

BOREAL FARMS



Canada's Largest Agro-Ecology Bio-park

Featuring Twelve Unique
Eco-Innovation Districts

Presented By:

Boreal Agri-Innovation



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www.borealfarms.ca

Bio-Park at a Glance

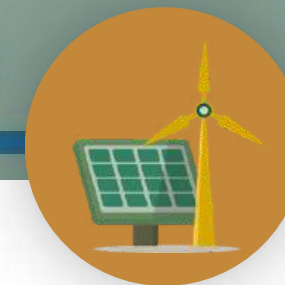
The Pickering Lands have the potential to evolve into Canada's largest Agro-Ecology Bio-park. Our vision for the property spans 6,000 acres across twelve unique districts that feature biological, ecological and technological innovation, while inviting a global audience to immerse themselves in a world class 'Epcot-like' experience. Our mission is to show the world how innovative Canada is when it comes to advancing sustainable technologies, ecological regeneration, national food security and natural systems thinking — integrating high-tech agriculture, regenerative farming, renewable energy and immersive visitor education into one cohesive experience.



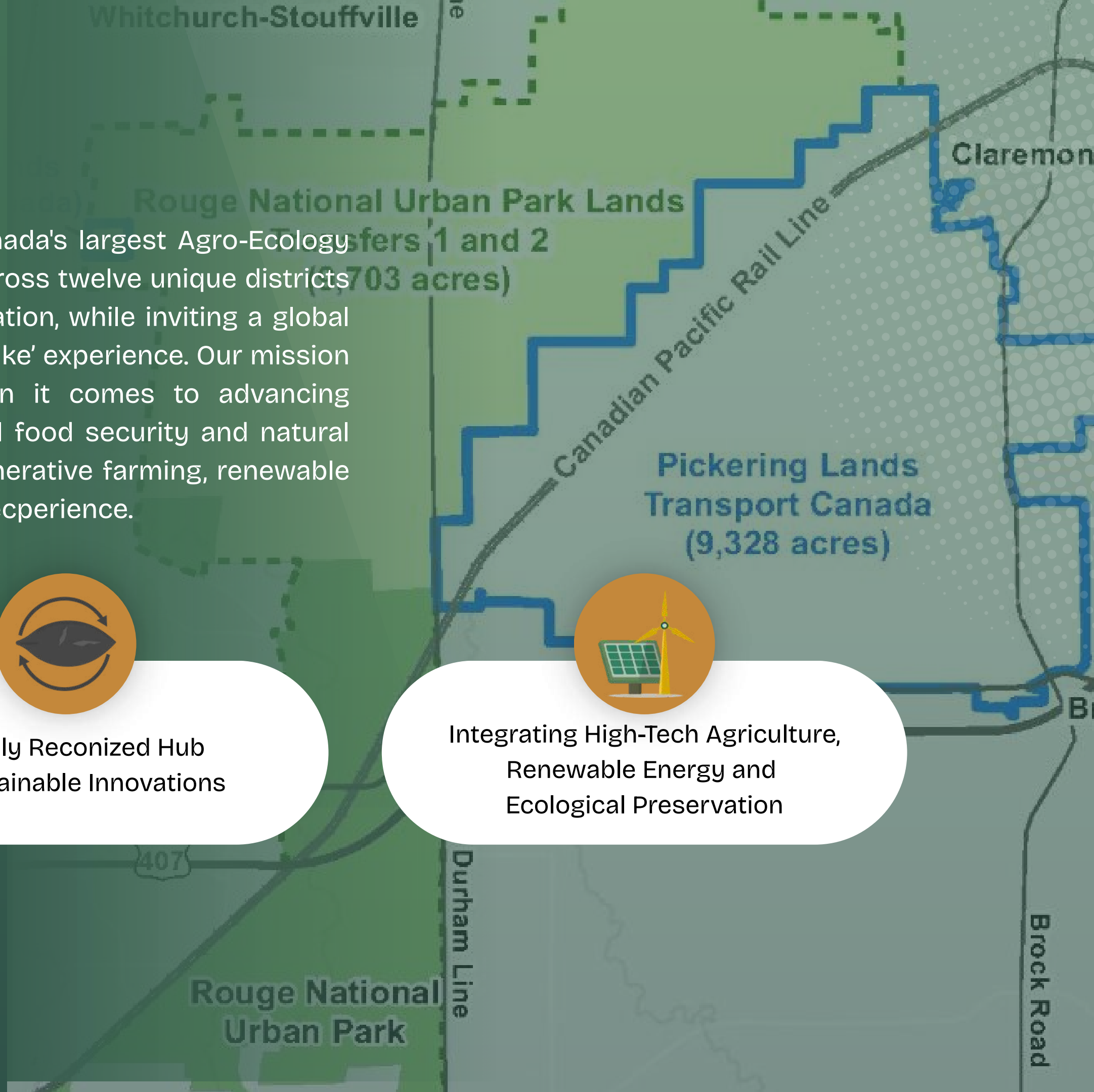
6,000 Acres across Twelve Sustainable Districts



