



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58056

Application Status: Under LG Review

Applicant: Jodie Lucas , Will Gemmell

Agent: Rusted Rake Farm

Local Government: Nanaimo Regional District

Local Government Date of Receipt: 09/06/2018

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Our purpose for this proposal for two reasons first one is to seek the approval of the ALC to start building our brewery building so we can use our existing Farm Product Processing (Policy L-01) to support the food requirement within a lounge endorsement. The second reason is to continue our food service until the change over to a lounge endorsement.

The ALC has reviewed our plan and requested that the PFP area is planted and a crop harvested prior to commencing construction of a brewery facility. With this type of time line we would not start brewing beer until summer of 2020.

We started growing wheat two years ago on our 18 acre farm in Nanoose Bay. Our grain growing field in 2016 was just over 1hectare, two years later it is now larger than two hectares. There is enough wheat in storage to support our plan of starting the brew house now and competing construction in spring of 2019, then using the stored wheat in the brewery until our barley harvest a few months later.

Our existing Farm Product Processing is using over 50% of our product, at times it climbs to close to 100% on certain items. Our wheat is in almost all of our bakery items, our chickens supply us with the eggs, our steers with beef, our greenhouse, raised beds and vegetable patches to supply garlic, onions, broccoli, tomatoes, beans, squash, carrots, cabbage, beets, potatoes, jalapenos, habaneros, cucumbers, kale, raspberries, rhubarb, radishes, peas and herb garden, our trees include apple, plum, hazelnut, our bees for honey and of course our 700 plant blueberry patch. In the near future we are adding pigs and turkeys. Everything we raise and grow goes into our plan to be value added onsite and sold directly to the consumer.

We are requesting the same benefits that numerous other ALR farms prosper from, including The Roost Farm Bakery, Muse Winery, Kildara Farms, Alderlea Farm Cafe, Deerholme Farm, Merridale Cidery and Distillery, Fickle Fig Farm and one of our favourites Persephone Brewing these are but a few local farms there are many more through out the province.

Our plans would fit in well under 0.1 ha but that is the lowest we could put into that section of the proposal.

Agent Information

Agent: Rusted Rake Farm

Mailing Address:



Applicant: Jodie Lucas , Will Gemmell



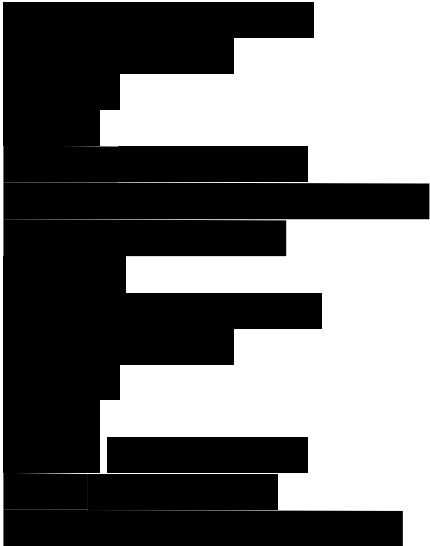
Parcel Information

Parcel(s) Under Application

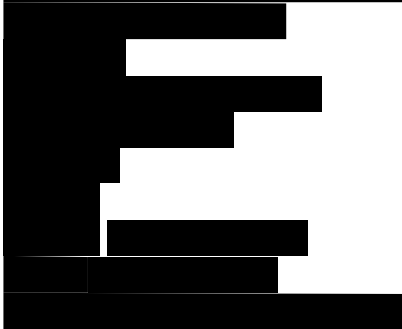
- Ownership Type:** Fee Simple
Parcel Identifier: 006-249-361
Legal Description: L 2 DL 30-A NANOOSE DISTRICT PL 3074 EXC PTS SHWN O/L IN RED ON PL 561R & PL 904R & EXC PT IN PL 6592
Parcel Area: 7.2 ha
Civic Address: 3106 Northwest Bay Rd.
Date of Purchase: 08/01/2013
Farm Classification: Yes
Owners

- Name:** Jodie Lucas

Address:



2.



Ownership or Interest in Other Lands Within This Community

- Ownership Type:** Fee Simple
Parcel Identifier: 005-877-423
Owner with Parcel Interest: Jodie Lucas
Parcel Area: 0.5 ha
Land Use Type: Residential
Interest Type: Full Ownership

Current Use of Parcels Under Application

- Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
40% Wheat, 25% Vegetables, 10% Blueberries, 10% Eggs, 10% Beef, 5% Fruits and Berries

Applicant: Jodie Lucas , Will Gemmell

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

This property grew hay for a hundred years and was run down and over grown when we purchased in 2013. In five years we have cleared most of the usable land while working closely with Nanoose Stream Keepers to protect the fish bearing creek which cuts through the property. We are also very close to finishing the Environmental Farm Plan. Over the years we have converted most of the hay fields into growing grain, planted 700 blueberry plants, built chicken house with a large free run enclosure, raise beef, constructed a 1600 square foot greenhouse, built 15 raised beds, developed some large vegetable beds, built access to the cut off portion of the property by way of a bridge over Nanoose Creek, constructed erosion control along the edge of the grain fields, planted apple trees, rhubarb and raspberries, built fencing to keep out the deer, constructed three large composting bays, built a water system that is Health inspected for watering all our crops, obtained two water licenses (irrigation and commercial enterprise(this is so we can process all our products)), built a three phase electrical system to run the farm and for future growing indoors in the winter

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

We value-add to all our products to sell directly to the consumer.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Hazelnut Farm

East

Land Use Type: Residential

Specify Activity: Bird Estuary and Houses

South

Land Use Type: Transportation/Utilities

Specify Activity: Railroad

West

Land Use Type: Transportation/Utilities

Specify Activity: Railroad

Proposal

1. How many hectares are proposed for non-farm use?

0.1 ha

2. What is the purpose of the proposal?

Our purpose for this proposal for two reasons first one is to seek the approval of the ALC to start building our brewery building so we can use our existing Farm Product Processing (Policy L-01) to support the food requirement within a lounge endorsement. The second reason is to continue our food service until the change over to a lounge endorsement.

