

**Ministry of Agriculture**  
**BRIEFING NOTE FOR MINISTER FOR INFORMATION FOR MEETING WITH RICHARD**  
**LEBLANC, CREATING HOMEFULNESS (WOODWYNN FARMS) ADDICTIONS TREATMENT**  
**CENTRE**

Ref: 187555

Date: December 21, 2017

**Issue:** Woodwynn Farms Richard Leblanc has requested a joint meeting with Minister Popham and Minister Darcy to see if solutions exist to resolve challenges related to realizing the addictions treatment centre program on their farm.

**Background:**

Mr. LeBlanc is the founder and executive Director of Creating Homefulness Society (Woodwynn Farms). He is using the concept of a Therapeutic Farm Community (TWC) to support addictions treatment. Under the TWC 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. Creating Homefulness (Woodwynn Farms) has been operating for approximately seven years.

On November 9, 2017 the Agricultural Land Commission (ALC) sent the reasons for a refusal decision on the application from the Creating Homefulness Society (Woodwynn Farm) to conduct a non-farm use in the agricultural land reserve (ALR). The property is 77.8 hectares, located at 7779 West Saanich Road, Saanichton BC and is located within the ALR. The application was requesting to use 0.8 hectares for temporary farm worker housing for up to 40 people, and to use a small modular building on a temporary foundation for washroom and kitchen facilities.

The ALC refused a similar application from Creating Homefulness Society in 2011 and recommended the applicant make further research into locations outside of the ALR in close proximity to the farm. In the most recent application the District of Central Saanich Council’s notes to the ALC included informing them that there are three properties with institutional zoning within three kilometers of the site.

**Discussion:**

s.13

Contact: Anna North, Senior Policy Analyst, Corporate Governance, Policy and Legislation, 250-356-5814

DIR \_\_\_\_\_

ADM \_\_\_\_\_

DM \_\_\_\_\_

**From:** [North, Anna AGRI:EX](#)  
**To:** [Anslow, Martha AGRI:EX](#)  
**Subject:** RE: 187555 Meeting Note - Woodwynn Farms - MA comments  
**Date:** Thursday, December 28, 2017 1:41:00 PM

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Thanks Martha, I've updated the meeting note and sent it up to Dave.

Anna

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**From:** Anslow, Martha AGRI:EX  
**Sent:** Thursday, December 28, 2017 1:28 PM  
**To:** North, Anna AGRI:EX  
**Subject:** 187555 Meeting Note - Woodwynn Farms - MA comments

My comments, Anna. Sorry you're the guinea pig as I get used to the way AGRI does BNs! I know there is a lot of red, meant to condense as much as possible. Thanks so much.

Martha

**From:** [North, Anna AGRI:EX](#)  
**To:** [Hrycuik, Lorie AGRI:EX](#)  
**Subject:** Re: Attachment  
**Date:** Tuesday, January 23, 2018 3:08:26 PM

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I scanned the document and don't see anything else. The policy discussion about adding therapeutic agricultural housing will be interesting especially if LGs can't restrict.

s.13

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** "Hrycuik, Lorie AGRI:EX" <[Lorie.Hrycuik@gov.bc.ca](mailto:Lorie.Hrycuik@gov.bc.ca)>  
**Date:** 2018-01-23 2:50 PM (GMT-08:00)  
**To:** "North, Anna AGRI:EX" <[Anna.North@gov.bc.ca](mailto:Anna.North@gov.bc.ca)>  
**Subject:** RE: Attachment

Thanks Anna, I am good to just be on the call and listen for now. From my review, Woodwynn Farms has two asks. One is a significant amount of money, and the other relevant to AGRI is the regulation amendment. If you see any other significant concerns or issues, let me know Anna.

Where are you?

Lorie

Lorie Hrycuik

Ministry of Agriculture

250-356-8299

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**From:** North, Anna AGRI:EX  
**Sent:** Tuesday, January 23, 2018 2:48 PM  
**To:** Hrycuik, Lorie AGRI:EX  
**Subject:** Re: Attachment

Is it too late to talk about this? Happy to call you if needed. I can step out.



Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Hrycuik, Lorie AGRI:EX" <[Lorie.Hrycuik@gov.bc.ca](mailto:Lorie.Hrycuik@gov.bc.ca)>

Date: 2018-01-23 12:39 PM (GMT-08:00)

To: "North, Anna AGRI:EX" <[Anna.North@gov.bc.ca](mailto:Anna.North@gov.bc.ca)>

Cc: "Anslow, Martha AGRI:EX" <[Martha.Anslow@gov.bc.ca](mailto:Martha.Anslow@gov.bc.ca)>

Subject: Fw: Attachment

Anna. I know you have moved to your new role but would be great if I could draw off your knowledge on this for the call this afternoon. Lorie

Sent from my BlackBerry 10 smartphone on the TELUS network.

---

**From:** Smith, Jessica C AGRI:EX <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>

**Sent:** Tuesday, January 23, 2018 12:29 PM

**To:** Hodson, Georgina AGRI:EX; Hrycuik, Lorie AGRI:EX

**Subject:** Fwd: Attachment

Hi Lorie/Georgina,

Attached is the proposal received last night from the ED of Woodwynn Farms and just received this morning by me. Min Darcy will be on the call, however MLP will not be. It would be useful to have a Ministry staff person on the call to gather info and also answer any logistical questions from a Min perspective. Please feel free to call me in advance if you need

any more information.

Thanks,

Jessica

Sent from my iPhone

Begin forwarded message:

**From:** "JCSMITII" <[jessica.C.Smith@gov.bc.ca](mailto:jessica.C.Smith@gov.bc.ca)>  
**To:** "Smith, Jessica C AGRI:EX" <[jessica.C.Smith@gov.bc.ca](mailto:jessica.C.Smith@gov.bc.ca)>  
**Subject:** Scan From <Device Name>

**From:** North, Anna AGRI:EX  
**To:** Paxton, Cassidy AGRI:EX  
**Subject:** RE: Woodwynn BN  
**Date:** Thursday, December 28, 2017 11:01:00 AM

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Okay thanks!

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**From:** Paxton, Cassidy AGRI:EX  
**Sent:** Thursday, December 28, 2017 11:01 AM  
**To:** North, Anna AGRI:EX; Hansen, Erin AGRI:EX; Hrycuik, Lorie AGRI:EX  
**Cc:** Scott, Melissa AGRI:EX; Cameron, Sandra AGRI:EX  
**Subject:** RE: Woodwynn BN

Hi Anna,

No, we do not have a date for this meeting yet.

-Cassidy

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**From:** North, Anna AGRI:EX  
**Sent:** Thursday, December 28, 2017 10:57 AM  
**To:** Hansen, Erin AGRI:EX; Hrycuik, Lorie AGRI:EX  
**Cc:** Scott, Melissa AGRI:EX; Cameron, Sandra AGRI:EX; Paxton, Cassidy AGRI:EX  
**Subject:** RE: Woodwynn BN

Hi Erin,

Is there an updated due date for this note or has the meeting been scheduled?

Thanks!

Anna

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**From:** Hansen, Erin AGRI:EX  
**Sent:** Friday, December 22, 2017 3:06 PM  
**To:** Hrycuik, Lorie AGRI:EX  
**Cc:** North, Anna AGRI:EX; Scott, Melissa AGRI:EX; Cameron, Sandra AGRI:EX; Paxton, Cassidy AGRI:EX  
**Subject:** FW: Woodwynn BN

Hi Lorie.