Globally Reconized Hub of Sustainable Innovations



Integrating High-Tech Agriculture, Renewable Energy and Ecological Preservation



The Districts

Commercial Greenhouses

Year-Round Greenhouse production of local fruits and vegetables

Sustainable Energy

Solar, Geothermal and Compost-to-Energy Generation Systems

Regenerative Farming

Growing 100 Different Vegetable Varieties in Healthy Soils

Culinary Adventures

Fields of Grape Vines and Hops Showcased by Terroir Operators

Family Fun

Year-Round Immersive Activity Hub for Family-Centric Fun

Food Forest & Orchards

A Magical Space where Fruits, Nuts and Berries are Grown



The Districts

Forestry & Native Plants

National Tree Seed Nursery and Forestry Preservation

Arts and Markets

Artisanal Marketplace for Local Vendors and Artists

Livestock

Livestock for Food Production: Cows, Chickens, Goats, Sheep etc.

Restaurants & Culture

Culturally Inspired Restaurants around a Piazza for Events

Food Hub

A Commercial Food Processing Hub and Shared Kitchen Spaces

Makers Hub

Shared Spaces for Makers: Woodworking, Welding, Manufacturing



Visitor Experience Hubs



Each of the twelve districts within the Bio-park is anchored by a dedicated central hub — a welcoming node designed for visitor information, community gathering, and hands-on engagement relevant to the 'theme' of each district. These hubs serve as the heartbeat of each district, connecting guests to the land, infrastructure, research, innovation and the people and partners who steward it.

Hub programming focuses on education about sustainability and regenerative practices, including the uses of biological and technological innovations in each district. From guided tours and workshops to interactive demonstrations, visitors of all ages can explore, learn, and connect with the Bio-park's mission of ecological stewardship, culture and innovation.



Greenhouse District

200 Acres of High-Tech Commercial Greenhouses

Crops: Lettuce, Tomatoes, Peppers, Strawberries, Basil & Cucumbers

Energy: Compost Bioreactors, Solar Panels & Geothermal Heating

Spanning 200 acres, the Greenhouse District features state-of-the-art commercial greenhouses powered entirely by renewable energy. Crops include lettuce, tomatoes, peppers, strawberries, basil, and cucumbers — grown year-round using sustainable, high-yield methods that minimize environmental impact while maximizing productivity for regional food supply. The Greenhouse District is overlapped with the Restaurant District with a series of cultural dining spots that bring farm-to-table to reality!



Greenhouse District

LOCAL MARKET

RESTAURANTS

Greenhouse Operations

Private-Public Partnerships with Commitment to Community Food

Shared Resources

Shared use of Solar, Compost-to-Energy and Geothermal Energy

Research and Partnerships

Partnerships with National Research Groups and Local Institutions

High-Tech Greenhouse operations will integrate various levels of automation, machine learning and Ai as part of propagation and harvesting processes. Private-Public partnerships are proposed to ensure that operators will be providing a portion of all goods to local community food centres, schools, food banks etc. Partnerships with national, private-sector and institutional research groups will help consolidate knowledge and continued development of technological and biological innovations.



COMPOSTING BIOREACTOR FACILITY GENERATING CLEAN ENERGY

Transforming organic waste into renewable energy through advanced anaerobic digestion technology.


