

# **Farm Conservation Communities**

Creating Housing While Preserving Farmland and  
Revitalizing Rural Prince Edward Island



***"Restoring Community, Protecting the Land and  
Informing the Earth's Stewards"***

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# Who Will Farm?

- 75% of farmers have no successor
- 95% of new farmers are small, diversified, direct marketing entrepreneurs
- Access to land is one of the major barriers to new farmers in Canada
- The top initiatives to needed for new farmers are mentorship programs, make land available to new farmers, shared infrastructure, and direct marketing support and promotion



**FARMLAND LOST IS  
FARMLAND LOST FOREVER**

Land conservancies and, conservation land trusts, have been in existence since 1891.

In the last two decades they have begun to proliferate. They now form one of the fastest-growing and most successful conservation movements in history.



The goals of Farm Conservation Communities is to revitalize rural economies, develop environmentally sustainable, resilient communities and preserve farmland forever.



# Farm Conservation Communities

- An evolution of Community Supported Agriculture where instead of bringing produce to the community, the community moves to the farm.
- Increases rural economic activity,
- Supports the new demographic of emerging farmers,
- Preserves pastoral, scenic landscape,
- Private money pays farmers for on-going ecological goods and services,
- Responsive to unique circumstances and individual needs.





# Conservation Communities are often called Eco-villages or Permaculture Villages. Here are some examples.



Prairie Crossing ~ Portland Oregon, Serenbe ~ Atlanta, Georgia  
O.U.R. Eco-village ~ Vancouver Island, Crystal Waters ~ Brisbane, Australia

# Organic Farms as Subdivision Amenities

The New York Times

June 30, 2009

- “There are currently at least 200 projects that include agriculture as a key community component.” - Urban Land Institute.
- A 1,756-acre Idaho development realized a 61 percent premium on the sale of its sites, compared with similar parcels with no farm nearby; and claimed a \$2.8 million pretax profit, while keeping 1,000 acres open.
- Living with a farm can bring a buyer permanent views, wholesome activities for children, access to walking and riding trails and inclusion in an epicurean club.
- The design allows houses to back up to one of those natural amenities. Lots sell at a premium, up to three times what the raw lot is.

# FORBES REAL ESTATE

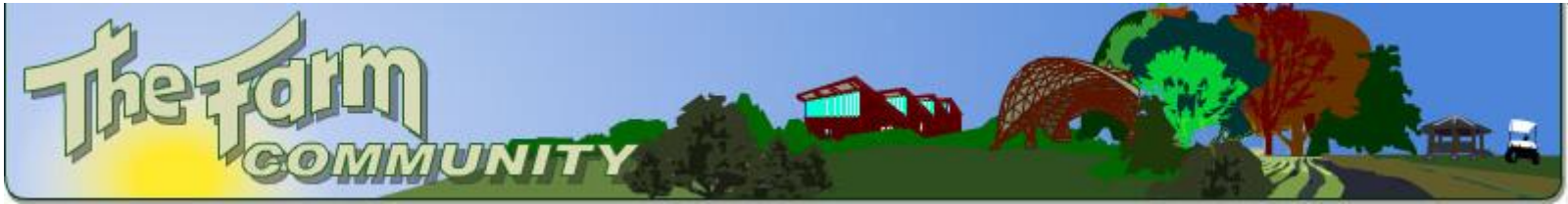
## Meet The Farm-Based Neighborhoods Changing The Face Of Master-Planned Communities; by Aly J. Yale , Sept. 12, 2019

- A new vision of the neighborhood has emerged—and it's called the “agrihood.”
- These neighborhoods boast organic farms.
- Some even have camps and children's programs to help foster healthy, sustainable living in the next generation.
- Agrihoods offer proven financial, health, and environmental benefits—to the stakeholders, surrounding communities and to the planet.



# Farm Conservation Communities

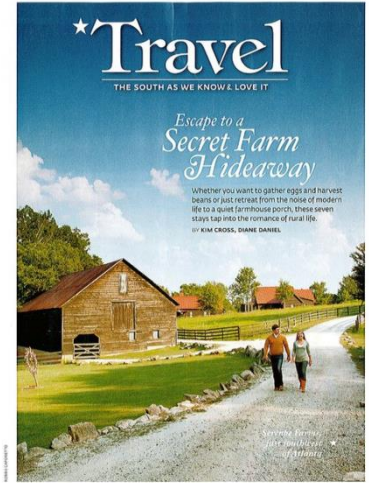






# Serenbe, Georgia

900-acre farm, plus galleries, a Inn and Restaurants



Atlanta Celebrates Photography  
Art Stroll  
@  
serenbe

Saturday, October 10 & Sunday, October 11  
hosted by the shops & galleries at serenbe.

