



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66975

Application Status: Under LG Review

Applicant: Richard Rendle

Agent: Cox Taylor, Barristers & Solicitors

Local Government: District of North Saanich

Local Government Date of Receipt: 11/18/2022

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

Proposal Type: Non-Farm Use

Proposal: The applicant is requesting approval from the ALC to operate a non-farm use storage area on Section 6 on the Agricultural Land Use Map for 1071 Wain Rd. North Saanich VL85V1 (1.95 acres).

Boat and Recreational Storage

Agricultural Storage

Agent Information

Agent : Cox Taylor, Barristers & Solicitors

Mailing Address :

26 Bastion Square - 3rd Floor, Burnes House

Victoria , BC

V8W 1H9

Canada

Primary Phone : (250) 388-4457

Email : leblanc@coxtaylor.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 000-359-866

Legal Description : LOT A, SECTION 17 AND 18, RANGE 1 WEST, NORTH SAANICH DISTRICT, PLAN 35690, EXCEPT PART IN PLAN 46000

Parcel Area : 20.1 ha

Civic Address : 1071 Wain Road, North Saanich, BC, V8L 5V1

Date of Purchase : 03/31/2015

Farm Classification : Yes

Owners

1. **Name :** Richard Rendle

Address :

1071 Wain Road

Applicant: Richard Rendle

North Saanich, BC, V8L 5V1, BC
V8L 5V1
Canada
Phone : [REDACTED]
Email : [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

- 1. Pasture & Forage (in 2022, 138 Round Bales 500 kg per unit \$60-\$70 per bale & 200 Bales of Second Cut \$12 per bale)*
- 2. Agricultural (Livestock and grazing land currently leased by Bob Balantine a 5+ Year Tenant; Apple Orchard (approximately 5000 lbs sold each year to different ciderys including Seaside Cidery and through a private contract with Victoria Cidery Wayne Ralph for 1500 lbs annually); Fig Orchard 3600 or 300 dozen figs sold in 2022; Sheep 50 ewes and 70-80 lamb per year; Cows - grazing of 40 dairy cows of Rotational Grazing.*
- 3. Approximately 4 acres of field production space. Tenant is a CanadaGAP Certified producer that grows fresh vegetables and herbs for the following retail clientele: Red Barn Market, Country Grocer, The Root Cellar, The Market on Yates, Urban Grocer, For Good Measure, Peppers Grocery Store, SI FarmHub, The Mustard Seed (Charitable).*
- 4. Commercial Greenhouse Production*
- 5. Poultry - 400 Egg/Meat Bird Capacity (newly constructed with ample feeding and grazing land).*

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

- 1. The owners brought in over 2000 yards (Approximately \$40,000.00 CAD) of clean soil and bought a \$90,000.00 CAD tractor to provide the necessary mechanization to assist with earth works and restoration of Section 1 Agricultural Land Use Map. The land in Section 6 of the Agricultural Land Use Map has been severely degraded over time, long before the current owners began managing the property and would require a sustained investment in the coming years to ensure its viability as a production site.*
- 2. Owner developed erosion control measures, as well as surface and subsurface drainage in the lower production fields of the property. Culvert repair/redevelopment in 2021/2022 to ensure better surface and subsurface drainage - \$2,500.00 CAD Repair Cost
Section 2 and 3 repaired and re-established irrigation main line to allow for better field vegetable production and access to water for both the livestock and vegetable production tenants. \$20,000.00 CDN invested into irrigation.*
- 3. Pest Management (IPM) strategies with a minimal impact on the surrounding environment.*
- 4. The greenhouse infrastructure left behind by Adera Nurseries was no longer functional without substantial capital upgrades and repairs. The current tenant and owners removed thousands of pounds of garbage, brush and debris to restore the greenhouse infrastructure to its current state. This process has taken 3 years starting in 2020 and is still ongoing. Projects being considered include adding a boiler and better heating infrastructure for 2023. The greenhouses siding and roof was replaced in 2021/2022 and approximately 500 yards of topsoil and compost were brought into the greenhouses to begin building permanent raised beds for vegetable cultivation. Approximately \$50,000.00 CDN was spent on agricultural improvements to restoring the greenhouses to the point where they are commercially viable. This work was directly supported by both the landowner and current agricultural tenant. This work includes building a new irrigation manifold and automated watering system, bringing in over 500 yards of high quality compost and topsoil and replacing the destroyed roof with channel lock and 6 MIL greenhouse poly. The owners and tenant have also restored two*

Applicant: Richard Rendle

350000 BTU heaters and propane tanks on site to provide heating for the greenhouse structures.

5. Newly constructed with ample feeding and grazing land.

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

Storage of non-farm use vehicles.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Sheep Pasture

East

Land Use Type: Residential

Specify Activity : Eagle Ridge Estate Subdivision - 75 units

South

Land Use Type: Agricultural/Farm

Specify Activity : Epicure Commercial Business

West

Land Use Type: Agricultural/Farm

Specify Activity : Hobby Farm

Proposal

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

0.78 ha

2. What is the purpose of the proposal?

The applicant is requesting approval from the ALC to operate a non-farm use storage area on Section 6 on the Agricultural Land Use Map for 1071 Wain Rd. North Saanich VL85V1 (1.95 acres).

