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# Local Food Production at Long Beach Airport

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Project Proposal: The Coast Hive



JANUARY 26, 2021  
Prepared For: ACRD

# Introduction

We are Louise Rodgers and Dion Olin and this is a follow up to the Long Beach Airport Food Production proposal we presented to the West Coast Committee last June regarding Lot 163 at Long Beach Airport.

We are seeking a 3 year lease with a 3 year renewal clause within the lease agreement. The Long Beach Airport Food Production proposal would benefit all coastal communities and would directly address issues of coastal food security.

Last June we presented our proposal to the WCC which received much support and approval. It was then presented to the ACRD and the board motioned that the Long Beach Airport Food Production Proposal be added to the 2020 ACRD Work Plan for further review and consideration.

After some careful consideration on how to best make this happen, we have scaled down our proposal for a Pilot Greenhouse project.

Part of the changes from our initial proposal was realizing our start-up costs for the types of greenhouses we wanted and the utility hookups were extremely high.

Our updated proposal encompasses 2 off-grid 16x50 caterpillar tunnels which are temporary structures and very affordable. We think this is a feasible and prudent way to begin our greenhouse local food production.

We are hoping that the simplified project can get up and running soon.

Please find our updated proposal attached and we look forward to getting this project in motion. We are available anytime for further discussion.

Thanks for your continued time and support,

Dion Olin and Louise Rodgers

## Project Outline

### The Coastal Hive

Our mission in creating The Coastal Hive is to work in accordance with the sacred land of the Tla-o-qui-aht and the ACRD to create sustainable, secure sources of food. With the overall idea to think Globally and act Locally, we wish to provide year-round organic nourishment that everyone will have access to.

We envision The Coastal Hive as a vibrant place where all members of our communities come together to grow and share healthy foods, inspire and learn from one another as we together work towards sustainability and unity in diversity for generations to come.

#### **1. Needs**

We feel that producing food at the Long Beach Airport fulfills a need for food security in our communities.

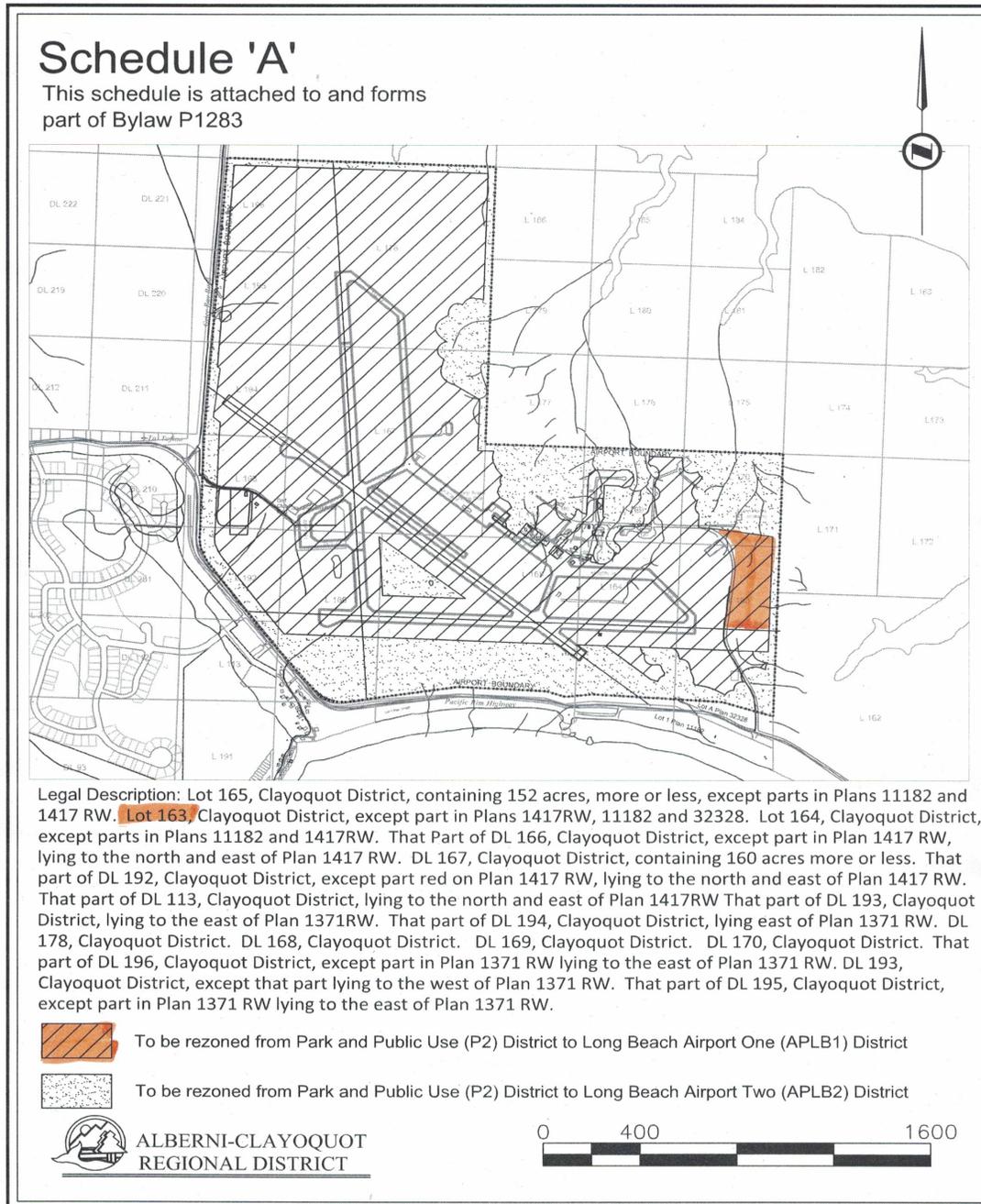
This particular location is a Tsunami safe zone and if ever needed be able to provide food to our communities in future emergency situations.

