

**Fraser Common Farm Cooperative  
Working Draft • Glorious Organics Lease  
March 2011**



*Working Agreement 2007-2011  
Received from Susan March 2011*

**GLO - FC LICENSE AGREEMENTS 2007 - 2011**

**FC = Fraser Common Farm Co-operative** Registered owner of both 1322 and 1374 256th Street properties in Aldergrove Mailing Address: 1374 - 256th Street, Aldergrove, BC, V4W 2J4  
Phone: 604-856-0120  
Assessment Numbers 02492110-08 and 02493111-14 respectively

**GLO = Glorious Organics Co-operative**  
Mailing Address: 1374 - 256th Street, Aldergrove, BC. V4W 2J4  
Phone: 604-857-1400

**I. Preamble/Assumptions:**

- A. Any FC member may propose a project/enterprise.
- B. FC ~~also~~ provides members and others with educational and recreational opportunities.
- C. The Farmkeepers Committee welcomes all farm residents and all farm shareholders. armkeepers administers the operation of the farm and makes policy recommendations to the rest of the shareholders through FC meetings where final decisions are made.
- D. GLO's efforts to maximize food production are compatible with FC goals.
- E. ~~GLO leases land, facilities and buildings from FC to operate their enterprise.~~ FC grants GLO license to use FC land, facilities, and buildings to operate the GLO enterprise.
- F. These agreements are in effect only so long as all GLO partners are also FC members. **(under review)**
- G. ~~CAS style~~ A collaborative conflict resolution style will be used in the event of disagreements.
- H. These agreements are in effect from 1 January 2007 until 31 Dec 2011.
- I. These agreements are subject to annual review.

**II. Good Will and Barter:**

- A. GLO helps FC actualize its goals by:
  - 1. investing money and labour to improve the agricultural capacity of the farm
  - 2. conducting farm tours
  - 3. maintaining Certified Organic status and eligibility for farm land tax classification
  - 4. providing tractor service for FC maintenance
  - 5. working with FC to manage its crops such as rhubarb, tree fruit, berries and nuts
  - 6. (GLO harvests and sells some of this FC produce and returns 25% of the proceeds to FC)
- B. FC helps GLO by:
  - 1. providing affordable housing
  - 2. providing affordable access to land
  - 3. providing affordable access to buildings and office space
  - 4. providing generator service during power outages

**III. LAND**

GLO leases **6.6 acres** of land from FC for **\$400/acre/year = \$2640/year**

**IV. BUILDINGS**

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Farmkeepers must give prior approval for any structural changes to FC buildings.  
Potential users of buildings/spaces owned or operated by GLO negotiate their needs with GLO.

**V. BUILDINGS FC1**

- A. In exchange for using the following FC1 buildings, GLO takes responsibility for maintaining and organizing them:
  - 1. the old tractor shed (109)
  - 2. the garden tool shed (110)
  - 3. the animal barn (111) and attached shed (111a)
  - 4. the big barn and loft (112 and 112a)
  - 5. the generator shed (115)
  - 6. the salad shack and cooler (114).
- B. GLO owns and operates:
  - 1. coldframe1 (118)
  - 2. coldframe3 (119) (**needs updating**);
  - 3. the two large poly houses on FC1
- C. GLO/FC share use of and responsibility for maintaining and organizing red tool shed (101).

**VI. BUILDINGS: FC2**

- A. In exchange for using the following FC2 buildings, GLO takes responsibility for maintaining and organizing them:
  - 1. three sections of the long tractor shed (207b, c, and d)
  - 2. the old horse shed in Field 5 (206)
- B. cold frame 4 in Field 6 (204) is already leased with the land.
- C. cold frame 5 in Field 6 (205) is owned and operated by GLO.

**VII. OFFICE SPACE**

- A. GLO rents office space in Pod 10 (100) for **\$50.00/month \* 12 months = \$600/year**
- B. GLO shares its photocopier, phone, and fax with FC, farm residents, and the B. C. Association for Regenerative Agriculture. The library and office space are shared with other users.

**VIII. HYDRO**

- A. GLO pays FC \$80/month = \$960/year
- B. This is reviewed annually to adjust for consumption and rate. (**needs review**)

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**IX. LAND USE PLAN**

A. GLO (Dave) works with FC to develop a Land Use Plan for FC. **(needs review)**

Agreed by both parties on \_\_\_\_\_

\_\_\_\_\_ (signature) \_\_\_\_\_ (signature)

\_\_\_\_\_ (name) \_\_\_\_\_ (name)

Director, Fraser Common Farm Co-operative

Director, Glorious Organics Co-op