



# SMART FARM MODEL: COMMUNITY STRATA

## SUMMARY

A Smart Farm using the Community Strata model would develop a mixed use Building Strata Plan, with a large portion of the Strata's Common or Limited Common Property allocated to agricultural use.

## HOW IT WORKS



Foodland Trust acquires land, and creates both a Strata Building Plan and a Property Stewardship Agreement.



Trust applies for Smart Farm rezoning ...



... signs affordable lease with farming business ...



... and forms a Strata Corporation.



Trust develops infrastructure, builds common buildings and residences (including affordable farm housing).



Trust sells Strata residences, retaining at least one home for farmers.

## KEY CONSIDERATIONS

- o Community Strata often allows for smaller land parcels than Bare Land Strata.
- o At least one residence will be retained by the Trust for affordable farm housing.
- o Farmland is located on Common or Limited Common Property jointly owned by the strata owners, but reserved for farming use overseen by the Trust.
- o Community Strata approval occurs at the local level.

For more information visit [www.smartfarmproject.org](http://www.smartfarmproject.org)