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3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The simple answer is "No" because everything boils down to what the customer is willing to pay. Every product we produce is made into a value added product, if this is not done onsite and you add up all the additional costs, the product produced is now over what a customer is willing to pay. Large farms mono-cropping can incur these costs, this brings with it substandard wages, heavy use of synthetic fertilizers used in conjunction with herbicides and pesticides which ultimately produces lower quality food while depleting the soil. Please visit a large grocery store just before they close and almost everything left over in the fresh baked bakery is thrown out. In our ever increasing population we need to wakeup that this is not sustainable. When we sell out of an item we hang a sold out sign in its place, cutting down on wasted farm land that is growing crops that are just destined for the garbage. Customers want an affordable healthy alternative, this is one of the reasons why our community supports us.

4. Does the proposal support agriculture in the short or long term? Please explain.

This plan to value add and sell directly to the customer is part of a sustainable future for healthy agriculture in the short and long term. This plan makes small parcels of ALR land financially viable for future generations essentially protecting ALR lands. This farm can support our family and our 12 employees, for the last one hundred years this farm grew hay and supported no one full time. We require a small foot print to process these value added products which in turn benefits numerous members of society for a productive local economy. A brewery with lounge endorsement is the final part of the circle to make us financially viable.

Applicant Attachments

- Agent Agreement - Rusted Rake Farm
- Site Photo - Overhead View
- Site Photo - Overhead View
- Site Photo - 2017 Wheat Harvest
- Other correspondence or file information - Surrounding Properties
- Site Photo - Greenhouse and Raised Beds
- Other correspondence or file information - Sketch #1
- Other correspondence or file information - Sketch #2

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- Other correspondence or file information - Sketch #3
- Other correspondence or file information - Sketch #4
- Other correspondence or file information - Sketch #5
- Proposal Sketch - 58056
- Other correspondence or file information - Farm Status
- Certificate of Title - 006-249-361

ALC Attachments

None.

Decisions

None.

SITE PLAN

WILLIAM GEMMEL

LOT 2, DISTRICT LOT 30-A, NANOOSE DISTRICT, PLAN 3074 EXCEPT PARTS SHOWN OUTLINED IN RED ON PLAN 561R AND PLAN 904R AND EXCEPT PART IN PLAN 6592

ADDRESS : 3106 NORTHWEST BAY ROAD

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DWH DATE : SEPT. 6/18

OUR FILE : 88231 REVISION : 1st



1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
 TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
 E-MAIL : nanaimo@jeanderson.com
 NANAIMO - VICTORIA - PARKSVILLE

LEGEND

ALL DIMENSIONS ARE IN METRES

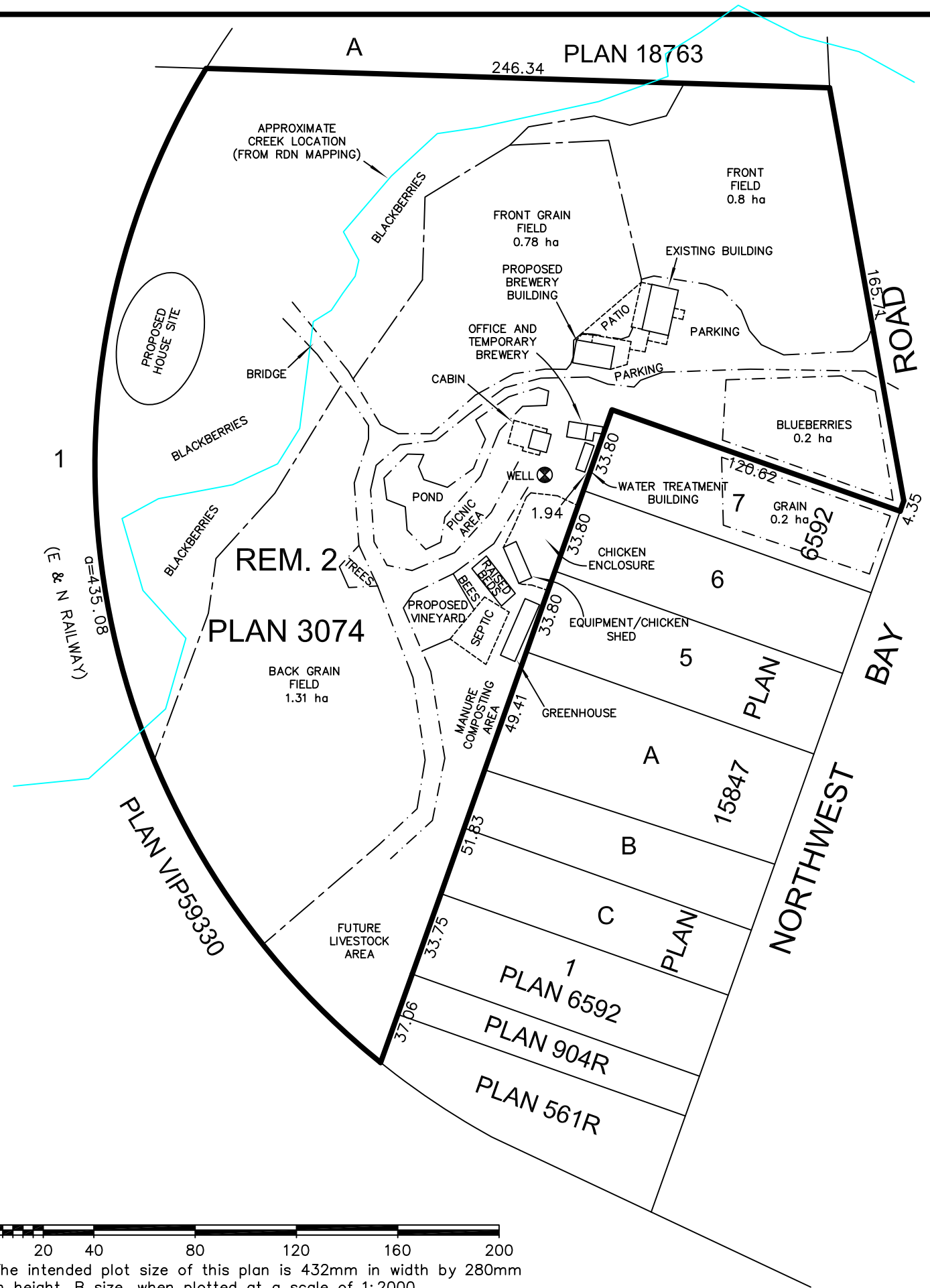
SUBJECT TO CHARGES SHOWN ON TITLE NO. CA4890791 (P.I.D. 006-249-361)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

