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# Lease Rates and Food Security

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## The Long Beach Airport Paradox



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Prepared For: West Coast Committee, ACRD by Louise Rodgers, Tofino Farms

# Outline

- Who we are
- What we do
- Where we do it
- Alberni Clayoquot Regional District Lease Rates
- Alberni Clayoquot Regional District and Food Security
- What we are asking for (the request)

# Long Beach Airport Greenhouses

- Located on the unceded land of Tla-o-qui-aht First Nation at Long Beach Airport
- Since 2021, Tofino Farms and Long Beach Farms have been providing produce for all West Coast communities through TUCG, GAIA Grocery, Saturday Markets and more
- \$45,000 invested in land preparation, 3 greenhouses, soil/compost, 3 water tanks, electric fence
- Lease area is 930 sq m (~10,000 sq ft)



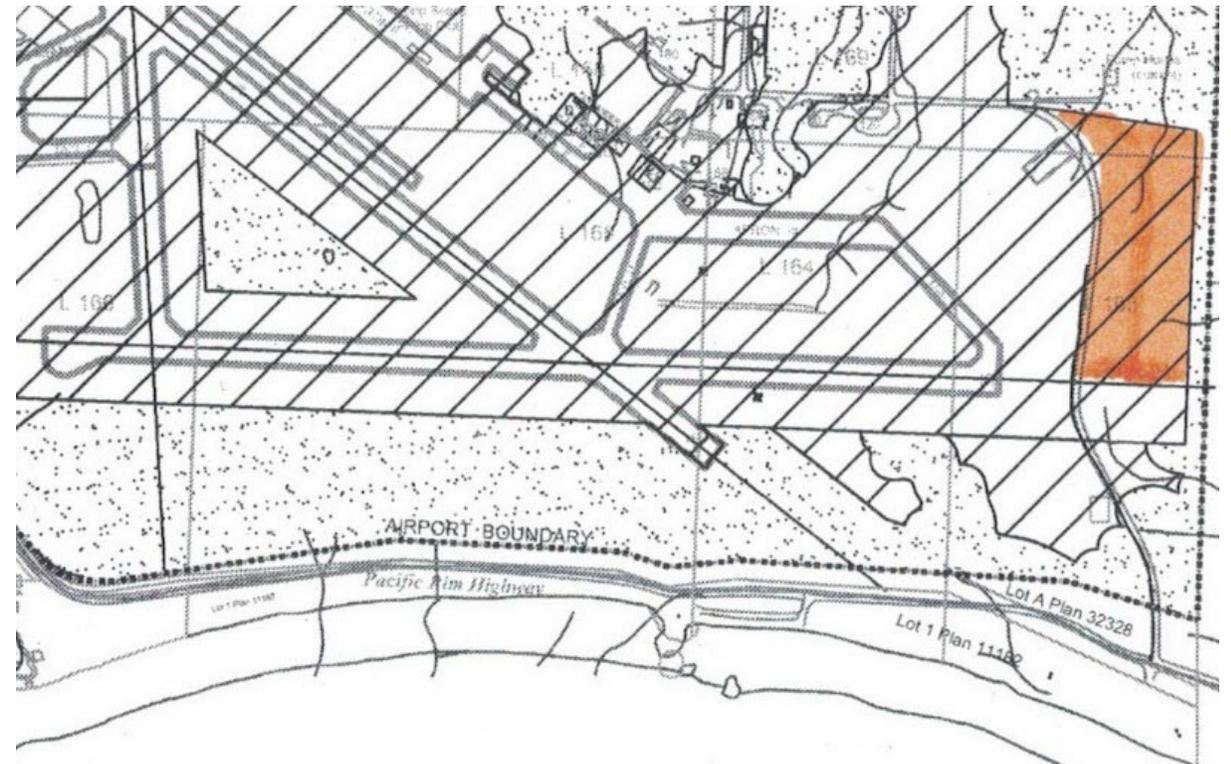
# Local Food Production on Lot 163

## PROS

- Great sun exposure
- Central to all West Coast communities
- Maximum 1 story building height  
Perfect for greenhouses! (aircraft approach area).

## CONS

- Unserviced lot (no water, no power)
  - Water storage tanks required
  - Hand watered as no electricity for irrigation pumps
- Insecure lease (3-year terms)



# Lease Rates

- Our lease tripled in 2024 to 3,847.01 plus GST (**\$4,039.36**)
  - 2021 lease was \$1,398 plus GST (**\$1,467.90**)
- 2024 Total Expenses of \$6,166.40
  - \$4,039.36 ACRD Lease
  - \$315 ACRD Maintenance
  - \$1,172 Insurance required by ACRD
  - \$640.04 Provincial Property Taxes
- Original business plan that included expansion to increase the volume of food production, create new jobs, and provide a larger variety of produce is no longer viable
- Fun fact: Farming does not make you rich!

# Alberni Valley Agricultural Plan

- In 2011, the ACRD Board of Directors adopted the [Alberni Valley Agricultural Plan](#) which set a vision for increasing food security in the region and the 12 primary goals to achieve this vision.
- In the plan, Goal 7 is to improve the productivity of the land base and create affordable land opportunities for new farmers
- **ACRD has an opportunity to do just that by leasing the unserviced area under the landing approach at an affordable rate for all growers on the West Coast**

# The Ask...

- In order to meet important ACRD agricultural goals and to support local food production **we respectfully request that the annual lease be reduced to the 2021 rate of \$1,398/year for a period of five years, and a waiver of the annual maintenance fee.**

# The Vision

- In 2035 - twenty greenhouses at the Long Beach Airport
  - community garden greenhouses
  - food bank greenhouses
  - restaurant greenhouses
  - greenhouses for seniors and elders
  - farm to school greenhouses growing programs for youths
- Thank-you for your time