Attached is the Ministry of Mental Health and Addictions DM approved briefing note to use as background for the AGRI note. He mentioned that he believes the meeting will be scheduled for next week but we do not yet have a date.

Thanks,

Erin

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**From:** Morris, Jonny HLTH:EX  
**Sent:** Friday, December 22, 2017 3:03 PM  
**To:** Hansen, Erin AGRI:EX  
**Cc:** Casanova, Tamara HLTH:EX; Hughes, Doug J HLTH:EX; Walsh, Taryn MMHA:EX

**Subject:** Woodwynn BN

Hi Erin –

Thanks for your request for any briefing information to support a possible meeting between your Minister and our Minister Darcy and Woodwynn Farms.

The attached is a draft edited and approved by my DM for your reference. Please note – it is still in transit to our Minister's Office for review.

Hope it is helpful as you prepare your materials. My ADM and DM are cc'ed.

JM

**Jonny Morris** | Director, Planning & Strategic Priorities  
Ministry of Mental Health and Addictions  
ph: 250-952-1471 c: 250-213-9567 | [jonny.morris@gov.bc.ca](mailto:jonny.morris@gov.bc.ca)

**From:** [North, Anna AGRI:EX](#)  
**To:** [Masselink, Derek AGRI:EX](#)  
**Subject:** RE: Woodwynn Farms Sannichton  
**Date:** Thursday, December 21, 2017 2:13:00 PM  
**Attachments:** [187555 Meeting Note - Woodwynn Farms.docx](#)

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Derek, here is the draft note, I still have not received the note from Mental health, but thought you could review this as is given it is due at 2:30

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**From:** Masselink, Derek AGRI:EX  
**Sent:** Thursday, December 21, 2017 12:35 PM  
**To:** North, Anna AGRI:EX  
**Subject:** FW: Woodwynn Farms Sannichton

Anna, here's some recent background information. I've included a copy of the recent ALC decision as well.

Richard's vision and approach have been a challenge for close to 10 years. I'm happy to discuss this more directly if that would be helpful.

Cheers!

Derek

Derek Masselink P.Ag. | Regional Agrologist, Vancouver Island South |  
BC Ministry of Agriculture | phone: 250-746-1212 | cell: 250-701-3466 | email:  
[derek.masselink@gov.bc.ca](mailto:derek.masselink@gov.bc.ca) |  
[www.gov.bc.ca/agriservicebc](http://www.gov.bc.ca/agriservicebc) | 1-888-221-7141 | [AgriServiceBC@gov.bc.ca](mailto:AgriServiceBC@gov.bc.ca)

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**From:** Barclay, Brent S. AGRI:EX  
**Sent:** Tuesday, September 12, 2017 10:55 AM  
**To:** Austin, Matt AGRI:EX  
**Cc:** Masselink, Derek AGRI:EX; Schur, TJ AGRI:EX  
**Subject:** Woodwynn Farms Sannichton

Hi Matt

Derek and I have been discussing recent activity by Woodwynn Farms located at 7789 West Saanich Road, Saanichton. Woodwynn Farms has been continuous advocates for multi home dwellings on their property in the ALR with conversations to the ALC and the local government.

With the new government in place, Derek expects increased activity on this file with the possibility of the farm becoming a 'tent city.' Minister Popham is probably familiar with the issue; however, executive may need to be updated.

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

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**Brent Barclay P.Ag**  
**Manager, Regional Development**  
Sector Development Branch  
BC Ministry of Agriculture  
T: 250.614.7450 | C: 250.961.8490  
1-888-221-7141 | [AgriServiceBC@gov.bc.ca](mailto:AgriServiceBC@gov.bc.ca)

**From:** [North, Anna AGRI:EX](#)  
**To:** [Masselink, Derek AGRI:EX](#)  
**Subject:** Woodwynn Farms note  
**Date:** Thursday, December 21, 2017 11:16:00 AM

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Hi Derek,

I've been assigned this rush note, I have to go into a meeting at 11:30, could you send me any background information for the note? We have to prepare the Minister to meet with the founder, as I'm sure you are aware.

I'll work on it and send you something as soon as I can for review.

Anna

Anna North

Corporate Governance, Policy & Legislation Branch

Ministry of Agriculture

Government of British Columbia

Email: [Anna.North@gov.bc.ca](mailto:Anna.North@gov.bc.ca)

Ph: 250-356-5814

## Greene, Pauline AGRI:EX

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**From:** Greene, Pauline AGRI:EX  
**Sent:** Friday, August 17, 2018 1:33 PM  
**To:** Greene, Pauline AGRI:EX  
**Subject:** FW: FOR ACTION: Attachment FOI Request: Woodwyn Farms  
**Attachments:** Scan\_20180123.pdf; ATT00001.htm

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**From:** Hrycuik, Lorie AGRI:EX  
**Sent:** January 23, 2018 1:34 PM  
**To:** Easton, Joan E AGRI:EX <[Joan.Easton@gov.bc.ca](mailto:Joan.Easton@gov.bc.ca)>  
**Subject:** FW: Attachment

Joan, Proposal from Woodwyn Farms is being discussed at 3:30 pm today.

Lorie Hrycuik  
Ministry of Agriculture  
250-356-8299

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**From:** Smith, Jessica C AGRI:EX  
**Sent:** Tuesday, January 23, 2018 12:29 PM  
**To:** Hodson, Georgina AGRI:EX; Hrycuik, Lorie AGRI:EX  
**Subject:** Fwd: Attachment

Hi Lorie/Georgina,

Attached is the proposal received last night from the ED of Woodwynn Farms and just received this morning by me. Min Darcy will be on the call, however MLP will not be. It would be useful to have a Ministry staff person on the call to gather info and also answer any logistical questions from a Min perspective. Please feel free to call me in advance if you need any more information.

Thanks,

Jessica

Sent from my iPhone

Begin forwarded message:

**From:** "JCSMITH" <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>  
**To:** "Smith, Jessica C AGRI:EX" <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>  
**Subject:** Scan From <Device Name>





# Solutions

To: The Honourable Judy Darcy, Minister of Mental Health and Addictions and  
The Honourable Lana Popham, Minister of Agriculture and  
The Honourable Selina Robinson, Minister of Municipal Affairs and Housing

From: Richard Leblanc, Executive Director of Woodwynn Farms

Date: January 23, 2018

The Creating Homefulness Society (the Society) welcomes the opportunity to speak directly to government about our initiative to develop a therapeutic rehabilitation farm as part of a pro-active strategy to address the crises of addictions, mental health and homelessness in our province and to determine an effective means to collaborate with government. This document outlines a framework for such collaboration.