WELL, CHICKEN ENCLOSURE AND SEPTIC LOCATION PROVIDED BY OWNER

EXISTING BUILDING CONTAINS INDOOR LOUNGE, OUTDOOR PATIO, VALUE ADDED KITCHEN, WASHROOMS, ONSITE RETAIL STORE AND TASTING ROOM

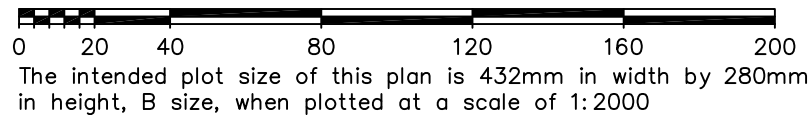
TOTAL GRAIN FIELD = 2.09 ha

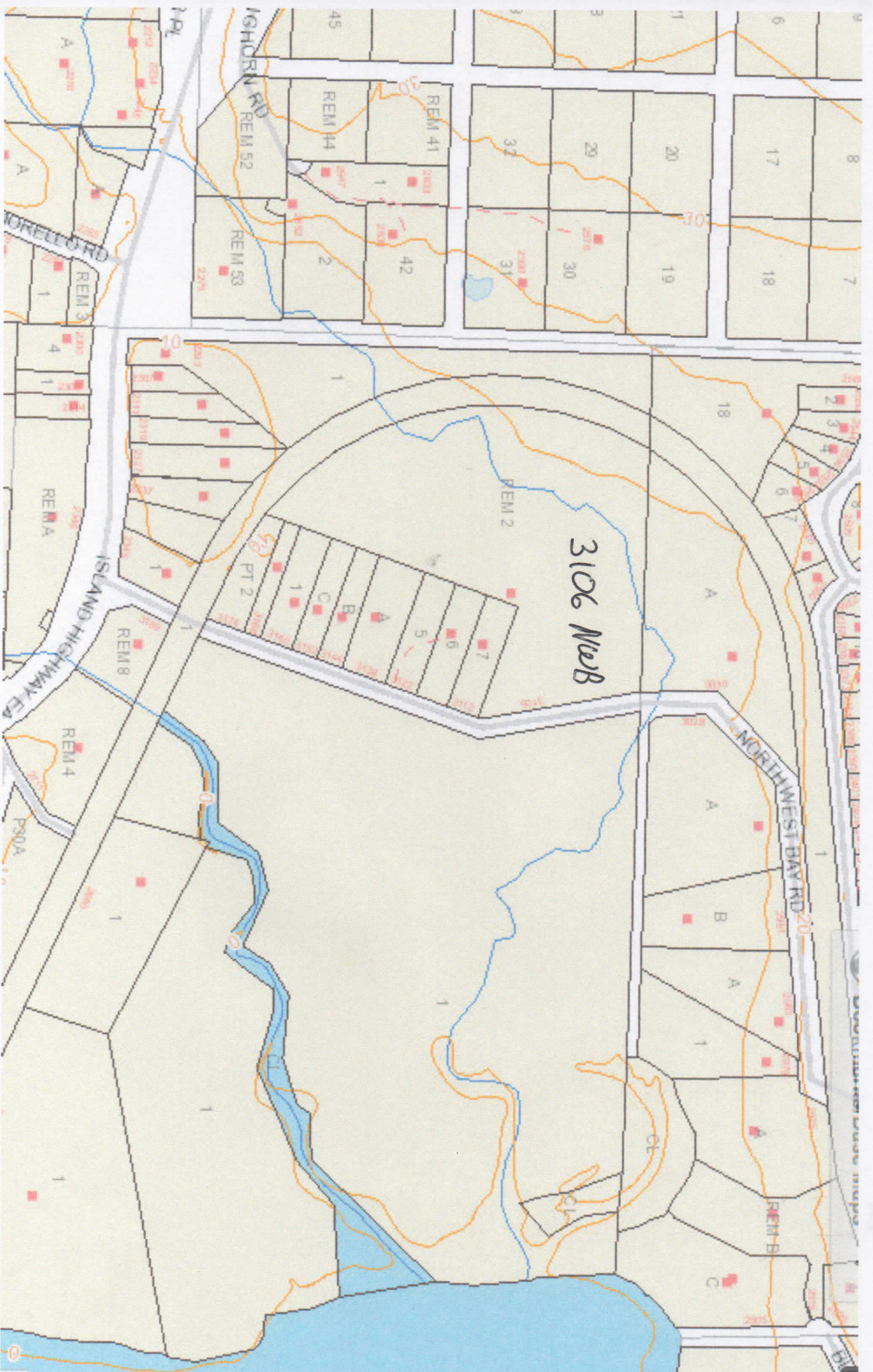


This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 6th day of September, 2018.

B.C.L.S.

This document is not valid unless originally signed and sealed or digitally signed by BCLS





AGENT AUTHORIZATION LETTER

I (we) Jodie Lucas, Will Gemmell

Printed/typed name(s) of landowner(s)

hereby appoint Will Gemmell

Printed/typed name of agent

to

make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

Parcel Identifier : 006-249-361

Legal Description : Lot 2 District Lot 30-A Nanoose District Plan 3074 Except Parts Shown Outlined in Red on Plan 561R and Plan 904R and Except Part in Plan 6592

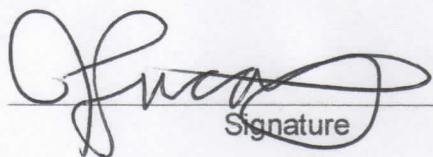
I Will Gemmell

understand that as

Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):



Jodie Lucas

Printed Name

Sept 5/18

Date



Will Gemmell

Printed Name

Sept 5/18

Date

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE


Certificate Number: STSR2481955

File Reference: 10483

BARTLETT & COMPANY LAW CORPORATION
225 VANCOUVER AVENUE
NANAIMO BC V9S 4E9

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 389405).

I certify this to be an accurate reproduction of title number **CA4890791** at 09:01 this 13th day of February, 2018.