Boat and Recreational Storage

Agricultural Storage

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 revenue earned on the non-farm use has been financing the agricultural reclamation of 95% for the parcel and is revenue that is required to continue with farming the land and providing food security for the residents of Vancouver Island.

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

The Rendles are focused on improving their farmland and have been using the revenue they receive through storage on Section 6 to make consistent improvements to the land and existing infrastructure. The proposed area for the non-farm use was stripped of farmable soil and would take significant investment to reclaim.

Applicant: Richard Rendle

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Cox Taylor, Barristers & Solicitors
- Proposal Sketch - 66975
- Other correspondence or file information - Proposal for Non-Farm Use with Photographs
- Other correspondence or file information - Reference Letter
- Certificate of Title - 000-359-866

ALC Attachments

None.

Decisions

None.

AGENT AUTHORIZATION LETTER

I (we) Richard Rendle + Doris Rendle
Printed/typed name(s) of landowner(s)

hereby appoint Lindsay R. WBlawc to
Printed/typed name of agent

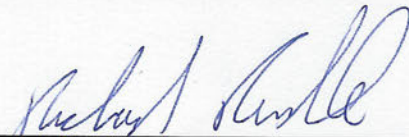
make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application below*

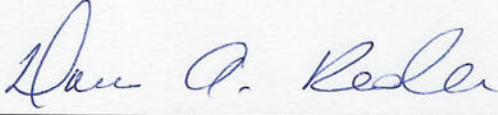
1071 wain Rd. North Saanich, BC, V8L 5V1
PID: 000-359-866
Lot A, Plan V1P35680, Section 17+18, Range 1W, North Saanich Land District, Except Plan 46000

I Lindsay R. WBlawc 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):

 Richard Rendle Nov 17/22
Signature Printed Name Date

 Doris A. Rendle Nov 17/22
Signature Printed Name Date



Wain Rd

17A

Wain Rd

17A

W Saanich Rd



1071 Wain Road

Storage

17A



Rendle Farm

**ALC
Application for
Non-Farm Use
in the ALR**

November 2022

1071 Wain Rd. – ALC Application for Non-Farm Use

Table of Contents

Introduction	3
Recommendation.....	3
Purpose	3
Proposal	3
Background – Subject Property	3
Family History	9
Agricultural Capability.....	11
1. Land for Pasture and Forage	12
2. Orchard Production and Livestock.....	15
3. Field Vegetable Production.....	19
4. Commercial Greenhouse Production.....	22
5. Poultry Production	29
6. Proposed Storage Area – Non-Farm Use	30
Summary	31

Introduction

Rendle Farm at 1071 Wain Rd. North Saanich V8L5V1 is a diverse, well operated, and productive farm in the Agricultural Land Reserve. Richard and Doris Rendle continue to provide a foundation for agricultural businesses and entrepreneurs to operate while assisting and supporting these businesses with their technical background in heavy machinery, farm maintenance and management. This report will demonstrate how the Rendles are successfully cultivating approximately 96% of their land while using 4% (Section 6 –Agricultura Land Use Map – Attached in Report) of their land that is considered undesirable soil structure and non-arable, for boat and recreational vehicle storage. Section 6 consists of compacted gravel and would only be suitable for specific opportunities like a large greenhouse development project, open pen livestock or a potted plant nursery similar to the previous owner Adera farms. This report will show how the previous ownership degraded this land to the point where its cultivation capacity has been eliminated without a substantial capital investment. This report will also show how the owners of Rendle Farm have reinvested capital from their storage income into land restoration and increased agricultural capability.

Recommendation

THAT Section 6 – Agricultural Land Use Map be granted permission for a Temporary Non-Farm Use (Not to Exceed 10 years) in the Agricultural Land Use Act pursuant to Section 25.

Purpose

To support an application to the Agricultural Land Commission for a Temporary Non-Farm Use permit to operate a storage area with 30% of the designated area being used specifically for agricultural related production/ storage. Use to operate the storage facility for boats and recreational vehicles will not exceed a combined 1.95 acres on the subject property, under the conditions of a Temporary Use Permit supported by the District of North Saanich. Further, we are committed to working with the District of North Saanich and the Agricultural Land Commission to supporting rental space for agricultural tenants that would be able to operate businesses on undesirable soil structure such as compacted gravel. Example businesses include Microgreens Operations, Containerized Mushroom Operations, Mobile Abattoir storage, etc.