## Context

- It has now been 21 months since the provincial health emergency declaration with respect to the overdose crisis.
- Our non-profit society has invested more than a decade in developing our facility within the community to help alleviate these crises.
- Our province recorded approximately 1,400 overdose deaths in 2017, and homelessness continues to plague many jurisdictions.
- The situation is a complex problem that defies a simple "one size fits all" solution.
- The extent and complexity of the issues associated with this crisis are not easily addressed by the current legislative environment and the complications of cross-jurisdictional cooperation.
- Delays in developing effective solutions come at the needless expense of lives unnecessarily cut short.
- To date, the response to this crisis has largely been reactive and designed primarily to address issues related to drug use and to reduce overdose deaths.
- Our farm-based therapeutic community treatment centre is an essential, proactive element in a multi-pronged strategy required to address this complex problem.
- The ability of the Society to develop a therapeutic farm community at the Woodwynn Farms site has been constrained by both provincial (Agricultural Land Commission Act) and municipal (permits and bylaws) regulations.
- Under the **Emergency Program Act** [RSBC 1996] Chapter 111 the provincial government, whether or not a state of emergency has been declared under section 9 (1) may implement plans to address the perceived emergency. Among its provisions, the Act empowers the government to "acquire or use any land or personal property considered necessary to prevent, respond to or alleviate the effects of an emergency or disaster" [s 10 (1) (d)], and "to construct works considered by the minister to be necessary or appropriate to prevent, respond to or alleviate the effects of an emergency or disaster" [s 10 (1) (k)].

## Backgrounder on Woodwynn Farms

- Since 2009, the Creating Homefulness Society has provided housing and treatment for people experiencing homelessness and addictions through Woodwynn Farms, a 78 hectare piece of farmland in the Agricultural Land Reserve. It is located in the District of Central Saanich.
- The Farm's model is based on the world-renowned San Patrignano farm in Italy. An essential part of the program is that participants live and work on the farm. Housing participants away from the Farm is not feasible.
- Since its founding, Woodwynn has worked with 53 participants. Currently, only 4 people are participating in the program. Woodwynn wants to scale up to work with up to 40 participants (Phase 1), and scale further to a full capacity of 96 (Phase 2)
- We are in discussion with BC Housing to donate the housing and amenities necessary for this expansion.
- In early 2016, the Society asked the District of Central Saanich to allow 0.8 hectare (less than 1% of the Farm) to be used for participants' *temporary* housing.
- The District referred the issue to the Agricultural Land Commission which ruled in November 2017 that the housing was not an appropriate "non-farm use".
- Shortly before Christmas, the District attempted to evict the current participants by posting "*no occupancy*" signs at the Farm. Evicting the participants will push them back on the streets or into shelters and be incredibly harmful to their health and treatment.
- Current and potential participants, along with their families, are asking the Agricultural Land Commission to reconsider its decision.

## **Woodwynn Farms - a pro-active strategy**

**Therapeutic farm initiative:** There is a significant body of literature supporting the value of agricultural/horticultural therapy in treating mental health and addiction. We have developed a decade long relationship with what is recognized as the most successful treatment centre in the world at San Patrignano, Italy.

Woodwynn Farms' setting and program mirrors their successful design more effectively than almost any other centre in the world.

San Patrignano's outstanding 72% long-term success rate, covering 40 years and approximately 26,000 addicts must be emulated and adapted to our province, and Woodwynn is doing just that.

The provincial government has demonstrated endorsement for this concept in their support of the Baldy Hughes Therapeutic Community and Farm outside Prince George BC.

**Farm business:** Our agricultural plan was developed in collaboration with Kwantlen Polytechnic University's Institute of Sustainable Food Systems and Brian Holl, Ph.D. P.Ag. Professor Emeritus, Faculty of Land & Food Systems, The University of British Columbia.

The farm plan is predicated on a sustainable labour-intensive agricultural/horticultural model that is not readily comparable to conventional farming, but is agriculturally effective nonetheless.

**Residential Integration:** While successful rehabilitation is the ultimate goal of the program, that objective is completely dependent on the success of the farming operation. The social and agricultural objectives are not mutually exclusive; the advantages of living in community on the farm property are reflected in both the social benefits to participants and their enhanced capability to contribute effectively to the intensive mixed farming opportunity.

## Concerns

Throughout the initial development of this program, there have been a number of concerns raised with respect to the nature of the residential component and the impact of locating residents on the site with respect to the agricultural potential of the property.

Those concerns are addressed below.

- 1. That the non-farm use (for housing) would reduce the agricultural potential of the property (provincial ALC jurisdiction)**
  - The residential non-farm use proposal excludes approximately 1.6 ha (2%) of hay land from active agricultural production.
  - The increased productivity of high value horticultural crops that can be generated on the remainder of the property through integration of the residential labour force is orders of magnitude greater than the lost value of the hay.
- 2. That the non-farm use is a preliminary tactic to instigate a re-development proposal for the property that would result in its removal from the ALR and subsequent loss to agriculture**
  - While this criticism portrays an unlikely scenario given the current perspective of the ALC and existing land reserve legislation, it has been one of the most frequent objections voiced by the community. It is most often raised in the context of decisions around approvals of other controversial non-farm uses or land exclusions in the region.
  - We have proposed supplemental protection of the land for agriculture through additional covenant protection.
- 3. That the nature of the housing (to date) does not meet the building, health and safety standards governed by building codes and municipal bylaws (District of Central Saanich)**
  - The Society is in complete agreement with the view that residents should be housed in accommodation that meets all required building codes and health and safety standards. The proposal addresses those issues to ensure that any residential development on the property is in compliance with required provincial and/or municipal standards.

## The Proposal

### Phase 1 (Present to year 3)

1. That the BC Government lease 1.6 ha of land from the Creating Homefulness Society on a 99-year lease (Initial lease payment of \$ 500,000 followed by five additional annual payments of \$100,000 each - total \$1,000,000). Specific terms of lease conditions to be negotiated. For e.g. process for terminating lease should the rehabilitation program not continue at some future date etc...)
  - Government shall designate the leased area as the site of a rehabilitation facility and contract the Creating Homefulness Society to operate the rehabilitation program
  - This action may be possible under provincial emergency provisions, and/or it may require spot zoning by the District - the advantage of the avoiding any type of re-zoning is that if the program is terminated, the institutional portion of the overall site will automatically revert to agricultural use and would not provide an anomaly that required further re-zoning
2. The BC Government through the BC Housing Authority authorize the donation and immediate construction of temporary modular housing units with associated compliant septic, hydro and water connections appropriate to support 15 participants + staff on the designated institutional area. An additional payment of \$850,000 will be made by the government to the Society for infrastructure and maintenance upgrades of existing structures
3. The contractual arrangement between the government and the Society to operate the rehabilitation program will be funded by operational contract payments to the Society. The government will also contribute to the annual agricultural operating budget (\$185,000 per year) to support the farm enterprise directly for horticultural supervision and training. Kwantlen Polytechnic University has contributed to the early development of the farm program, and the Centre for Sustainable Food Systems at the University of British Columbia has indicated their interest in collaborating on training as part of their community engagement mandate.

The government contribution towards operating costs of the program for years 1-3

Year 1:  $\$ 420,000 / 185,000 = \$ 605,000$  (15 participants)

Year 2:  $\$ 700,000 / 185,000 = \$ 885,000$  (25 participants)

Year 3:  $\$ 1,120,000 / 185,000 = \$ 1,305,000$  (40 participants)
4. Protection of the long-term agricultural potential of this property is an important issue. The Society proposes to covenant the property solely to farming and farming related activities in perpetuity. In exchange, the BC Government agrees to pay the Society the sum of \$1,000,000 for this Covenant which will be registered on the property title. This provision is intended to provide an additional layer of protection against further development or use of this property except for farming.