REGISTRAR OF LAND TITLES



Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA4890791 CA3284600
Application Received	2015-12-21
Application Entered	2015-12-31
Registered Owner in Fee Simple Registered Owner/Mailing Address:	JODIE LEA LUCAS, TEACHER'S AIDE WILLIAM CHRISTOPHER GEMMELL, LINEMAN [REDACTED] [REDACTED] [REDACTED] AS JOINT TENANTS
Taxation Authority	Port Alberni Assessment Area

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR2481955

Description of Land

Parcel Identifier: 006-249-361
Legal Description:
LOT 2 DISTRICT LOT 30-A NANOOSE DISTRICT PLAN 3074 EXCEPT PARTS SHOWN
OUTLINED IN RED ON PLAN 561R AND PLAN 904R AND EXCEPT PART IN PLAN 6592

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED
JULY 26, 1974

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: 110471G
Registration Date and Time: 1945-10-05 13:15
Registered Owner: JAMES TURNER
Remarks: INTER ALIA
DD 33107N

Nature: UNDERSURFACE RIGHTS
Registration Number: S13085
Registration Date and Time: 1987-02-19 08:56
Remarks: INTER ALIA
PURSUANT TO MINERAL LAND TAX ACT, SBC 1979,
CHAPTER 260 AND AMENDMENTS THERETO, MINERALS
(EXCEPT GOLD AND SILVER) HEREIN UNDER 110471G
FORFEITED AND VESTED IN CROWN

Nature: MORTGAGE
Registration Number: CA4768809
Registration Date and Time: 2015-10-27 14:04
Registered Owner: COASTAL COMMUNITY CREDIT UNION
INCORPORATION NO. FI 114

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5062050
Registration Date and Time: 2016-03-24 08:49
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA5062051
Registration Date and Time: 2016-03-24 08:49
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A97809

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2481955

Pending Applications

NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

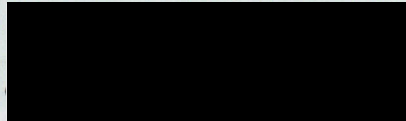


BC ASSESSMENT

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **04-Central Vancouver Island**

Jurisdiction: **769-Alberni Rural**



School District: **69-Qualicum**
Neighbourhood: **990**



2018 PROPERTY ASSESSMENT NOTICE

Property Location & Description

3106 NORTHWEST BAY RD

LOT 2, PLAN VIP3074, DISTRICT LOT 30A, NANOOSE LAND DISTRICT,
EXCEPT PLAN 6592, EXC PARTS SHOWN OUTLINED IN RED ON PL VIP561R
& PL VIP904R
PID: 006-249-361

**This is Not a Tax Notice.
Tax Notices Are Issued by Your
Local Government.**

This notice contains important information about your property. Please review and keep for your records.

No action is required unless you disagree with your assessment.

2018 Assessment - represents your property value as of July 1, 2017

ASSESSED VALUE	VALUE	CLASS
LAND	8,600	BUSINESS/OTHER
	19,478	FARM
BUILDINGS	68,600	RESIDENTIAL
	135,000	BUSINESS/OTHER
FARM BUILDINGS	4,200	RESIDENTIAL
2018 ASSESSED VALUE	\$235,878	
TAXABLE VALUE	RURAL	SCHOOL /OTHER
	235,878	235,878
Less Exemptions	82,800	23,939
2018 TAXABLE VALUE	\$153,078	\$211,939

YOUR PROPERTY VALUE HISTORY

A change in your assessed value does not necessarily mean a change in your taxes.

2018	+18%	\$235,878
2017	+63%	\$199,142
2016	+46%	\$122,442
2015	0%	\$83,642
2014	-83%	\$83,742

Important messages about your Assessment

• 2018 tax rates will be set in May. For tax information, please go to gov.bc.ca/ruralpropertytax.

IMPORTANT DATES

July 1, 2017
Assessed value is estimated for most types of properties as of this date.

October 31, 2017
Assessed value reflects property's physical condition and permitted use as of this date.

JAN 31 **DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2018**

Important information about the appeal process can be found on the back of this Notice.

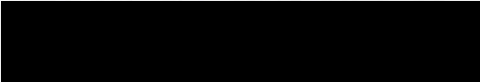
The Assessment Office for this property is:

Nanaimo Assessment Office
300-125 Wallace St
Nanaimo BC V9R 5B2
04-69-769-09265.000

The Owner/Lessee of this property is:

255603

S-06
JODIE LEA LUCAS
WILLIAM CHRISTOPHER GEMMEL



CONTACT US

For more information about your Assessment Notice go to bcassessment.ca

From our website you can search for your property and compare your assessment to others.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.