Proposal

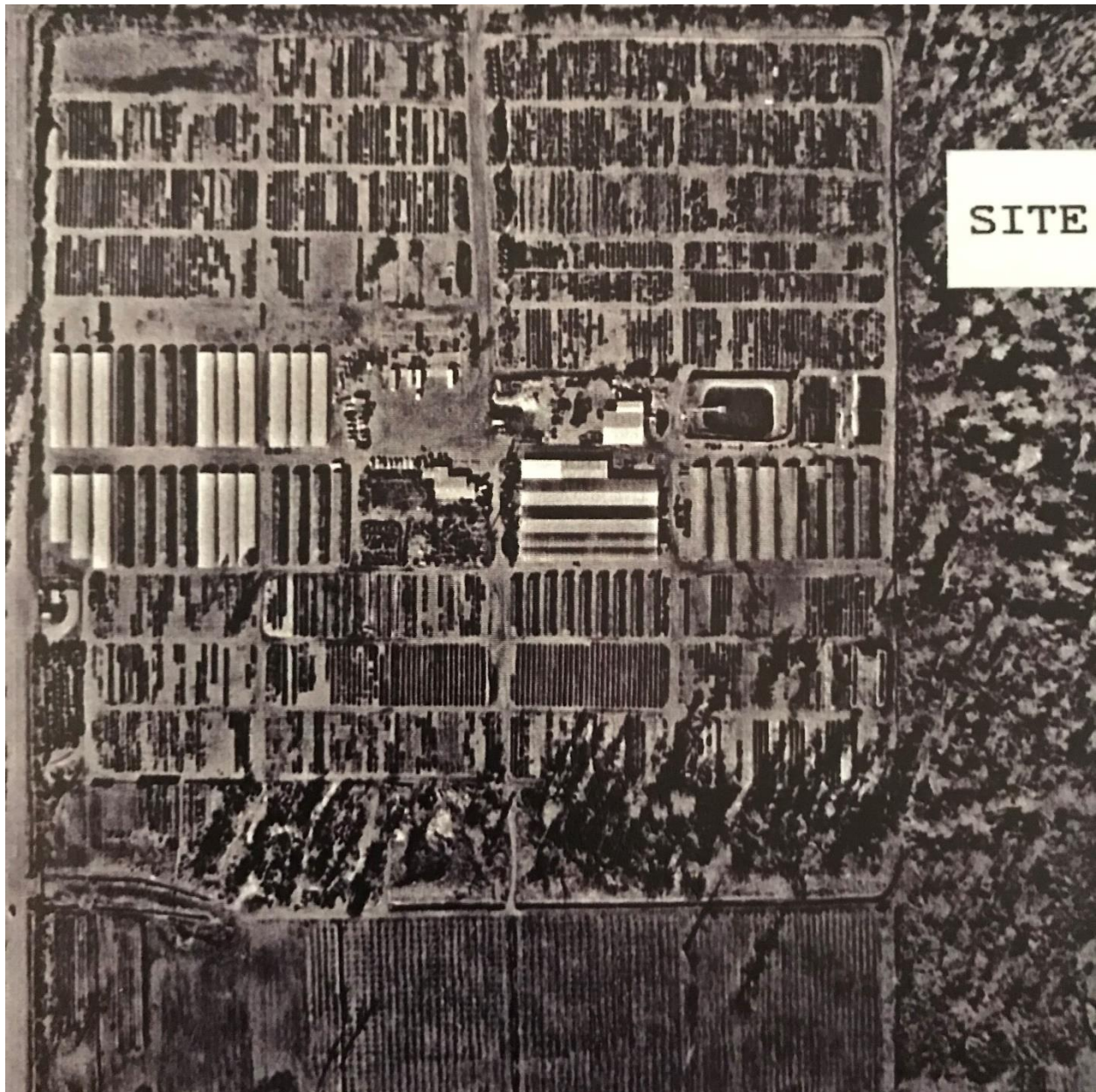
The applicant is requesting approval from the ALC to operate a non-farm use storage area on Section 6 on the Agricultural Land Use Map for 1071 Wain Rd. North Saanich VL85V1 (1.95 acres).

- Boat and Recreational Storage
- Agricultural Storage

Background – Subject Property

Purchased in 2015, Rendle Farm is owned and operated by Richard and Doris Rendle. The property was formerly owned by Adera Nurseries in the 1990's where large amounts of topsoil were stripped off certain sections of the property and replaced with gravel. Adera grew shrubs and potted plants on most of the land which can be seen in the attached aerial images.