SUSTAINABLE
SOLUTIONS


RENEWABLE
ENERGY


CLEANER
PLANET


BETTER
FUTURE

Sustainable Energy District

Solar Fields & Vertical Axis Wind
Turbines Generating Clean Electricity

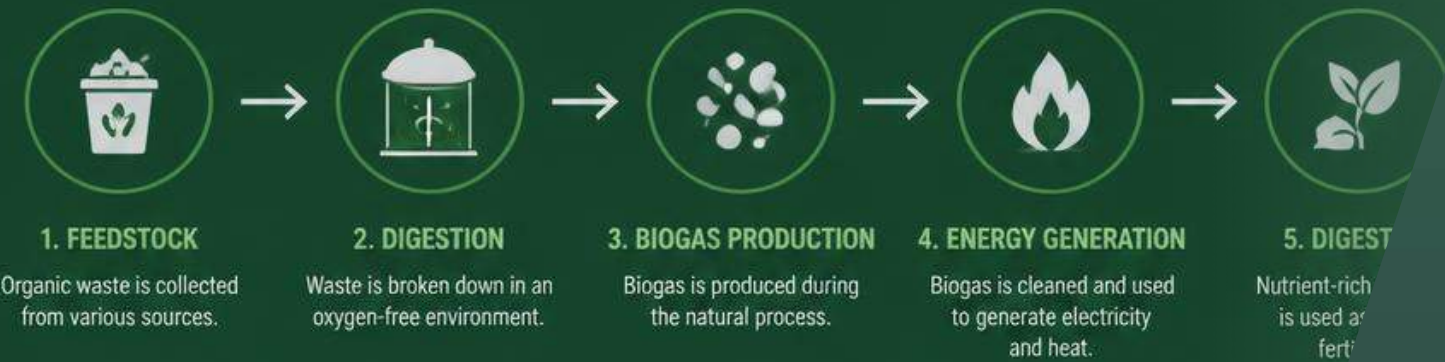
Anaerobic Biodigestion Converting
Organic Waste to Energy & Compost

Geothermal Systems Providing
Heating & Cooling Across all Districts



Spanning 600 acres, the Sustainable Energy District powers the entire Bio-park through integrated renewable systems. Solar fields, vertical axis wind turbines, anaerobic biodigestion, and geothermal installations work in concert to generate clean energy, produce compost, and reduce the park's carbon footprint to near zero. Private-public partnerships could help divert local waste streams to energy for greenhouses and fertilizer for the fields and forests.

THE ANAEROBIC DIGESTION PROCESS





**VERTICAL AXIS
WIND TURBINES**
20 ACRES



**GEOTHERMAL
ENERGY FACILITY**
60 ACRES



SOLAR ARRAY
75 ACRES



**COMPOST-TO-ENERGY
BIODIGESTER FACILITY**
35 ACRES



**SUSTAINABLE TECHNOLOGY
AND INNOVATION CENTER**
15 ACRES



**ENERGY STORAGE
AND MANAGEMENT**
10 ACRES



**SMART GRID
INTEGRATION HUB**
10 ACRES



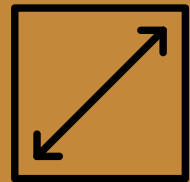
**NATIVE HABITAT
AND CONSERVATION**
75 ACRES

PARK HIGHLIGHTS

- ✓ Total Size: 200 Acres
- ✓ Clean, Renewable Power Generation
- ✓ Integrated Energy Systems
- ✓ Environmental Stewardship
- ✓ Innovation & Education Center
- ✓ Community & Economic Impact

GREEN HORIZONS
OLD MILL SITE PARK

Regenerative Farm District



20 farm plots
× 10 acres each



A wide variety of crops to be used in the Food Hub processing facility to wash, pack, transform, preserve and distribute



Soil health & biodiversity improvement through cover cropping, composting, testing and compost tea applications



Mandating regenerative and organic practices to ensure the healthiest food for communities, while nurturing the soil





GREENHAVEN FARMS

REGENERATIVE • SUSTAINABLE • LOCAL

20 PLOTS • 10 ACRES EACH
U-PICK • STAY • LEARN

MAP & INFO



OUR REGENERATIVE PRACTICES

- COVER CROPS
- NO-TILL GROWING
- COMPOST & MULCH
- INTEGRATED LIVESTOCK
- POLLINATOR HABITAT
- BIODIVERSITY
- SOIL HEALTH
- WATER CONSERVATION
- RENEWABLE ENERGY

Culinary Adventure District

What Grows in our 400-Acre Culinary Landscape?

400 acres dedicated to hops and vineyard production — 100 acres of hops, 100 acres of premium vineyards and 200 acres of Ontario Barley. Crops are cultivated using sustainable, regenerative practices that enrich soil health and support local biodiversity across the Bio-park. The plots are anchored by micro-brew / micro-wine tenants that value sustainability and sharing their story with visitors to the park. The space includes brew/wine restaurants and shops for guests to take a culinary adventure.

Craft Experiences for Visitors

An onsite microbrewery, boutique wine shop and two restaurants offer immersive tasting experiences. Visitors explore craft brewing, vineyard tours, and seasonal harvest events — celebrating local flavours rooted in sustainable agriculture.