### Financial pro forma

The financial details below are provided as a guide to the costs of the program (to government) relative to current estimates of the public cost of homelessness, mental health and addictions.

Estimates of the annual cost to taxpayers of serving a homeless person range from \$ 55,000 to \$ 135,000 per year. Using a conservative value of \$ 100,000 per year per person, the annual costs to the taxpayer for serving the equivalent number of individuals who are proposed for farm residency in years 1-3 of the program would be:

15 persons \$ 1,500,000.00

25 persons 2,500,000.00

40 persons 4,000,000.00

### 3-year pro forma estimates

[Initial capital outlay treated as a 10 year loan with annual interest at 5%]

Capital outlay = \$2,350,000 in year 1 and an additional \$500,000 in year 2.

‡ Increased interest generated by addition of second (\$500,000) lease payment.

Program Year (Participant Number)	Annual Financial Commitment to Government			Estimated cost to serve equivalent homeless number	Gain or (Loss) to Government
	Interest on Capital	Operating	Total Annual Contribution		
1 (15)	\$299,112	\$605,000	\$904,112	\$1,500,000	\$595,888
2 (25)	\$362,752‡	\$885,000	\$1,247,752	\$2,500,000	\$1,252,248
3 (40)	\$362,752	\$1,305,000	\$1,667,752	\$4,000,000	\$2,332,248

## Phase 2

The initial establishment of a legal institutional residency on the farm will provide the stability required to develop the program and to provide confidence to the philanthropic donor community that their contributions will go toward a viable, sustainable program of rehabilitation.

The long term goal of the Society is to expand the program on a gradual basis to a maximum of 96 participants.

These numbers would ultimately be housed in more permanent facilities that are based on ecologically sensitive and sustainable architectural design that does not exceed the current footprint for institutional use (see concept below)





## Legislative solutions to save the Farm

*Amend the Regulations<sup>1</sup> to allow agricultural-based therapy on farms in the Agricultural Land Reserve.*

The Regulations already permits certain kinds of accommodation on ALR land, including

- Agri-tourism accommodation of up to 10 sleeping units on a developed area that is less than 5% of the parcel (s. 3(1)(a)).
- Bed and breakfast accommodation for up to 4 bedrooms or another number of bedrooms specified in a local bylaw (s. 3(1)(d)).

In the midst of a housing crisis and an opioid crisis, programs like Woodwynn Farms are surely more in the public interest than agri-tourism and bed-and-breakfasts.

The Province can amend the Regulations to permit ALR land to be used for "accommodation for participants in an agriculture-based therapeutic program". This can be done in one of two ways: by designating such accommodation

- as a "farm use" specified in section 2 of the Regulations; or
- as a "non-farm use" specified in section 3(4) - a non-farm use that *cannot* be prohibited by local governments. Non-farm uses in section 3(1) *can* be prohibited by local governments. Lifesaving housing and addictions treatment cannot be subject to the whims of local governments.

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<sup>1</sup> *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, BC Reg 171/2002

## Hansen, Erin AGRI:EX

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**From:** Johnson, Lisa E AGRI:EX  
**Sent:** Thursday, January 4, 2018 10:04 AM  
**To:** Fair, Susan P AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX  
**Subject:** RE: Conference call with Richard Leblanc of Woodwynn Farms

Thank you Ma'am

---

**From:** Fair, Susan P AGRI:EX  
**Sent:** Thursday, January 4, 2018 9:55 AM  
**To:** Johnson, Lisa E AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX  
**Subject:** RE: Conference call with Richard Leblanc of Woodwynn Farms

Hi Lisa, Wes has a meeting in his calendar for this time. Let me check with him when he is back next Tuesday to see which one he wants to do.

Susan

---

**From:** Johnson, Lisa E AGRI:EX  
**Sent:** Thursday, January 4, 2018 9:35 AM  
**To:** Smith, Jessica C AGRI:EX; Beale, William AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX; Fair, Susan P AGRI:EX  
**Subject:** FW: Conference call with Richard Leblanc of Woodwynn Farms

Jess will you or Will be on the call? Erin can you please confirm if Wes will be on the call?

Thank you  
Lisa

---

**From:** Wade, Debbie MMHA:EX  
**Sent:** Wednesday, January 3, 2018 5:38 PM  
**To:** Johnson, Lisa E AGRI:EX  
**Subject:** Conference call with Richard Leblanc of Woodwynn Farms

Hi lisa;

Here is some dets for the conference call. Please advise names of staff that will be joining the call!

**Date:**  
Tuesday January 23<sup>rd</sup> @ 3:30-4:00pm

**Attendees:**  
Minister Judy Darcy – MHA  
Minister Lana Popham - AGR  
Deputy for MHA – to be confirmed  
Deputy for Agriculture – to be confirmed

Meaghan Thumath  
MA from Agriculture – to be confirmed.

**Teleconference Number:**

Teleconference Number - 1-877-353-9184

Moderator number: s.17

Participant ID: s.17

Background material has previously been requested from our Ministry ( you may have some coming as well?)

If there are other staff you feel should participate on this call please advise.

*Debbie Wade*  
*Administrative Co-ordinator to the*  
*Honourable Judy Darcy*  
*Minister of Mental Health and Addictions*  
*Room 346 Parliament Buildings*  
*Ph# 387-9846*

## Hansen, Erin AGRI:EX

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**From:** Hansen, Erin AGRI:EX  
**Sent:** Thursday, January 11, 2018 11:16 AM  
**To:** Johnson, Lisa E AGRI:EX  
**Cc:** Hrycuik, Lorie AGRI:EX  
**Subject:** FW: Conference call with Richard Leblanc of Woodwynn Farms

Hi Lisa.

Lorie Hrycuik will attend on behalf of Wes. I have sent her the invite with the dial in details.

Thanks,  
Erin

---

**From:** Johnson, Lisa E AGRI:EX  
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**Cc:** Hansen, Erin AGRI:EX  
**Subject:** RE: Conference call with Richard Leblanc of Woodwynn Farms

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**Sent:** Thursday, January 4, 2018 9:35 AM  
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**Cc:** Hansen, Erin AGRI:EX; Fair, Susan P AGRI:EX  
**Subject:** FW: Conference call with Richard Leblanc of Woodwynn Farms

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**Sent:** Wednesday, January 3, 2018 5:38 PM  
**To:** Johnson, Lisa E AGRI:EX  
**Subject:** Conference call with Richard Leblanc of Woodwynn Farms

Hi lisa;

Here is some dets for the conference call. Please advise names of staff that will be joining the call!

**Date:**

Tuesday January 23<sup>rd</sup> @ 3:30-4:00pm

**Attendees:**

Minister Judy Darcy – MHA

Minister Lana Popham - AGR

Deputy for MHA – to be confirmed

Deputy for Agriculture – to be confirmed

Meaghan Thumath

MA from Agriculture – to be confirmed.

**Teleconference Number:**

Teleconference Number - 1-877-353-9184

Moderator number: s.17

Participant ID: s.17

Background material has previously been requested from our Ministry ( you may have some coming as well?)

If there are other staff you feel should participate on this call please advise.