Below Image - Adera Farms Aerial Images 1990's



In early 2000's the property was in receivership and was bought by Out of the Blue Ranch. They owned and operated an excavation company that stripped large amounts of the gravel and topsoil from certain sections of the land and sold it. Out of the Blue Ranch also commissioned a report *Stag 1 and 2 Preliminary Site Investigation Former Adera Nurseries 1071 Wain Road North Saanich BC – Seacor Environmental Inc. 2002* (Hard copy attached available from owners). The report provided a 20 hectare assessment of 1071 Wain rd. and determined Section -6 requires further investigation towards waste oil AST, battery storage area, above ground diesel, irrigation well, and areas formerly containing buried methyl bromide (bromomethane) canisters, above ground storage of Rout (bromacil), and drainage ditches collecting surface run-off water.

This repeated stripping of the land degraded the soil quality to the point where crop production was untenable for large areas of the property. The property was sold again to a real estate developer who then sold it to the Rendles in 2015. Since taking possession, the Rendles have been continuously working to improve the land, making capital improvements to the property on a weekly basis. The scope of work involved in restoring the land to a productive capacity has been an immense challenge as can be seen in the attached images of degraded topsoil and blasted bedrock.

Below Image- Degraded topsoil from blasting of bedrock and stripping topsoil.



PHOTO 4: Shop and greenhouse area facing southeast.
Note extensive bedrock outcrops in foreground.

As landowners, the Rendles are focused on improving their farmland and have been using the revenue they receive through storage on Section 6 to make consistent improvements to the land and existing infrastructure. As seen in the above picture, the land in different sections of the property was stripped to the bedrock and has required a substantial investment to return it to pasture and forage. The owners

brought in over 2000 yards (Approximately \$40,000.00 CAD) of clean soil and bought a \$90,000.00 CAD tractor to provide the necessary mechanization to assist with earth works and restoration of Section 1 – Agricultural Land Use Map. The land in Section 6 of the Agricultural Land Use Map has been severely degraded over time, long before the current owners began managing the property and would require a sustained investment in the coming years to ensure its viability as a production site.