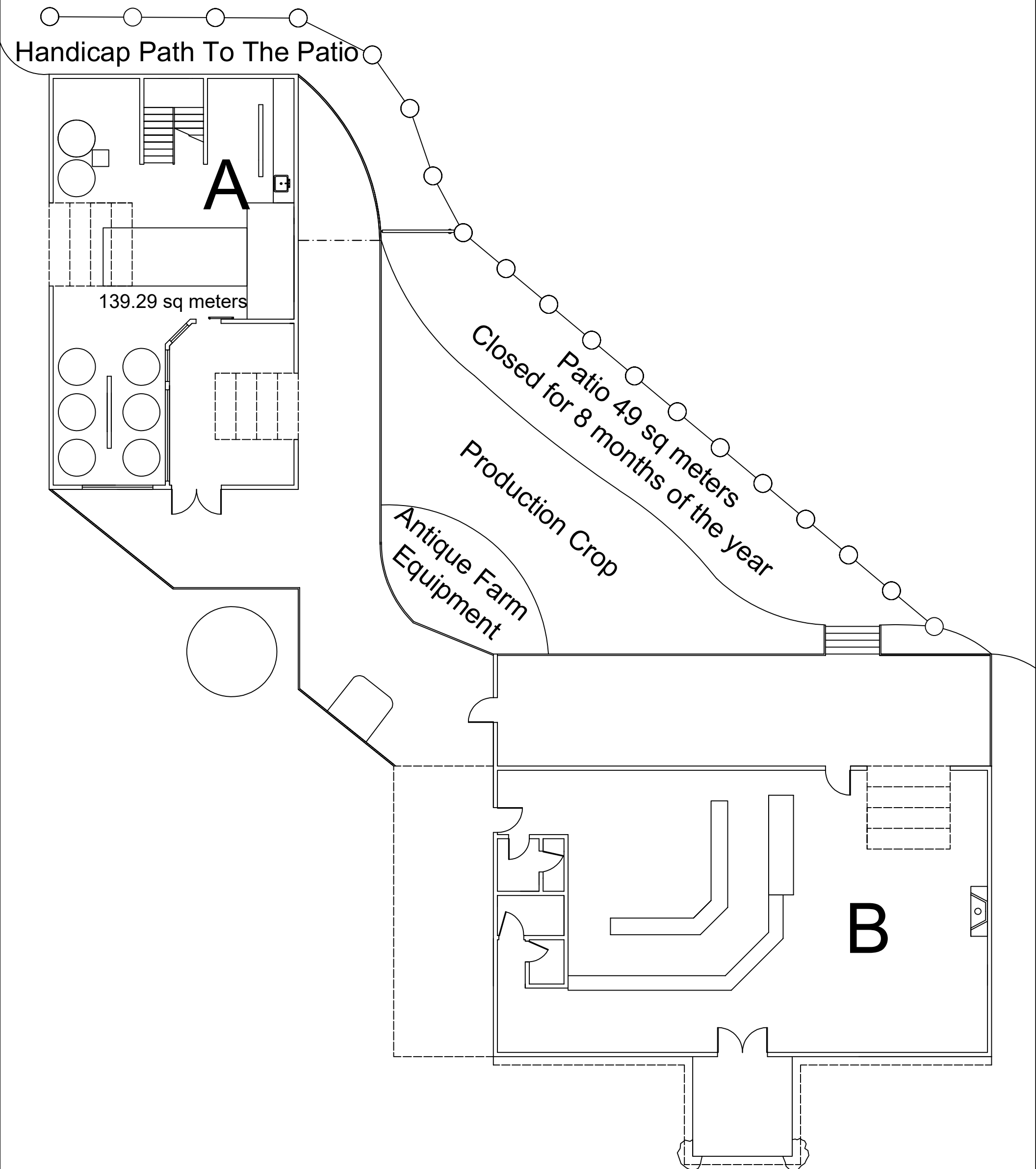






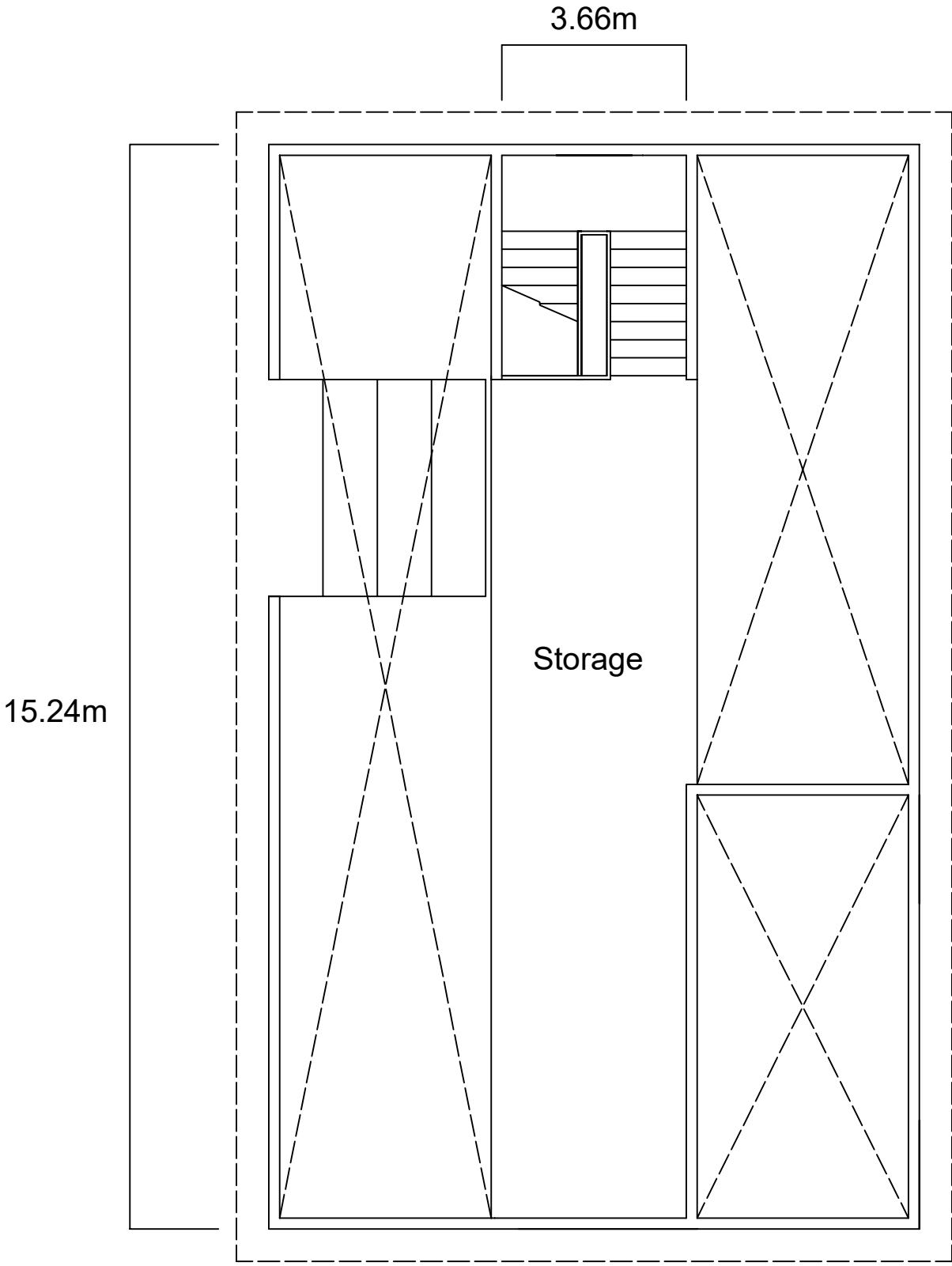
A = Proposed Brewery

B = Existing Building

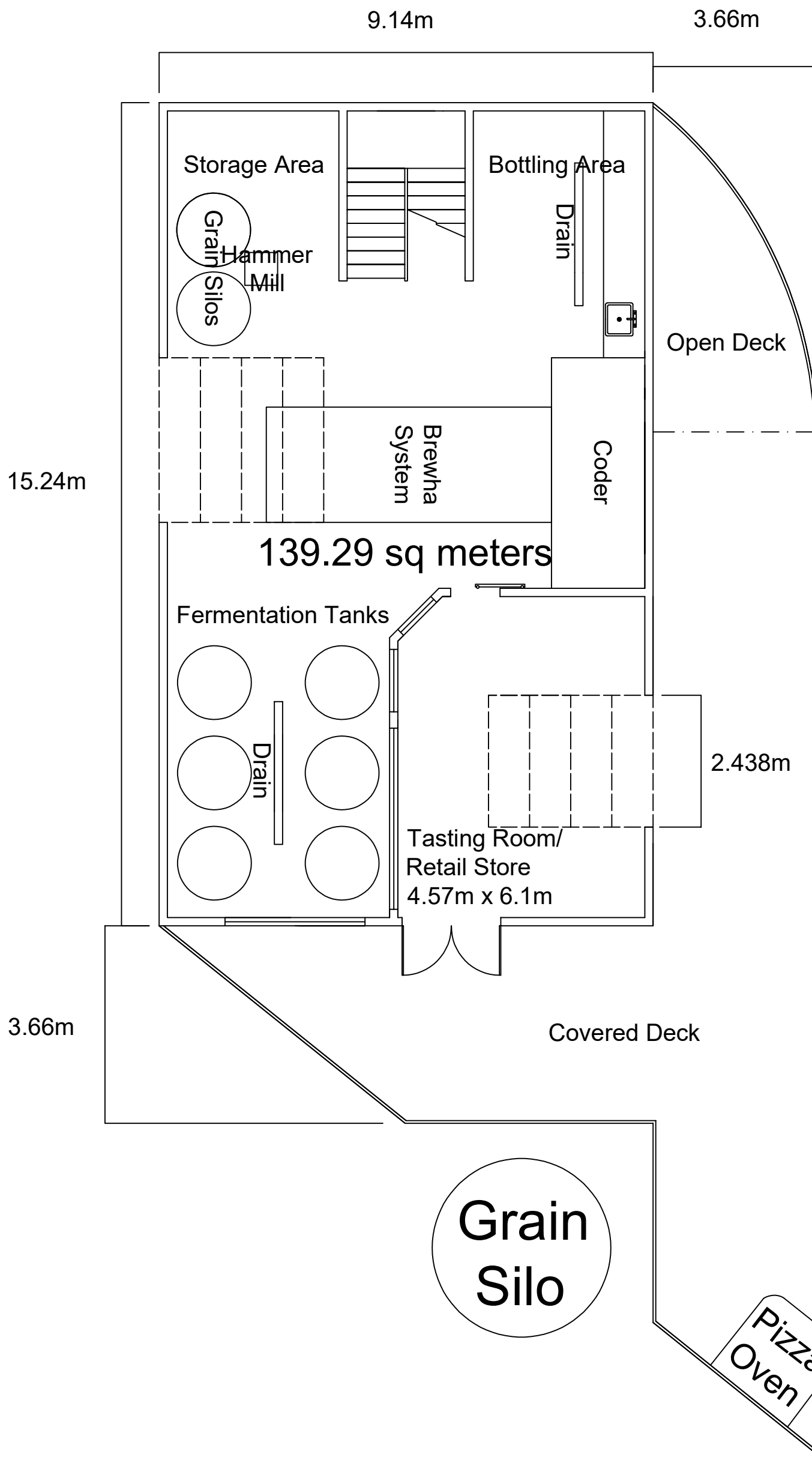


Proposed Brewery Building Upstairs

55.75 sq meters