*Debbie Wade*  
*Administrative Co-ordinator to the*  
*Honourable Judy Darcy*  
*Minister of Mental Health and Addictions*  
*Room 346 Parliament Buildings*  
*Ph# 387-9846*

## Hansen, Erin AGRI:EX

---

**From:** McRae, Meghan GCPE:EX  
**Sent:** Friday, January 19, 2018 9:33 AM  
**To:** Hrycuik, Lorie AGRI:EX; Shoemaker, Wes AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX; Boelens, Robert GCPE:EX  
**Subject:** FOR REVIEW: Woodwynn Farms ALC application IN  
**Attachments:** IN\_ALC Woodwynn Farms Jan\_19\_18 DRAFT.docx

Hi Lorie/Wes,

I've made some updates to our current Woodwynn IN based on the new information made available yesterday. MAH is asking for this, so I'm hoping you can take a look at it quickly, and provide any further suggestions/edits.

Thanks,  
Meghan

Meghan McRae  
Communications Director,  
Ministry of Agriculture  
Government Communications and Public Engagement  
P:250-952-0622

## Confidential Issues Note - ADVICE TO MINISTER

<b>Ministry of Agriculture</b> <b>Date:</b> January 19, 2018 <b>Minister Responsible:</b> Hon. Lana Popham	<b>ALC Decision – Woodwynn Farms</b>
--	--------------------------------------

### RECOMMENDED RESPONSE:

- <sup>s.13</sup> the Creating Homefulness Society has decided to sell Woodwynn Farms.
- Land use decisions within the ALR are up to the Agricultural Land Commission.
- The ALC is an administrative tribunal – arm's length from government - and government does not interfere in that independent decision-making process.
- The ALC looks at many factors when carrying out its mandate and each application has its own distinct set of circumstances and is considered on its own merits.
- The mandate of the ALC is clear: to preserve B.C.'s agricultural land and to encourage farming throughout the province.
- Questions about specific applications or decisions should be addressed to the Agriculture Land Commission.

### BACKGROUND:

- On Nov. 9, 2017 the ALC Executive Committee refused a proposal from the Creating Homefulness Society (Woodwynn Farms).
- The ALC decision was made pursuant to s. 11.1(5) of the Agricultural Land Commission Act.
- The 77.8 ha property is located within in the ALR in Sannichton.
- The Creating Homefulness Society is a registered charity that is in the process of establishing itself as a therapeutic working community in which homeless men and women are trained to assist with crop and livestock production as part of a rehabilitation program.
- On January 18, 2018 the Creating Homefulness Society, who own Woodwynn Farms, announced that they would be selling the property.

Communications Contact:  
Dave Townsend

Program Area Contact:

Draft



## Shoemaker, Wes AGRI:EX

---

**From:** Shoemaker, Wes AGRI:EX  
**Sent:** Friday, January 19, 2018 10:14 AM  
**To:** McRae, Meghan GCPE:EX; Hrycuik, Lorie AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX; Boelens, Robert GCPE:EX  
**Subject:** RE: FOR REVIEW: Woodwynn Farms ALC application IN

Meghan,

Revised IN looks okay to me.

*Wes*

**From:** McRae, Meghan GCPE:EX  
**Sent:** January 19, 2018 9:33 AM  
**To:** Hrycuik, Lorie AGRI:EX <[Lorie.Hrycuik@gov.bc.ca](mailto:Lorie.Hrycuik@gov.bc.ca)>; Shoemaker, Wes AGRI:EX <[Wes.Shoemaker@gov.bc.ca](mailto:Wes.Shoemaker@gov.bc.ca)>  
**Cc:** Hansen, Erin AGRI:EX <[Erin.Hansen@gov.bc.ca](mailto:Erin.Hansen@gov.bc.ca)>; Hodson, Georgina AGRI:EX <[Georgina.Hodson@gov.bc.ca](mailto:Georgina.Hodson@gov.bc.ca)>; Boelens, Robert GCPE:EX <[Robert.Boelens@gov.bc.ca](mailto:Robert.Boelens@gov.bc.ca)>  
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P:250-952-0622

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**Subject:** RE: FOR REVIEW: Woodwynn Farms ALC application IN  
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Meghan, small tweaks to the note.  
Lorie

Lorie Hrycuik  
A/ADM  
Ministry of Agriculture  
250-356-8299

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Communications Director,  
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Government Communications and Public Engagement  
P:250-952-0622

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<b>Ministry of Agriculture</b> <b>Date:</b> January 19, 2018 <b>Minister Responsible:</b> Hon. Lana Popham	<b>ALC Decision – Woodwynn Farms</b>
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Communications Contact:  
Dave Townsend

## Confidential Issues Note - ADVICE TO MINISTER

Program Area Contact:

Draft

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**Cc:** Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX; Boelens, Robert GCPE:EX  
**Subject:** RE: FOR REVIEW: Woodwynn Farms ALC application IN

Great, thanks both,

---

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Ministry of Agriculture  
250-356-8299

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Meghan

Meghan McRae  
Communications Director,  
Ministry of Agriculture  
Government Communications and Public Engagement  
P:250-952-0622

## Hansen, Erin AGRI:EX

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**From:** Hrycuik, Lorie AGRI:EX  
**Sent:** Tuesday, January 23, 2018 2:30 PM  
**To:** Shoemaker, Wes AGRI:EX  
**Cc:** Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX  
**Subject:** FW: Attachment  
**Attachments:** Scan\_20180123.pdf; ATT00001.htm

Wes, attached is the proposal that Jessica that was submitted in relation to Woodwyn Farms for discussion this afternoon at 3:30 pm. I understand you will be participating. Had a quick look at the proposal and some notes to consider.

There is two asks from Woodwyn:

1. Significant amount of funding by the Province to actually run the therapeutic farm anywhere from \$1.5 million annually to \$4 million annually depending on how many clients they take in (14 to 40) including paying for the leasing of the land, operational payments to the Society based on number of clients they support, and \$1 M to put an agricultural covenant on the land.
2. Relevant to AGRI is the proposal to change the ALR legislation to allow therapeutic farms as a farm use and therefore would not require an application to the ALC.

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My understanding is that the Society may be facing foreclosure due to outstanding mortgage monies to a company that has a petition to the courts to seek possession of the land, the right to sell and the appointment of a receiver.

Lorie

Lorie Hrycuik  
Ministry of Agriculture  
250-356-8299

---

**From:** Smith, Jessica C AGRI:EX  
**Sent:** Tuesday, January 23, 2018 12:29 PM  
**To:** Hodson, Georgina AGRI:EX; Hrycuik, Lorie AGRI:EX  
**Subject:** Fwd: Attachment

Hi Lorie/Georgina,

Attached is the proposal received last night from the ED of Woodwynn Farms and just received this morning by me. Min Darcy will be on the call, however MLP will not be. It would be useful to have a Ministry staff person on the call to gather info and also answer any logistical questions from a Min perspective. Please feel free to call me in advance if you need any more information.