celebrating the opening of the Serenbe Photography Center

- Nicole Akstein
- Pinky Bass
- Chet Burgess
- William Bolling
- Brittany Collins
- Emily Cook
- Ruth Duseault
- Stephanie Dowda
- Tomer Duwek
- Jeani Elbaum
- Walt Groover
- Billy Howard
- Frank Hunter
- Loran Hygema
- Otto Kitchens
- David Knox
- Kathryn Kolb
- Mark Molo
- John Mariana
- Sean McCormick
- Darin Melton
- Tom Meyer
- Chris Mitt
- Greg Newington
- Billy Newman
- Laura Noel
- Davis O'Keefe
- Judy Pishnery
- Brook Reynolds
- Stephanie Roberts
- Jeanne Rosado
- JD Scott
- Skitagrophy
- StudioSwan
- Marilyn Surtani
- Mary Warren
- Edmund Waters
- Justin Weaver
- Tom Wilson

# Yarrow, BC

Sustainable living, farmland preservation,  
a live/work community





# Kakwa Ecovillage, BC

540 acre farm, ecotourism, agroforestry



## Deer Path Farm, Illinois

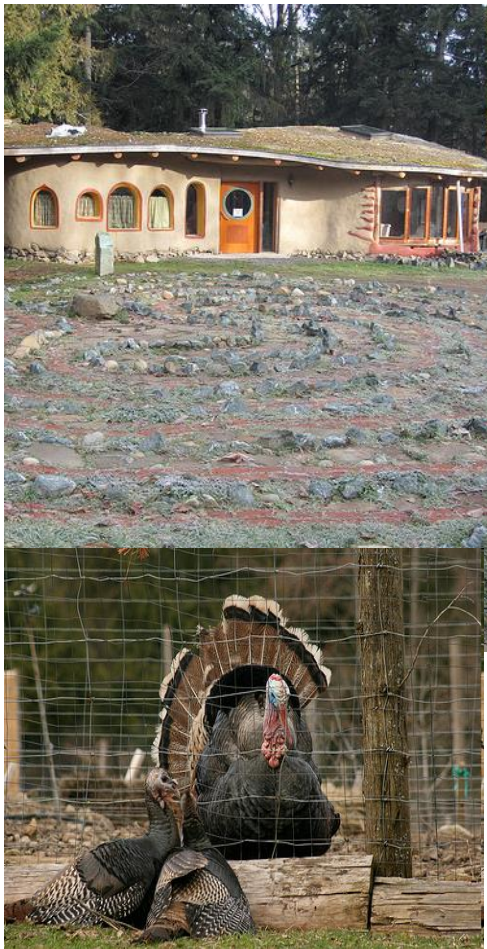
20 homesites; 140 acres permanently protected





# O.U.R. Ecovillage, Vancouver Island

25 acres, four permanent homes,  
campground and education programs



# Whole Village, Ontario

Ecovillage and 190 acre Biodynamic farm





# Tryon Farm, Indiana

170-acre preserved farm, meadows, woods and ponds



# Prairie Crossing, Oregon

220-acre farm. Home prices of \$200,000 to nearly \$700,000.



**Wild  
Goose  
Farm**  
at Prairie Crossing

ABOUT WILD GOOSE FARM  
OUR ORGANIC CROPS  
SALE VENUES  
FARM JOURNAL  
CONTACT US  
PICTURES

Wild Goose Farm  
32400 Harris RD  
Grayslake, IL 60030  
630.945.8361

A logo for Wild Goose Farm featuring a stylized green tree on the left and a green barn with a white roof on the right, with a fence in front of it. The text "Wild Goose Farm at Prairie Crossing" is written in a blue serif font.

# Land Required for Food Sustainability for Prince Edward Island

Land required per person: 1/4 hectares\*

PEI Population: ~ 176,000

Total land required: 40,000 hectares\*

Current Production: 171,295 hectares\*\*



\* Source: Health Canada – Adapted from Nova Scotia Land Review Committee; 2010

\*\* Source: Statistics Canada

Note that these are an approximation and will vary according to various conditions.

# PEI FOOD BILL

## On Prince Edward Island,

- Population: 176,000 (April 2023)
- Approximately 58,000 households
- Assume Weekly Food Expenditures = \$200/home /wk (\$11,700,000)
- Annual Is. Food Expenditures: >\$600 million/year

A **20% shift in local food** purchases would infuse an additional **\$120 million** into the local economy.

The **multiplier effect** would bring the economic impact to **over \$ 600 -900 million, annually.\***

\*Reference BALLE Nova Scotia

Note that these amounts are an approximation and will vary according to various conditions.





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