



# SMART FARM MODEL: BARE LAND STRATA

## SUMMARY

A Smart Farm using the Bare Land Strata model would develop a mixed use Strata Plan with at least one large strata lot designated for agricultural use and several smaller lots designated for residential use.

## HOW IT WORKS



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



Trust applies for Smart Farm rezoning ...



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



... and forms a Strata Corporation.



Trust sells residential lots (saving at least one for farmers).



Trust develops infrastructure and builds farmer housing.



Strata lot owners build their own homes.

## KEY CONSIDERATIONS

- o Bare Land Strata is often possible where municipal water is available, or for larger land parcels where residential lots can be at least 2 hectares (2.5 acres) in size.
- o At least one residence will be retained by the Trust for affordable farm housing.
- o Bare Land Strata farmland is owned by the Trust as a separate lot within the Strata.

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