Thanks,

Jessica

Sent from my iPhone

Begin forwarded message:

**From:** "JCSMITH" <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>  
**To:** "Smith, Jessica C AGRI:EX" <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>  
**Subject:** Scan From <Device Name>

# Solutions

To: The Honourable Judy Darcy, Minister of Mental Health and Addictions and  
The Honourable Lana Popham, Minister of Agriculture and  
The Honourable Selina Robinson, Minister of Municipal Affairs and Housing

From: Richard Leblanc, Executive Director of Woodwynn Farms

Date: January 23, 2018

The Creating Homefulness Society (the Society) welcomes the opportunity to speak directly to government about our initiative to develop a therapeutic rehabilitation farm as part of a pro-active strategy to address the crises of addictions, mental health and homelessness in our province and to determine an effective means to collaborate with government  
This document outlines a framework for such collaboration

## Context

- It has now been 21 months since the provincial health emergency declaration with respect to the overdose crisis.
- Our non-profit society has invested more than a decade in developing our facility within the community to help alleviate these crises.
- Our province recorded approximately 1,400 overdose deaths in 2017, and homelessness continues to plague many jurisdictions.
- The situation is a complex problem that defies a simple "one size fits all" solution.
- The extent and complexity of the issues associated with this crises are not easily addressed by the current legislative environment and the complications of cross-jurisdictional cooperation.
- Delays in developing effective solutions come at the needless expense of lives unnecessarily cut short.
- To date, the response to this crisis has largely been reactive and designed primarily to address issues related to drug use and to reduce overdose deaths.
- Our farm-based therapeutic community treatment centre is an essential, proactive element in a multi-pronged strategy required to address this complex problem.
- The ability of the Society to develop a therapeutic farm community at the Woodwynn Farms site has been constrained by both provincial (Agricultural Land Commission Act) and municipal (permits and bylaws) regulations.
- Under the **Emergency Program Act** [RSBC 1996] Chapter 111 the provincial government, whether or not a state of emergency has been declared under section 9 (1) may implement plans to address the perceived emergency. Among its provisions, the Act empowers the government to "*acquire or use any land or personal property considered necessary to prevent, respond to or alleviate the effects of an emergency or disaster*" [s 10 (1) (d)], and "*to construct works considered by the minister to be necessary or appropriate to prevent, respond to or alleviate the effects of an emergency or disaster*" [s 10 (1) (k)].



## Backgrounder on Woodwynn Farms

- Since 2009, the Creating Homefulness Society has provided housing and treatment for people experiencing homelessness and addictions through Woodwynn Farms, a 78 hectare piece of farmland in the Agricultural Land Reserve. It is located in the District of Central Saanich.
- The Farm's model is based on the world-renowned San Patrignano farm in Italy. An essential part of the program is that participants live and work on the farm. Housing participants away from the Farm is not feasible.
- Since its founding, Woodwynn has worked with 53 participants. Currently, only 4 people are participating in the program. Woodwynn wants to scale up to work with up to 40 participants (Phase 1), and scale further to a full capacity of 96 (Phase 2)
- We are in discussion with BC Housing to donate the housing and amenities necessary for this expansion.
- In early 2016, the Society asked the District of Central Saanich to allow 0.8 hectare (less than 1% of the Farm) to be used for participants' *temporary* housing.
- The District referred the issue to the Agricultural Land Commission which ruled in November 2017 that the housing was not an appropriate "non-farm use".
- Shortly before Christmas, the District attempted to evict the current participants by posting "*no occupancy*" signs at the Farm. Evicting the participants will push them back on the streets or into shelters and be incredibly harmful to their health and treatment.
- Current and potential participants, along with their families, are asking the Agricultural Land Commission to reconsider its decision.

## **Woodwynn Farms - a pro-active strategy**

**Therapeutic farm initiative:** There is a significant body of literature supporting the value of agricultural/horticultural therapy in treating mental health and addiction. We have developed a decade long relationship with what is recognized as the most successful treatment centre in the world at San Patrignano, Italy. Woodwynn Farms' setting and program mirrors their successful design more effectively than almost any other centre in the world. San Patrignano's outstanding 72% long-term success rate, covering 40 years and approximately 26,000 addicts must be emulated and adapted to our province, and Woodwynn is doing just that. The provincial government has demonstrated endorsement for this concept in their support of the Baldy Hughes Therapeutic Community and Farm outside Prince George BC.

**Farm business:** Our agricultural plan was developed in collaboration with Kwantlen Polytechnic University's Institute of Sustainable Food Systems and Brian Holl, Ph.D. P.Ag. Professor Emeritus, Faculty of Land & Food Systems, The University of British Columbia. The farm plan is predicated on a sustainable labour-intensive agricultural/horticultural model that is not readily comparable to conventional farming, but is agriculturally effective nonetheless.

**Residential Integration:** While successful rehabilitation is the ultimate goal of the program, that objective is completely dependent on the success of the farming operation. The social and agricultural objectives are not mutually exclusive; the advantages of living in community on the farm property are reflected in both the social benefits to participants and their enhanced capability to contribute effectively to the intensive mixed farming opportunity.

## Concerns

Throughout the initial development of this program, there have been a number of concerns raised with respect to the nature of the residential component and the impact of locating residents on the site with respect to the agricultural potential of the property.

Those concerns are addressed below.

**1. That the non-farm use (for housing) would reduce the agricultural potential of the property (provincial ALC jurisdiction)**

- The residential non-farm use proposal excludes approximately 1.6 ha (2%) of hay land from active agricultural production.
- The increased productivity of high value horticultural crops that can be generated on the remainder of the property through integration of the residential labour force is orders of magnitude greater than the lost value of the hay.

**2. That the non-farm use is a preliminary tactic to instigate a re-development proposal for the property that would result in its removal from the ALR and subsequent loss to agriculture**

- While this criticism portrays an unlikely scenario given the current perspective of the ALC and existing land reserve legislation, it has been one of the most frequent objections voiced by the community. It is most often raised in the context of decisions around approvals of other controversial non-farm uses or land exclusions in the region.
- We have proposed supplemental protection of the land for agriculture through additional covenant protection.

**3. That the nature of the housing (to date) does not meet the building, health and safety standards governed by building codes and municipal bylaws (District of Central Saanich)**

- The Society is in complete agreement with the view that residents should be housed in accommodation that meets all required building codes and health and safety standards. The proposal addresses those issues to ensure that any residential development on the property is in compliance with required provincial and/or municipal standards.

## The Proposal

### Phase 1 (Present to year 3)

1. That the BC Government lease 1.6 ha of land from the Creating Homefulness Society on a 99-year lease (Initial lease payment of \$ 500,000 followed by five additional annual payments of \$100,000 each - total \$1,000,000). Specific terms of lease conditions to be negotiated. For e.g. process for terminating lease should the rehabilitation program not continue at some future date etc...)
  - Government shall designate the leased area as the site of a rehabilitation facility and contract the Creating Homefulness Society to operate the rehabilitation program
  - This action may be possible under provincial emergency provisions, and/or it may require spot zoning by the District - the advantage of the avoiding any type of re-zoning is that if the program is terminated, the institutional portion of the overall site will automatically revert to agricultural use and would not provide an anomaly that required further re-zoning
2. The BC Government through the BC Housing Authority authorize the donation and immediate construction of temporary modular housing units with associated compliant septic, hydro and water connections appropriate to support 15 participants + staff on the designated institutional area. An additional payment of \$850,000 will be made by the government to the Society for infrastructure and maintenance upgrades of existing structures
3. The contractual arrangement between the government and the Society to operate the rehabilitation program will be funded by operational contract payments to the Society. The government will also contribute to the annual agricultural operating budget (\$185,000 per year) to support the farm enterprise directly for horticultural supervision and training. Kwantlen Polytechnic University has contributed to the early development of the farm program, and the Centre for Sustainable Food Systems at the University of British Columbia has indicated their interest in collaborating on training as part of their community engagement mandate.