Below Image – Ongoing Restoration of the Northwest Pasture

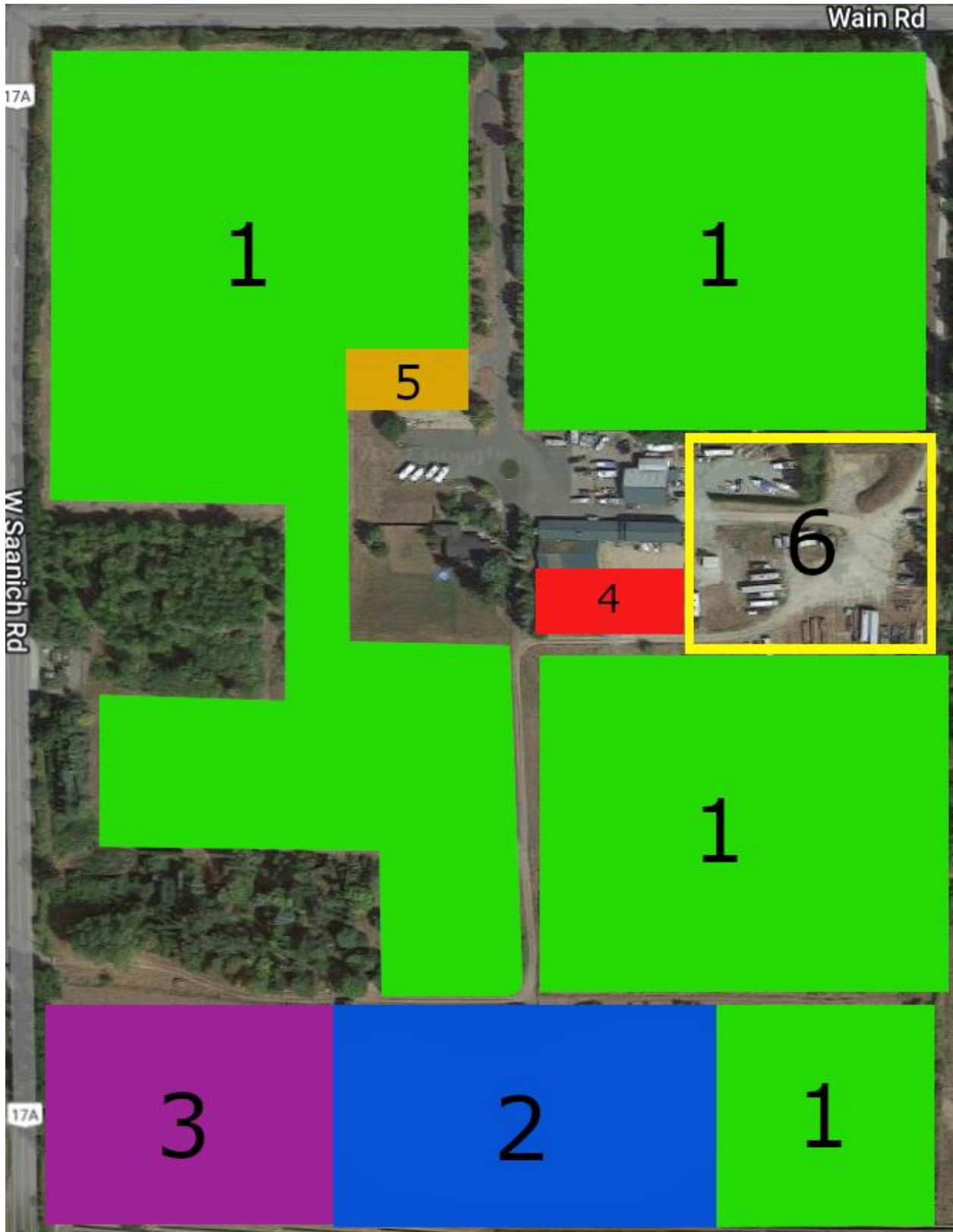


The owners plan to work collaboratively with both the ALC and the District of North Saanich to review the proposed site and how to best utilize this space to support agricultural activities at 1071 Wain Rd. Given the reality of the current site, the owners believe that a Temporary Use Permit that allowed for the Non-Farm Use of a limited storage section would benefit current and prospective agricultural tenants to utilize this space, while providing storage space for residents of North Saanich. Our goal for a Temporary Use Permit will ensure that Section 6 could also be used in an agricultural capacity in the future if changed circumstances require it. Our goal as landowner is to enhance the quality and value of the land, while restoring and preserving it without impacting its ability to produce crops.