Proposed Brewery Building



Existing Building

Grain Silo

Pizza Oven

Patio 74.624 sq meters
Closed for 8 months of the year

3.96m

10.36m

Future Addition for Walk in Cooler and Freezer

Farm Retail Store
85.208 sq meters

Lounge Seating Area
76 sq meters

Farm Product Processing

Liquor Service Bar

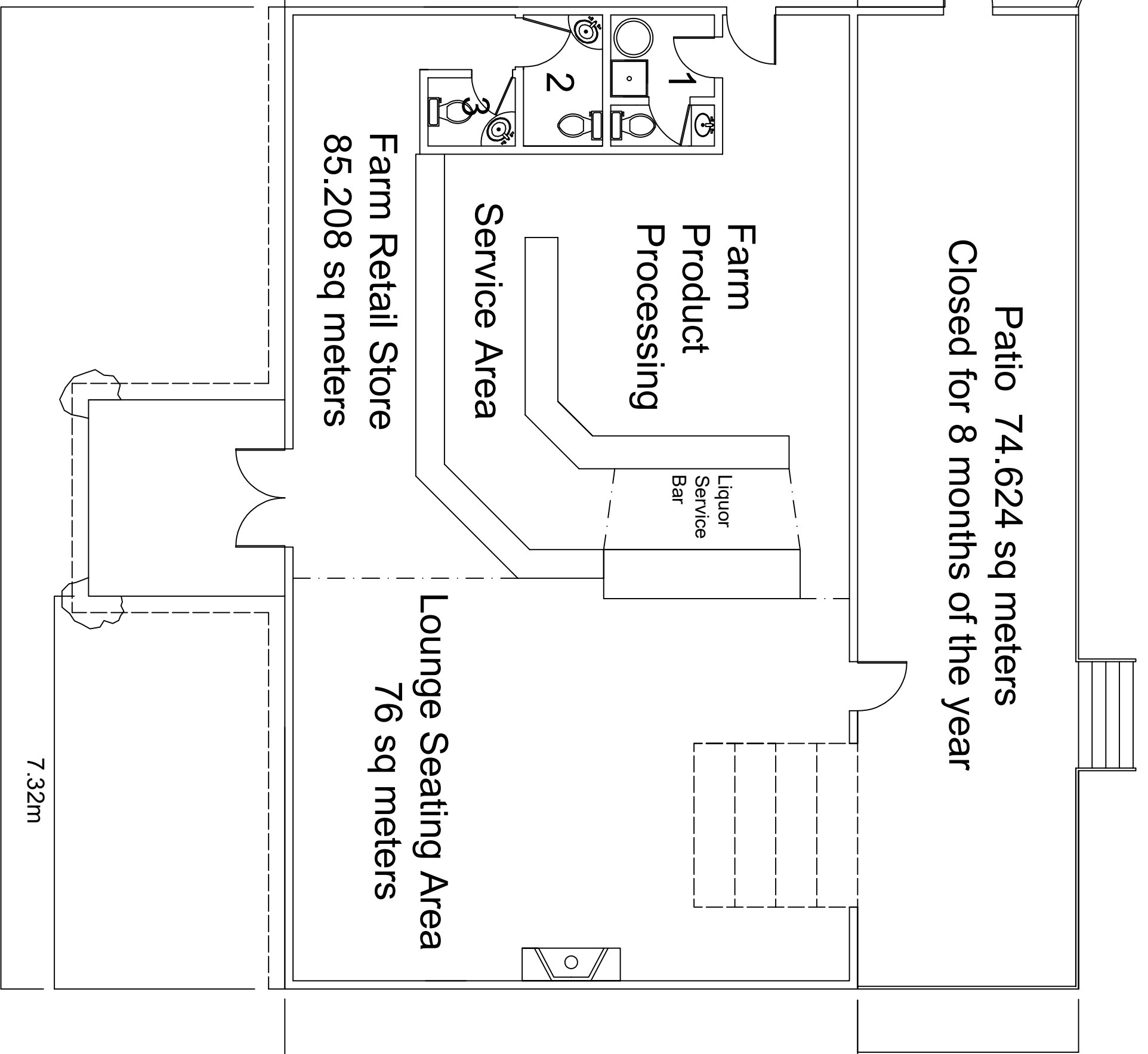
Service Area

Washrooms

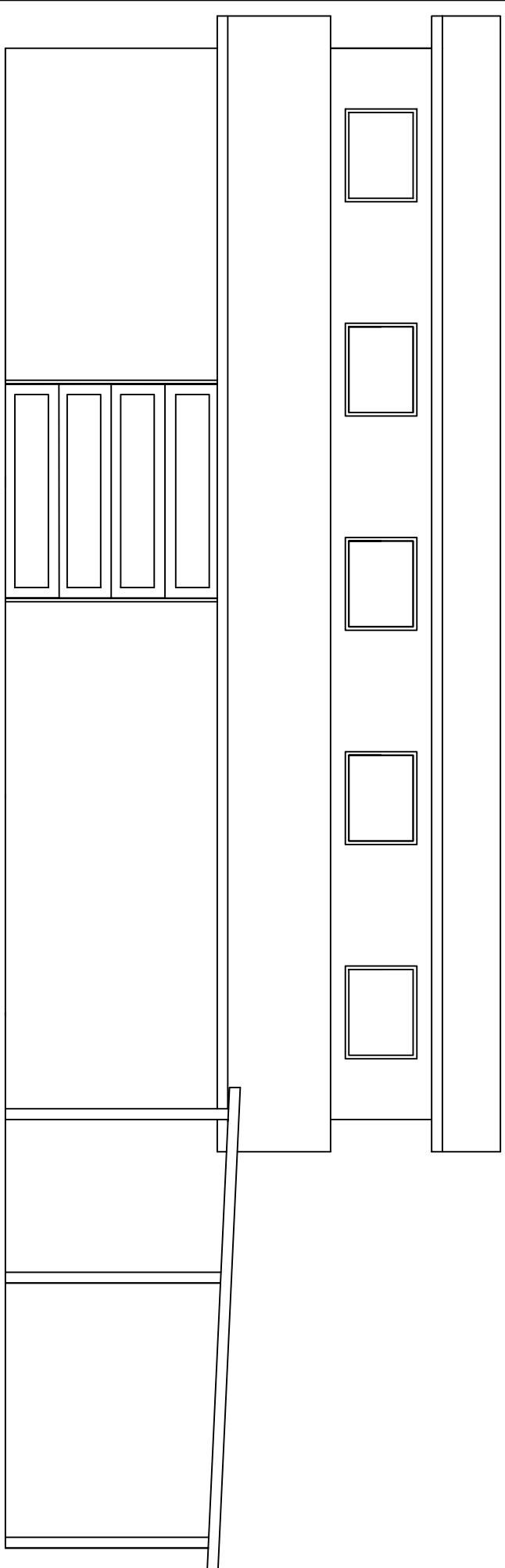
- 1 = Staff
- 2 = Customer/Handicap
- 3 = Customer