The government contribution towards operating costs of the program for years 1-3

Year 1:  $\$ 420,000 / 185,000 = \$ 605,000$  (15 participants)

Year 2:  $\$ 700,000 / 185,000 = \$ 885,000$  (25 participants)

Year 3:  $\$ 1,120,000 / 185,000 = \$ 1,305,000$  (40 participants)
4. Protection of the long-term agricultural potential of this property is an important issue. The Society proposes to covenant the property solely to farming and farming related activities in perpetuity. In exchange, the BC Government agrees to pay the Society the sum of \$1,000,000 for this Covenant which will be registered on the property title. This provision is intended to provide an additional layer of protection against further development or use of this property except for farming.

### Financial pro forma

The financial details below are provided as a guide to the costs of the program (to government) relative to current estimates of the public cost of homelessness, mental health and addictions.

Estimates of the annual cost to taxpayers of serving a homeless person range from \$ 55,000 to \$ 135,000 per year. Using a conservative value of \$ 100,000 per year per person, the annual costs to the taxpayer for serving the equivalent number of individuals who are proposed for farm residency in years 1-3 of the program would be:

15 persons \$ 1,500,000.00

25 persons 2,500,000.00

40 persons 4,000,000.00

### 3-year pro forma estimates

[Initial capital outlay treated as a 10 year loan with annual interest at 5%]

Capital outlay = \$2,350,000 in year 1 and an additional \$500,000 in year 2.

‡ Increased interest generated by addition of second (\$500,000) lease payment.

Program Year (Participant Number)	Annual Financial Commitment to Government			Estimated cost to serve equivalent homeless number	Gain or (Loss) to Government
	Interest on Capital	Operating	Total Annual Contribution		
1 (15)	\$299,112	\$605,000	\$904,112	\$1,500,000	\$595,888
2 (25)	\$362,752‡	\$885,000	\$1,247,752	\$2,500,000	\$1,252,248
3 (40)	\$362,752	\$1,305,000	\$1,667,752	\$4,000,000	\$2,332,248

## Phase 2

The initial establishment of a legal institutional residency on the farm will provide the stability required to develop the program and to provide confidence to the philanthropic donor community that their contributions will go toward a viable, sustainable program of rehabilitation.

The long term goal of the Society is to expand the program on a gradual basis to a maximum of 96 participants.

These numbers would ultimately be housed in more permanent facilities that are based on ecologically sensitive and sustainable architectural design that does not exceed the current footprint for institutional use (see concept below)



## Legislative solutions to save the Farm

*Amend the Regulations<sup>1</sup> to allow agricultural-based therapy on farms in the Agricultural Land Reserve.*

The Regulations already permits certain kinds of accommodation on ALR land, including

- Agri-tourism accommodation of up to 10 sleeping units on a developed area that is less than 5% of the parcel (s. 3(1)(a)).
- Bed and breakfast accommodation for up to 4 bedrooms or another number of bedrooms specified in a local bylaw (s. 3(1)(d)).

In the midst of a housing crisis and an opioid crisis, programs like Woodwynn Farms are surely more in the public interest than agri-tourism and bed-and-breakfasts.

The Province can amend the Regulations to permit ALR land to be used for “accommodation for participants in an agriculture-based therapeutic program”. This can be done in one of two ways: by designating such accommodation

- as a “farm use” specified in section 2 of the Regulations; or
- as a “non-farm use” specified in section 3(4) - a non-farm use that *cannot* be prohibited by local governments. Non-farm uses in section 3(1) *can* be prohibited by local governments. Lifesaving housing and addictions treatment cannot be subject to the whims of local governments.

---

<sup>1</sup> *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, BC Reg 171/2002

## Shoemaker, Wes AGRI:EX

---

**From:** Shoemaker, Wes AGRI:EX  
**Sent:** Tuesday, January 23, 2018 4:28 PM  
**To:** Hrycuik, Lorie AGRI:EX  
**Subject:** Re: Attachment

How did call go? I presume its government who decides or sets policy on what an approved farm use is? Then ALC adjudicates against what is an approved farm use? Given it is not an approved farm uses (that is a therapeutic facility) it would take a change in government policy which I don't see happening any time soon? Or do I have it wrong?

Wes

W.H. (Wes) Shoemaker, MBA  
Deputy Minister  
Ministry of Agriculture  
5<sup>th</sup> Floor, 808 Douglas Street  
Victoria, BC V8W 9B4  
Tel: 250.356.1803 | Cell: 250.516.6892 | Fax: 250.356.7279  
E-mail: wes.shoemaker@gov.bc.ca

**\*\*Please note:** This email is intended for the addressee(s) only and may contain legally privileged information. Any unauthorized use, disclosure or reproduction is strictly prohibited.\*\*

Sent from my iPhone

On Jan 23, 2018, at 2:31 PM, Hansen, Erin AGRI:EX <[Erin.Hansen@gov.bc.ca](mailto:Erin.Hansen@gov.bc.ca)> wrote:

Hi Lorie.

Wes is not participating as he is in RCOM at that time.  
Erin

---

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**Sent:** Tuesday, January 23, 2018 2:30 PM  
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**Cc:** Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX  
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Ministry of Agriculture  
250-356-8299

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Sent from my iPhone

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**To:** "Smith, Jessica C AGRI:EX" <[Jessica.C.Smith@gov.bc.ca](mailto:Jessica.C.Smith@gov.bc.ca)>  
**Subject:** Scan From <Device Name>

## Wendland, Justine AGRI:EX

---

**From:** Wendland, Justine AGRI:EX  
**Sent:** Wednesday, February 7, 2018 1:46 PM  
**To:** Beale, William AGRI:EX  
**Subject:** RE: MEDIA REQUEST: ALR Revitalization

Hello Will,

Done! Do you need it in the meeting now?

Justine

---

**From:** Beale, William AGRI:EX  
**Sent:** Wednesday, February 7, 2018 1:43 PM  
**To:** Wendland, Justine AGRI:EX  
**Subject:** Fwd: MEDIA REQUEST: ALR Revitalization

Please print

Enlarge MLP quote to sz 20 font

Sent from my iPhone

Begin forwarded message:

**From:** "McRae, Meghan GCPE:EX" <[McRae.Meghan@gov.bc.ca](mailto:McRae.Meghan@gov.bc.ca)>  
**Date:** February 7, 2018 at 1:41:29 PM PST  
**To:** "Beale, William AGRI:EX" <[William.Beale@gov.bc.ca](mailto:William.Beale@gov.bc.ca)>, "Shoemaker, Wes AGRI:EX" <[Wes.Shoemaker@gov.bc.ca](mailto:Wes.Shoemaker@gov.bc.ca)>  
**Cc:** "Mack, James AGRI:EX" <[James.Mack@gov.bc.ca](mailto:James.Mack@gov.bc.ca)>, "Boelens, Robert GCPE:EX" <[Robert.Boelens@gov.bc.ca](mailto:Robert.Boelens@gov.bc.ca)>  
**Subject:** MEDIA REQUEST: ALR Revitalization

Hi there, two media requests outstanding hoping to interview the Minister on ALR Review and Mega Mansions, Cannabis and Woodwynn.

s.13

### Draft MLP Statement

s.13

s.13

Creating the ALR was an amazing decision made in the 1970's to protect B.C.'s farmland, but we couldn't have foreseen some of the current pressures, like mega mansions and cannabis production as examples, that would shape and influence the land in the ALR today.

s.13

s.13

We have been clear in our belief that land in the ALR should be used for farming and we are committed to food security for our province.

s.13

**Reporter**

Judith Lavoie, Freelancer

Focus Magazine

[judithlavoie@gmail.com](mailto:judithlavoie@gmail.com)

250-479-6209 c: 250-588-6209

**Deadline** ASAP

**Request**

The freelancer is writing a story for Focus Magazine. She has read today's news release 'Committee kicks off public engagement on ALR revitalization'. She is requesting to speak to Minister Popham and get her thoughts on Monster Homes in the ALR and Marijuana Production in the ALR. The reporter is writing an upcoming piece with a Southern Vancouver Island focus (will be in March edition of Focus Magazine).