Below Image - 1071 Wain Rd. Satellite Image



Below Image - Agricultural Land Use Map



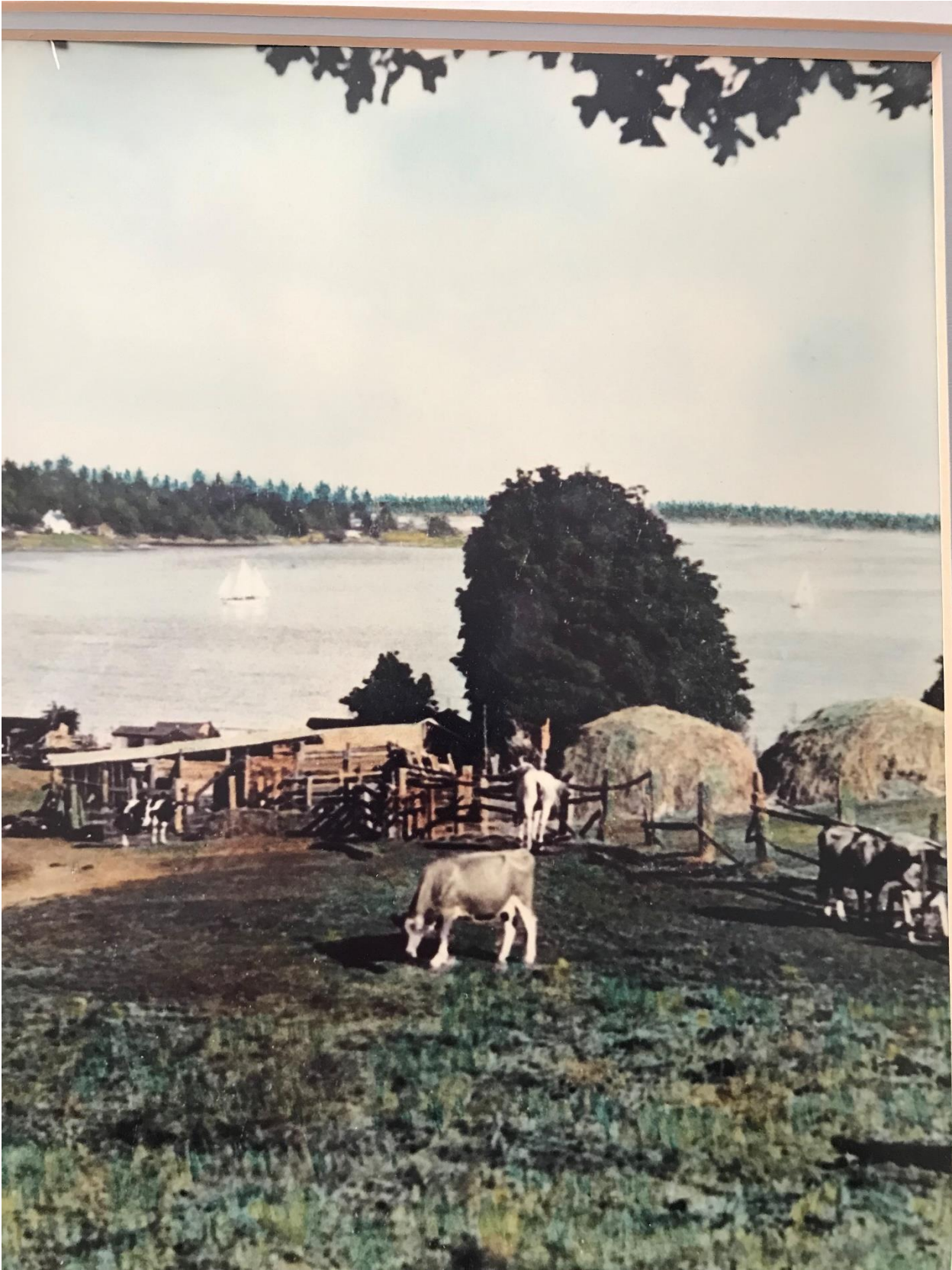
Family History

The owners' grandparents, Ralph and Eva Rendle, started farming in Cadboro Bay in 1939 on a rented farm. They moved to Richmond Road in the 1950s where they started the largest farm on the island at the time. They pasteurized and homogenized the milk and sold to the two major hospitals. The owners' parents, Gordon and Bette Rendle, moved to the Saanich Peninsula in 1955. It was a much bigger farm with room to accommodate their growing family. Their three sons, Gordon, Rod and Richard continued farming together until 2003 when Doris and Richard left to pursue their own farming business. The owners purchased the current farm to enjoy a different style of farming and move away from industrial agriculture that included a holistic approach with sustainability in mind and to work with younger, like-minded people trying to get started farming in their farming careers. Richard has years of experience and enjoys mentoring young, passionate farmers the are getting their start in the North Saanich area.

Below Image – Rendle Farm Shelbourne Street



Below Image – Rendle Farm – Cadboro Bay



Agricultural Capability

The supporting 1071 Wain Rd. Satellite image and Agricultural Land Use Map coincide with the following list of agricultural activities that are currently ongoing at Rendle Farm.

1. Land for Pasture and Forage
2. Orchard Production and Livestock
3. Field Vegetable Production
4. Commercial Greenhouse Production
5. Poultry Production
6. Proposed Storage Area – Non-Farm Use

1. Land for Pasture and Forage

Agricultural Status:

Production in 2022

- 138 Round Bales – 500 kg per unit \$60-\$70 per bale
- 200 Bales of Second Cut – \$12 per bale

Below Image – Rendle Farm – Saanich Peninsula



Below Image – Bales of Second Cut Hay



2. Orchard Production and Livestock

Agricultural Status:

Livestock and grazing land currently leased by Bob Balantine (5+ Year Tenant)

Apple Orchard – Approximately 5000 lbs sold each year to different cidery's including Seaside Cidery and through a private contract with Victoria Cidery – Wayne Ralph for 1500 lbs annually. Fruit has also been donated to the Mustard Seed through LifeCycles who glean leftover fruit/produce each season.

Fig Orchard – 3600 or 300 dozen figs sold in 2022

Sheep – 50 ewes. 70-80 lamb per year.

Cows- 2020 – Grazing of 40 dairy cows (Rotational Grazing)

Owner developed erosion control measures, as well as surface and subsurface drainage in the lower production fields of the property. Culvert repair/redevelopment in 2021/2022 to ensure better surface and subsurface drainage - \$2,500.00 CAD Repair Cost

Section 2 and 3 repaired and re-established irrigation main line to allow for better field vegetable production and access to water for both the livestock and vegetable production tenants. \$20,000.00 CDN invested into irrigation.

Below Image – Apple Orchard Fruit



Below Image – Sheep Grazing in the Apple Orchard



Below Image – Dairy Cows Grazing in the Pasture



3. Field Vegetable Production

Agricultural Status:

Currently leased by Blaine Consulting Inc.

