of Directors.