**Reporter**

Hugo Wong, Reporter

Peninsula News Review (Sidney)

[reporter@peninsulanewsreview.com](mailto:reporter@peninsulanewsreview.com)

250-656-1151 x 127

**Deadline** ASAP

**Request**

I'm checking in to see if the Minister has time for a chat on the ALR public consult, marijuana growing on ALR land, and non-farm use (in the context of Woodwynn Farms.)

**Background**

Meghan McRae

Communications Director,

Ministry of Agriculture

Government Communications and Public Engagement

P:250-952-0622

## Wendland, Justine AGRI:EX

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**From:** McRae, Meghan GCPE:EX  
**Sent:** Monday, February 12, 2018 2:18 PM  
**To:** McRae, Meghan GCPE:EX; Wendland, Justine AGRI:EX  
**Cc:** MacDonald, Alex GCPE:EX; Beale, William AGRI:EX  
**Subject:** Final IN's  
**Attachments:** IN\_ TFW Farm Housing SAWP\_ FEB\_18 FINAL.docx; IN\_AB BC Wine Ban Feb\_18 FINAL.docx; IN\_AgriRecovery Feb 18 FINAL.docx; IN\_ALC Panel Appointments Feb 2018 FINAL.docx; IN\_ALC Woodwynn Farms Feb\_18 FINAL.docx; IN\_ALR Foreign Ownership\_Feb\_18\_FINAL.docx; IN\_ALR Medical Cannabis\_Feb\_18\_FINAL.docx

More to come, waiting for sign off still.

## Confidential Issues Note - ADVICE TO MINISTER

<b>Ministry of Agriculture</b> <b>Date:</b> February 5, 2018 <b>Minister Responsible:</b> Hon. Lana Popham	<b>ALC Decision – Woodwynn Farms</b>
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### RECOMMENDED RESPONSE:

- s.13 the Creating Homefulness Society has decided to sell Woodwynn Farms.
- Land use decisions within the ALR are the responsibility of the Agricultural Land Commission (ALC).
- The ALC is an administrative tribunal – arm’s length from government - and government does not interfere in that independent decision-making process.
- The ALC looks at many factors when carrying out its mandate and each application has its own distinct set of circumstances and is considered on its own merits.
- The mandate of the ALC is clear: to preserve B.C.’s agricultural land and to encourage farming and ranching throughout the province.
- Questions about specific applications or decisions should be directed to the ALC.

### BACKGROUND:

- On Nov. 9, 2017 the ALC Executive Committee refused a proposal from the Creating Homefulness Society (Woodwynn Farms).
- The ALC decision was made pursuant to s. 11.1(5) of the Agricultural Land Commission Act.
- The 77.8 ha property is located within in the ALR in Sannichton.
- The Creating Homefulness Society is a registered charity that is in the process of establishing itself as a therapeutic working community in which homeless men and women are trained to assist with crop and livestock production as part of a rehabilitation program.
- On January 18, 2018 the Creating Homefulness Society, who own Woodwynn Farms, announced that they would be selling the property.

Communications Contact:  
Dave Townsend

Program Area Contact: James Mack

## **Confidential Issues Note - ADVICE TO MINISTER**

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Communications Contact:  
Dave Townsend

Program Area Contact: James Mack

## **Confidential Issues Note - ADVICE TO MINISTER**



## Minister, AGRI AGRI:EX

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**From:** s.22  
**Sent:** Thursday, March 1, 2018 6:18 PM  
**To:** Minister, AGRI AGRI:EX  
**Subject:** Royal Oak ALR Land - Woodwynn Farms

Hello Minister Popham;

citified.ca has reported that "Owner 1122590 B.C. Ltd has applied before the municipality to exclude a significant portion of the former golf course lands that fall under the Agricultural Land Reserve (ALR) in order to "facilitate future development".

I certainly hope that there is the same swift and hard-line rejection of this application that Woodwynn Farms faced when requesting that a mere .8 acres of their 193 acres be granted use for housing farm workers overcoming drug dependencies.

I certainly hope the door is slammed shut on Owner 1122590 BC just as vehemently as it was with Woodwynn Farms - what's good for the goose should be good for the gander.

I appreciate my comments being forward to the ALC also.

Thanks, s.22

s.22

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**From:** s.22  
**Sent:** Monday, January 22, 2018 7:25 PM  
**To:** 'AGR.Minister@gov.bc.ca' <[AGR.Minister@gov.bc.ca](mailto:AGR.Minister@gov.bc.ca)>  
**Subject:** Woodwynn Farms

Greetings Minister Popham

I just wish to say that I find it heartbreaking that Woodwynn Farms has had the rug pulled out from under it. The political power existed to change the law; but the commitment and will did not. This is in sad contrast to the legalization of marijuana which will now be creating even more drug dependencies among those who are vulnerable to addictions.

A very sad statement. Thank you, s.22

s.22



## Minister, AGRI AGRI:EX

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**From:** Minister, AGRI AGRI:EX  
**Sent:** Monday, March 19, 2018 2:31 PM  
**To:** s.22  
**Subject:** RE: Royal Oak ALR Land - Woodwynn Farms

Dear s.22

Thank you for your email regarding the production of cannabis in BC. A Minister's Advisory Committee was struck in order to study and provide recommendations to the Minister on ALR revitalization. The question of Cannabis production on ALR land is being examined by this committee as part of their process. Given the importance of this topic, our office is extending an offer to those who have written to the Minister, in MLA or Minister capacity, on the topic of cannabis and ALR land to forward their correspondence to the Minister's Advisory Committee for their review. If you would like your correspondence forwarded to the Minister's Advisory Committee please reply to this email indicating that you consent to the Minister's Office forwarding your correspondence to the Minister's Advisory Committee. Given there has been a significant influx of expression on this topic we will do our best to respond to those who have sent in correspondence before the end of March. You can also provide written submissions to the committee directly by emailing [ALR\\_ALCRevitalization@gov.bc.ca](mailto:ALR_ALCRevitalization@gov.bc.ca).

Thanks again for writing. Please don't hesitate to reach out to our office if you have further questions.

Sincerely,  
Office of the Minister

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**From:** s.22  
**Sent:** Monday, March 19, 2018 2:51 PM  
**To:** Minister, AGRI AGRI:EX  
**Subject:** RE: Royal Oak ALR Land - Woodwynn Farms

Hi There;

Here is my permission for my email to be forwarded to the Minister's Advisory Cttee, with thanks, s.22

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Office of the Minister

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