Approximately 4 acres of field production space. Tenant is a CanadaGAP Certified producer that grows fresh vegetables and herbs for the following retail clientele:

- Red Barn Market
- Country Grocer
- The Root Cellar
- The Market on Yates
- Urban Grocer
- For Good Measure
- Peppers Grocery Store
- SI FarmHub
- The Mustard Seed (Charitable)

Below Image- Field Vegetable Production



All produce is grown in compost with natural soil amendments without the use of chemical fertilizer or pesticides. Further, the tenant works closely with Applied Bionomics Ltd. to utilize natural Integrated

Pest Management (IPM) strategies with a minimal impact on the surrounding environment. The crops grown in the field consist of the following:

- Salad Mix
- Kale Mix
- Spinach
- Arugula
- Beets
- Carrots
- Radishes
- Sage
- Mint
- Oregano
- Thyme
- Basil

Below Image – Field Vegetable Production



The following image displays the private label partnership (Eat Island Grown) that has been developed through local retail chains and one of the agricultural tenants at Rendle Farm.



4. Commercial Greenhouse Production

Agricultural Status:

Currently leased by Blaine Consulting Inc. (3+ Year Tenant) – CanadaGAP Certified Producer

The greenhouse infrastructure left behind by Adera Nurseries was no longer functional without substantial capital upgrades and repairs. The current tenant and owners removed thousands of pounds of garbage, brush and debris to restore the greenhouse infrastructure to its current state. This process has taken 3 years starting in 2020 and is still ongoing. Projects being considered include adding a boiler and better heating infrastructure for 2023.

Below Image – Greenhouses left behind from Adera Nurseries at the time of property purchase 2015



The greenhouses siding and roof was replaced in 2021/2022 and approximately 500 yards of topsoil and compost were brought into the greenhouses to begin building permanent raised beds for vegetable cultivation.

Below Image – Greenhouses during restoration period



Approximately \$50,000.00 CDN was spent on agricultural improvements to restoring the greenhouses to the point where they are commercially viable. This work was directly supported by both the landowner and current agricultural tenant. This work includes building a new irrigation manifold and automated watering system, bringing in over 500 yards of high quality compost and topsoil and replacing the

destroyed roof with channel lock and 6 MIL greenhouse poly. The owners and tenant have also restored two 350000 BTU heaters and propane tanks on site to provide heating for the greenhouse structures.

Leased by an agricultural tenant Blaine Consulting Inc. Tenant is a CanadaGAP Certified producer that grows fresh vegetables and herbs for the following retail clientele:

- Red Barn Market
- Country Grocer
- The Root Cellar
- The Market on Yates
- Urban Grocer
- For Good Measure
- Peppers Grocery Store
- SI FarmHub
- The Mustard Seed (Charitable)

Below Image – Greenhouses fully restored in production



Currently, the greenhouses produce a variety of crops 12 months out of the year. These crops include the following:

- Bell Peppers
- Jalapenos
- Cherry Tomatoes
- Heirloom Tomatoes
- Eggplant
- Mixed Greens
- Mixed Kale
- Arugula
- Spinach
- Pea Shoots
- Basil
- Seedlings for field production

Below Image – Greenhouses fully restored in production



The current agricultural tenant works with a local entomology lab in North Saanich called Applied Bionomics to incorporate natural pest management without the use of chemical pesticides or fertilizers.

Below Image – Greenhouses fully restored in production



The following images display some of the produce that has been grown for retail markets during the 2022 season. Moving forward into 2022, Blaine Consulting Inc. plans to work closely with Rendle Farm on expanding into the food manufacturing sector with the South Island FarmHub and Kitchen Connect. Some of the products being considered include fresh greens/fruit smoothies, pesto, craft teas and beverages, pickled beets/carrots, deli salads and other manufactured, fresh and shelf stable foods.

Below Image – Greenhouse crops 2022



Below Image- Private Label Retail Partnership Branding



5. Poultry Production

Agricultural Status:

400 Egg/Meat Bird Capacity

Newly constructed with ample feeding and grazing land.

Seeking new tenant for 2022/2023

Minor capital improvements must be made to ensure operational efficacy. For example, improved fencing, electrical, heating and infrastructure, etc.

Below Image – Chicken Coop



6. Proposed Storage Area – Non-Farm Use

Below Image – Section 6 – Proposed Storage Space



Agricultural Status:

- Undesirable Soil Structure – Compacted gravel from previous owners Adera Nurseries and Out of the Blue Ranch
- Site has been originally stripped of topsoil by Adera Nurseries, replaced with gravel, and then stripped of gravel by Out of the Blue Ranch leaving behind heavily damaged land
- No irrigation infrastructure in place
- Poor drainage of proposed Section 6 area

Would require a substantial investment to transform into viable agricultural operation. Some potential options for agriculture on the site include:

- Commercial greenhouses
- Open pen livestock
- Caterpillar tunnels for potted nursery plants

These options require a substantial capital investment, knowledgeable business operators and established markets and clientele to ensure viability. Rendle Farm owners are committed to finding space for tenants of this nature; however, no business owners or tenants have approached the landowners with a business plan for these types of operations to date.

