

# Mira's Reach

Regenerative Farm & Guest Experience

24658 Dewdney Trunk Rd, Maple Ridge, BC

**5**  
ACRES

**ALR**  
PROTECTED FARMLAND

**45 min**  
FROM VANCOUVER

**\$965K**  
YEAR 5 REVENUE

**60%**  
INFRASTRUCTURE EXISTS

## What You Already Have

- South-facing slope (3.3% grade) — natural solar collector
- Renovated residence, sheep barn, tiny home, staff trailers
- Established orchard, productive garden, 50+ poultry
- Dunlop Creek ravine — 2-3°C warmer microclimate
- Mature PNW forest (Douglas fir, cedar, maple)
- 1,500mm annual rainfall (30.3 million litres/year)

## What We're Building Together

ZONE	PURPOSE	FEATURES
<b>Zone 0</b>	Operations Hub	Food hub, farm-gate, parking
<b>Zone 1</b>	Market Garden	Raised beds, flowers, orchard
<b>Zone 2</b>	Guest Experience	6-10 luxury units, food forest
<b>Zone 3</b>	Forest & Forage	Trails, mushrooms, forest bathing
<b>Ravine</b>	Signature Feature	Tropical greenhouse, natural pool

## Revenue Potential — Moderate Scenario

<p>YEAR 1</p> <p><b>\$215K</b></p> <p>6 units + 4 events + farm-gate</p>	<p>YEAR 3</p> <p><b>\$675K</b></p> <p>10 units + 10 events + food forest</p>	<p>YEAR 5</p> <p><b>\$965K</b></p> <p>Full capacity, 4 revenue streams</p>
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Revenue streams: Accommodation (\$250-550/night) · Events (10/year cap, \$3K-15K each) · Farm-gate sales · Workshops & tours



Conceptual site plan — watercolour rendering of proposed zone layout

## Phased Investment

PHASE	TIMELINE	WHAT GETS BUILT	COST
Phase 1	Year 1	Food hub, 6 units, market garden, earthworks	\$385K
Phase 2	Year 2	Events area, 2 more units, mushroom forest	\$275K
Phase 3	Year 2-3	Greenhouse, natural pool, 2 final units	\$351K
<b>Total — Self-funding by Phase 2</b>			<b>\$1.011M</b>

## Available Grants

### Environmental Farm Plan (EFP)

Free to complete. Gateway to all provincial grants.

### BMP Cost-Sharing

50-70% of riparian, water, and soil improvements.

### BC Agri-Business Planning

Up to \$50K for farm business planning.

### Farm Tax Classification

Reduces property tax to agricultural rates.

## Market Position

PROPERTY	LOCATION	RATE	DRIVE
WildPod Glamping	Tofino	\$400+	4+ hrs
Fraser Canyon Domes	Fraser Valley	\$512+	2 hrs
Siwash Lake	70 Mile House	\$1,550+	4 hrs
Stay Wilder	Sechelt	\$350+	2 hrs
<b>Mira's Reach</b>	<b>Maple Ridge</b>	<b>\$250-550</b>	<b>45 min</b>

Closest regenerative farm stay to Metro Vancouver.

### ALR Compliance — Built In

- All accommodation is **non-permanent** (relocatable)
- Events capped at **10/year** (ALC Section 17)
- Agriculture dominates by area, investment, and revenue
- Greenhouse is agricultural production first
- Forest zone preserved — no development