Our aim is to keep everything local. Produce will be sold to local community members through the Tofino Ucluelet Culinary Guild (TUCG), locals will be employed to work the greenhouses and the compost that is currently being produced at the West Coast landfill will be purchased and used for feeding the soil.

## 2. Objectives

The area on Lot 163 that we are seeking to lease is approximately 5 acres in size (300 by 700 sq. ft.) and is located on the east side of the Airport road.

We request leasing a 6,000 sq. ft. (70'x100') portion of Lot 163 and that the rest of the area on the east side of the road be reserved for any of our future development related to local food product



On April 9, 2020 we met with Mark Fortune, the Airport Superintendent and he suggested that this portion of Lot 163 would be ideal for greenhouses. In the ACRD By-law No. P1282, the permitted uses for Lot 163 include agriculture and market gardening.

Mark Fortune mentioned that in this particular area, the airspace is the approach used by landing planes therefore there are severe height restrictions on buildings. Greenhouses, naturally being low lying, would fit perfectly on Lot 163.

The Coastal Hive proposal for Local Food Production is in sync with these bylaws and considerations.

## Year 1

Our goal for this year is to set up two 16 ft by 50 ft caterpillar tunnels by the company Farmers Friend. We chose this hoop house version because it is cost-effective and portable.

Mark Fortune informed us that the area will be cleared by February 2021 and there will be piles of stumps that will be burned November 2021. Because of potential embers that might sear holes in the greenhouse poly, we feel the need to easily take down the structure for this event.

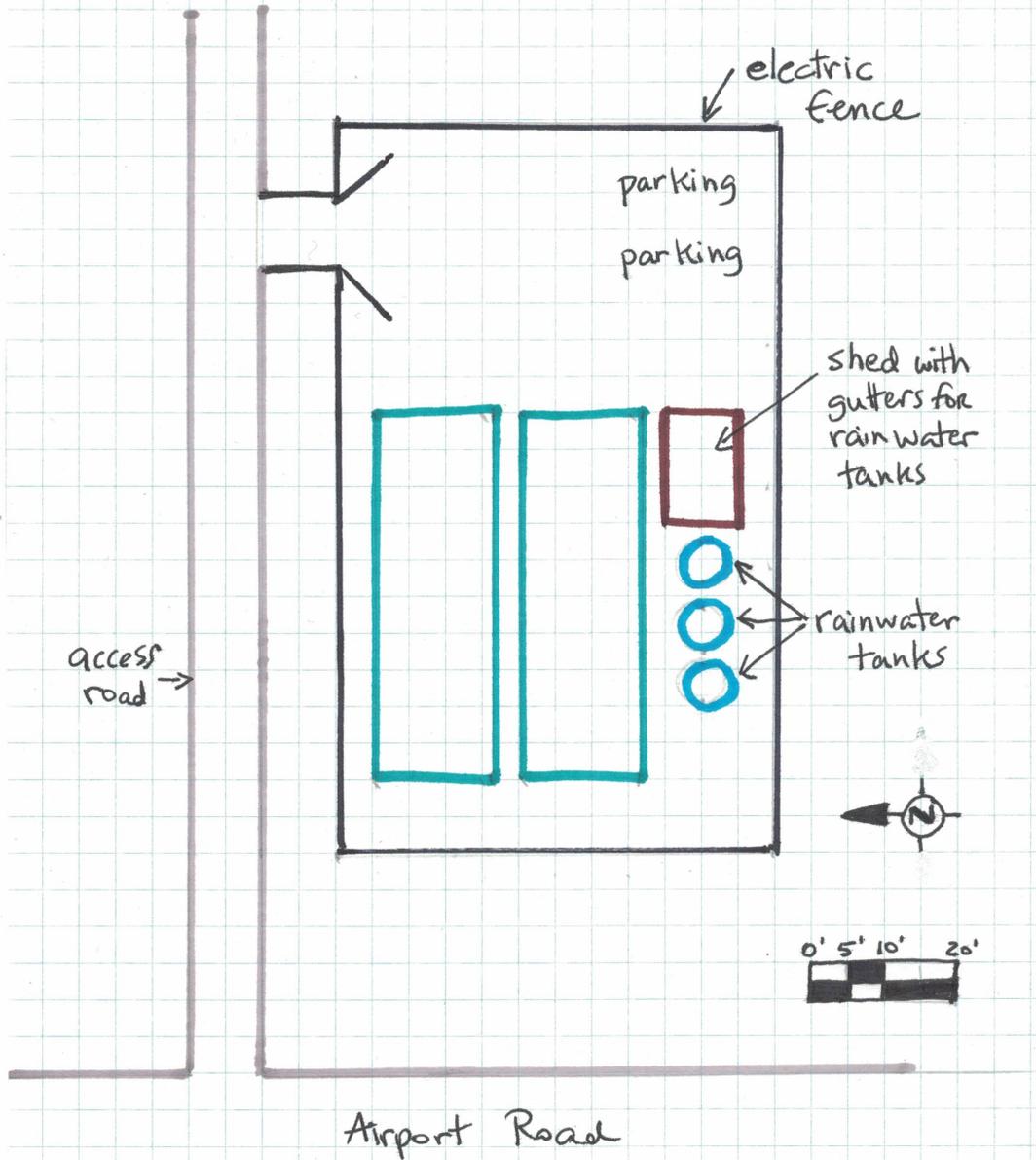
“The Farmer’s Friend Caterpillar Tunnel kit brings the benefits of greenhouse production to your farm in an easy-to-assemble and affordable package. Quick to build and move.”