Summary

The property owners of Rendle Farm have invested significant capital into the property since 2015 to restore agricultural activity through substantial agricultural improvements including new topsoil, irrigation upgrades, culvert development, road development and access, adding new agricultural tenants and infrastructure restoration and repairs. The current agricultural activity is directly supporting local government's Agricultural Plans, including the Capital Region Food and Agriculture Initiatives Roundtable (CRFAIR) with developing the SI Farm Hub and Kitchen Connect project. The project focuses on local food security and infrastructure and the work happening on Rendle Farm directly supports its development by providing key ingredients for the local food manufacturing and value added food processing. Rendle Farm agricultural tenants operate year round and provide a range of produce to different vendors throughout the season. At the time of purchase in 2015, many sections of the property were not suitable for agricultural activities but have since been restored to the point of successful crop production. The property owners encourage a range of farm use in the ALR while restoring and preserving over 96% of the land base for agricultural use. We believe that the current land use at Rendle Farm is operating effectively, and that this proposal could not be accommodated on lands outside the ALR or on an alternative site because Section 6 – of the Agricultural Land Use Map has been historically degraded to the point where it would require a substantial capital investment to restore to a viable production capacity or would require a very specific agricultural tenant who was willing to invest in developing their business on site. The fill material used by Adera Nurseries in Section 6 was generally low in organic matter, and included some foreign non-soil materials including bricks, concrete, and other non-soil materials; therefore, limiting the potential for soil bound agricultural use in this area. The compacting and low-lying areas of the Section 6 are also difficult to drain and would require further investment into improved drainage for this section. It is the objective of the owners that this proposal with the support of the District of North Saanich and the ALC review Section 6 – Agricultural Land Use Map to apply for Temporary Use Permit to allow for much needed agricultural storage/rental space in the District of North Saanich as there are very few options for temporary storage in the district. The owners are committed to working with both the ALC and the District of North Saanich to ensure that land is available for farm use if circumstances in the future require it or should a suitable business or tenant become available to lease Section 6. All storage currently on-site is considered temporary storage, and our proposal/application will not impact the size, continuity, or integrity of the ALR land base permanently. The current proposal would seek to enhance the range of agricultural capability on the property as the current Section 6 site is not currently considered productive lands or is it being leased by any agricultural producers and the approval of our proposal for Non-Farm Use would allow for more diverse tenants in the future.

Operating and Reclamation Plan

The attached Agricultural Land Use Map shows existing conditions within Rendle Farm's operating and reclamation procedures. This report has shown that since taking ownership of the property in 2015, Richard and Doris Rendle have implemented a plan for operating, phasing, and rehabilitating heavily

degraded soils from the previous owners while employing multiple agricultural businesses in the process. Where the historical land use stripped and degraded sections of the property, the owners have brought in new topsoil and compost from businesses like Pendray Farm and Farm to Garden Organics Ltd. that provide a certified pathogen free composted manure from dairy cows to replenish soil quality. The owners plan to continue this phased approach to land rehabilitation in the coming years by continuing to apply only clean soil material that follows programs like CanadaGAP and other food and health standards. Further, to improve drainage at Rendle Farm, the owners have repaired and redeveloped a culvert in Section 2 – Orchard Production and Livestock to ensure erosion control measures, as well as surface and subsurface drainage in the lower production fields of the property. Section 2 has also seen a repaired and re-established irrigation main line to allow for better field vegetable production and access to water for both the livestock and vegetable production tenants. Rendle Farm operating procedures include a weekly weed management plan that consists of brush cutting, grass cutting, hedge and tree trimming, composting and permitted burning of all waste materials on site. The ownership remains dedicated to improving the land and increasing operational efficacy of agricultural activities while working to reinvest money earned through storage, forage and pasture and agricultural tenants into land reclamation activities on the property.

Final Proposed Agricultural capability.

The owners of Rendle Farm have made a significant contribution and investment into agricultural improvements on the land which has resulted in increased agricultural capability at Rendle Farm. Section 6 – Agricultural Land Use Map poses significant challenges to the landowners as there is an undesirable soil structure due to the historical land use that has been shown in this report, in addition to topographical limitations and excess water as a resulting from poor drainage. The proposal to operate a Non-Farm Use storage area in Section 6 of this report will allow for both agricultural related production/storages, as well as Non-Farm Use for a total of 1.95 acres (Approximately 4% of land size of Rendle Farm). The owners remain committed to working with ALC in determining an equitable solution to managing this section of Rendle Farm and working transparently towards a resolution.