18.14m

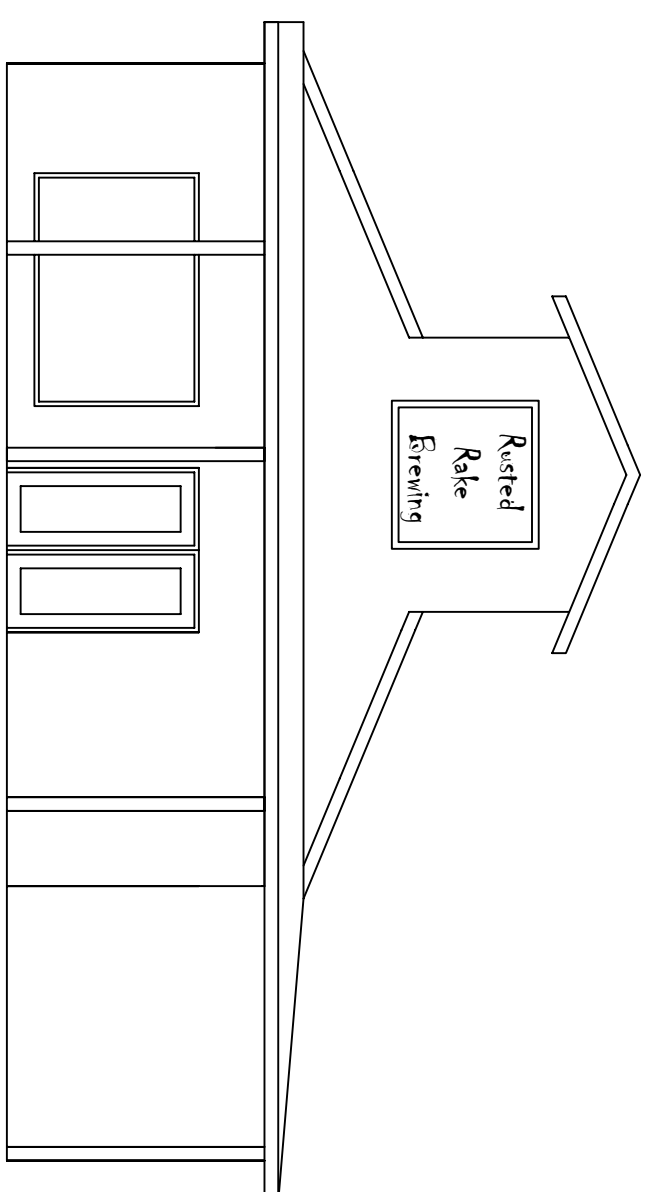
7.32m



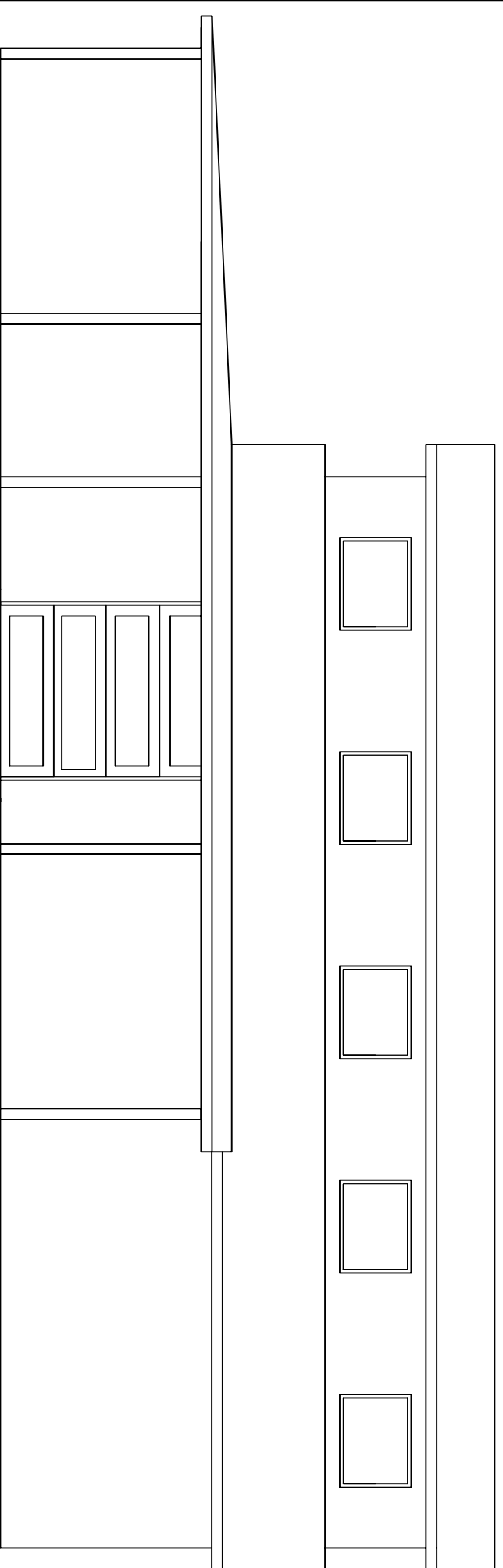
North Side



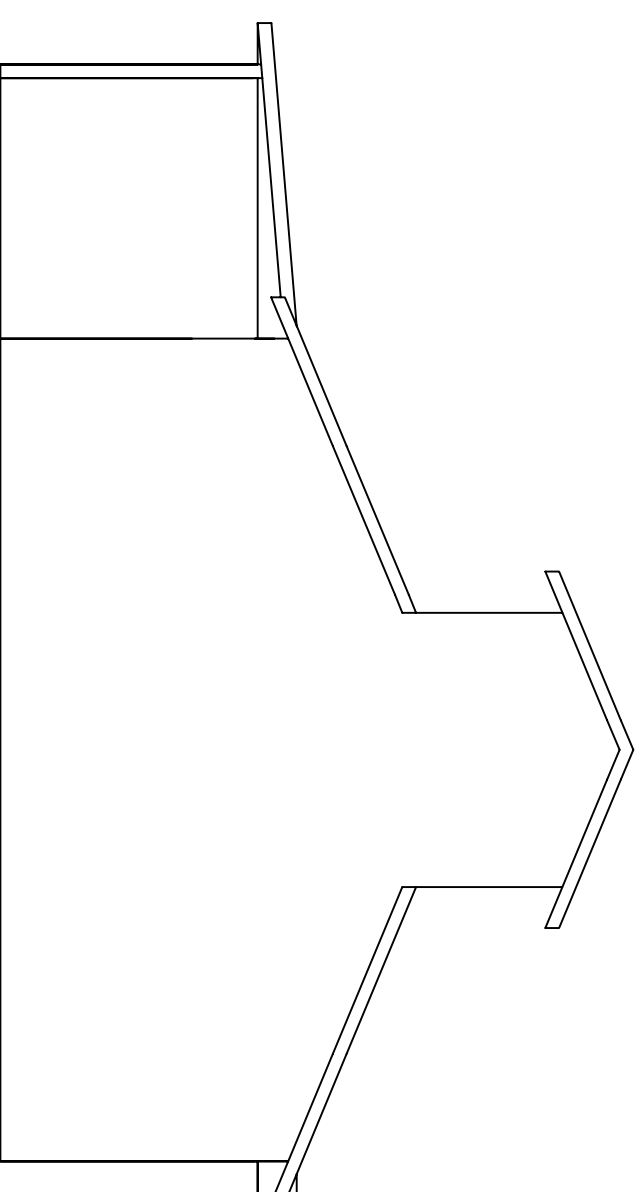
East Side



South Side



West Side



Proposed Brewery Exterior