



FARMLAND LOSS TRENDS IN CANADA – POPULATION GROWTH, URBAN EXPANSION AND SOIL DEGRADATION

ABSTRACT:

Canadian farmland acres have been trending downward. Over the period from 2006-2016 Canada experienced a 5% loss in farm acres. The two largest provinces by farm acres, Alberta and Saskatchewan, showed the best performance in minimizing this trend on a percent basis while over the same period Ontario and British Columbia performed materially worse than the Canada-wide average.

KEY WORDS:

Canadian farmland, land loss, land use, acres, portfolio weighting, factors, population growth, urban expansion, soil degradation, urbanization

INTRODUCTION:

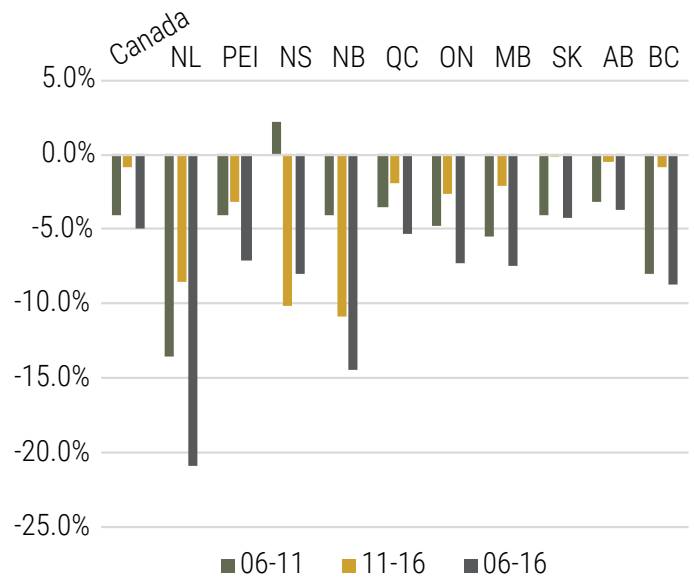
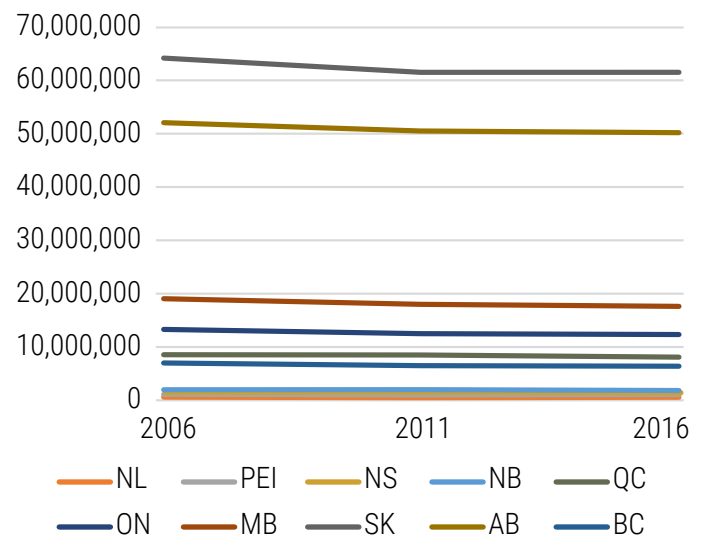
Farmland loss has been a relatively consistent and global phenomenon. Canada has not been immune from this global trend with three key factors generating these losses: soil degradation, population growth and urbanisation.

- Each year Canada loses approximately 50,000 to 60,000 acres of farmland to urban expansion
- It is estimated that for every million increase in population, Canada loses 131,000 acres of farmland near urban areas³

DISCUSSION:

The following table and chart show the province-by-province breakdown of the trends driven by the factors above:

Table 1: Total Acres of Farmland			
	2006	2011	2016
Canada	167,010,491	160,155,748	158,723,092
NL	89,441	77,349	70,747
PEI	619,885	594,324	575,490
NS	995,943	1,018,075	915,657
NB	976,629	937,829	835,329
QC	8,557,101	8,256,614	8,103,247
ON	13,310,216	12,668,236	12,348,463
MB	19,073,005	18,023,472	17,637,639
SK	64,253,845	61,628,148	61,585,788
AB	52,127,857	50,498,834	50,250,183
BC	7,006,569	6,452,867	6,400,549

Chart 1: Acre Change (Percent) by Total Period and Intra-Periods

Chart 2: Absolute Acre Trend by Province

CONCLUSION:

Given expectation that Canada will continue to see material overall population growth in the next decade and that this growth will tend to be concentrated in urban localities – the farmland loss trend outlined above appears to be set to continue unabated.

REFERENCES & NOTES:

- 1) *Statistics Canada*,
- 2) *Veripath analytics*
- 3) *www.sustainablesociety.com*

WHO IS VERIPATH:

Veripath is a Canadian alternative investment firm. Members of Veripath's management team have decades of farmland, private equity, and private credit investment experience. Veripath implements its farmland strategy in a way that seeks to preserve as far as possible farmland's low-volatility return profile – the attribute that we believe generates a material portion of Canadian farmland's superior risk adjusted returns. Veripath does this by seeking to minimize operational, weather, geographic and business-related risks – and capture the pure return from land appreciation. Utilizing a unique split fund, evergreen structure, Veripath opens the Canadian farmland investment thesis to the largest possible universe of investors and for the first time makes compliance with the various provincial farmland ownership regulations simple and straightforward. Canadian farmland allocations have several compelling characteristics that make them a worthwhile portfolio allocation for both institutional and retail investors and Veripath's structures are available to both. For more information on Veripath please feel free to register online at www.veripathfarmland.com or call 587-390-8267.



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