<https://www.farmersfriend.com/caterpillar-tunnel>

We can easily take down the structures in the fall and rebuild them in the springtime to accommodate pile burning.



Long Beach Airport, Lot 163  
Local Food Production Proposal  
Vision for Spring 2021



There are 8 on the ground steps to completing this food production system:

Step 1:

- Crow Excavating will be hired to remove soil and lay down at least 8 inches of gravel (7 truck loads worth)
- We will lay down ground cover purchased by BW Greenhouses
- Crow Excavating will lay down 6 inches of wood chips on the ground cover (supplied from the airport)

Step 2:

- Install the two Farmers Friend 16'x50' caterpillar tunnels, the doors and bird netting

Step 3:

- Build the garden beds using local compost from the West Coast landfill, top soil delivered by Crow Excavating

Step 4:

- Local carpenter will be hired to build the temporary shed structure and gutters
- Local electrician will install batteries to power the electric fence and water pump

Step 5:

- Install three 1,000 gallon Van Isle Water rainwater tanks (1000 imp gal Vertical Polyethylene Storage Tank (68"D x 82" H))
- Install the Farmers Friend drip irrigation system

Step 6:

- Jeff Marley at Margo Supplies will be hired to install the bear proof fence (Bob Hansen contact)

Step 7:

- Plant seeds and seedlings!

Step 8:

- Eat fresh fruit and veggies!

### **Year 3**

Within 3 years, we aim to expand threefold for a total of 6 caterpillar tunnels and have systems in place that enable an increase in volume and variety.

### **Year 10**

In 10 years from now, we envision 40 greenhouses employing many locals and producing fresh produce for 2,000 people on the West Coast!

### **3. Wildlife and Pacific Rim National Parks Considerations**

We are very aware of the environment we will be working in and the importance of honouring all the bylaws put in place by APLB1, ACRD and Parks Canada to make sure the wildlife corridors remain and all wildlife and land we will be working on will come into no harm.

We have read through and understand the Airport Wildlife Management Plan.

At present we have lined up a 6 strand electric fence through Jeff Marley at Margo Supplies. He will also be installing the fence for the C.A.R.E. Shelter at the Long Beach Airport. The 6 strand electric fence will encircle our greenhouses and surrounding area. These fences mitigate bears, wolves, deer and cougars.

There will be NO compost facility on site and all compost used will be brought in and directly deposited into the greenhouse. We will not be growing food outside nor will we be growing fruit trees as it is a potential wildlife attractant. The greenhouse doors will have bird netting in place.

Inside the greenhouse we will have raised mounds on top of ground cover and we will not have any piles of wood chips, mulch or any other form of composting material on the land.

## Approval

We request leasing a 6,000 sq. ft. portion of Lot 163 and that the area, a total of approximately 5 acres, on the east side of the Airport road from the access road north to the gulley (to the south and east) be reserved for any of our future development related to local food production.

To make this a viable project, we are seeking a 3 year lease with a 3 year renewal clause.

Profit margins in farming are very low and most farms behave as non-profit organizations. By growing food locally, we are seeking to provide food security for our coastal communities and employ locals to work in food production. We are asking that the land is leased to us for a suggested amount of \$1 per year in order to be viable.

We envision the Coastal Hive to be an ongoing project for many generations to come.

We feel supported by all the surrounding communities in making this investment for our future of sustainable secure food production on the coast.

There is so much excitement for us and how we would like to see this evolve. We are prepared to face whatever challenges arise and drop into a lot of hard work and great learning. We would Love to keep the land surrounding our project as natural and healthy as possible to aid in supporting our ultimate vision of health for both people and earth and doing our part to care for and embrace all living organisms on our coast.

We truly appreciate your time and consideration.

Dion Olin and Louise Rodgers