100 ACRES
HOPS YARD

THE HOP YARD HUB
BREWERY & RESTAURANT

THE VINEYARD HUB
WINERY & RESTAURANT

100 ACRES
VINEYARD

200 TOTAL ACRES

-  SUSTAINABLE AGRICULTURE
-  RENEWABLE ENERGY
-  WATER CONSERVATION
-  BIODIVERSITY HABITAT
-  FARM TO TABLE

-  CRAFT BREWERY
-  AWARD-WINNING WINES
-  FARM-TO-TABLE DINING
-  EVENTS & WEDDINGS
-  TOURS & EXPERIENCES
-  SUSTAINABLE & REGENERATIVE

Family Fun District

Nature & Water

Naturalized pond with beach, fish habitat & swimming

Stay & Play

50 tiny-home rentals; outdoor theatre & drive-in tent cinema

Activities

Corn maze, pumpkin & strawberry picking, kids maker space

A 200-acre natural recreation area designed for families of all ages. With a large pond/small lake with a sandy beach, playgrounds, a large splash pad, sports fields, an indoor arcade and additional indoor areas for year-round activities. Powered entirely by renewable energy, this district blends nature, adventure, and creativity into an unforgettable short-term family stay experience at the Bio-park.





INDOOR ACTIVITY CENTER

INDOOR ARCADE

50 CABINS

SPLASH PADS

PADDLEBOARD &
KAYAK RENTALS

OUTDOOR MOVIE
MOVIE THEATRE

PARK AMENITIES

- BEACH & SWIMMING
- PADDLE SPORTS
- SPLASH PADS
- ARCADE
- INDOOR ACTIVITIES
- OUTDOOR MOVIES
- HIKING TRAILS
- PLAYGROUNDS
- SPORTS COURTS
- FISHING
- AND MORE!



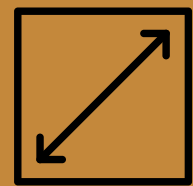
Food Forest District

300 acres of thriving perennial food forests and orchards featuring apples, pears, cherries, blueberries, walnuts, hazelnuts, and persimmons. Thoughtfully designed using agroforestry principles, this district layers canopy trees, understory shrubs, and ground cover to mimic natural woodland ecosystems while maximizing sustainable fruit and nut production.

The Food Forest serves as a living habitat corridor, supporting pollinators, birds, and native wildlife. Visitors can explore seasonal harvest trails, participate in guided foraging walks, and learn how perennial agriculture regenerates soil health and biodiversity for generations to come.



Forestry District



500 acres including a 100-acre sugar maple forest



National Tree Seed library, Research and Forestry Education Centre



Long-term ecological succession & conservation



Heritage maple syrup production on-site



500 ACRES

SUSTAINABLE FOREST MANAGEMENT

-  Selective Harvesting
-  Habitat Conservation
-  Biodiversity Protection
-  Soil & Water Conservation
-  Invasive Species Control
-  Reforestation

MAPLE SUGARING OPERATION

- 2,500 Tapped Maple Trees
- Vacuum Collection System
- Storage & Processing Facility

DIVERSE NATIVE FOREST
Multiple Tree Species
Healthy, Resilient Ecosystem

EDUCATIONAL TRAILS
Interpretive Signs
Hands-On Learning

FORESTRY EDUCATION CENTRE

- Classrooms
- Exhibits
- Meeting Space
- Observation Deck

SUSTAINABLE FORESTRY
Careful Harvesting
Forest Health Monitoring

NATIVE TREE SPECIES

- Sugar Maple
- Red Oak
- White Pine
- Yellow Birch
- American Beech
- Eastern Hemlock

COMMUNITY & EDUCATION
Workshops
School Programs
Community Events

Market District

Venue

Piazza-Style Market

A vibrant large scale, naturalized piazza designed for local makers and artisans. Features a charming winter market look with rustic wooden shed-style vendor stalls showcasing handcrafted goods, local produce, and artisan products. A hub for community commerce and creative entrepreneurship year-round.

Entertainment

Bandshell & Main Stage

A dynamic entertainment destination featuring a mainstage for headline acts, an intimate bandshell for local arts and musical performances. A large capacity mainstage area will host year-round events including: seasonal festivals, live music, cultural events, and community gatherings that celebrate local arts and talent throughout the year.





Livestock District

Livestock & Husbandry:

Cows, Sheep, Pigs, Chickens, Goats, Ducks & Bees

300 acres dedicated to sustainable animal husbandry. Diverse livestock including cows, sheep, pigs, chickens, goats, ducks, and bees are raised using regenerative and humane practices. On-site local meat and honey sales support the community economy.

Aquaculture:

Salmon, Trout & Tilapia — Recirculating Aquaculture Systems

State-of-the-art recirculating aquaculture systems produce salmon, trout, and tilapia year-round. The district offers educational programming for families and schools, connecting visitors to sustainable food production. Farm tours and hands-on learning experiences highlight the full cycle from farm to table.



400 ACRE MULTI-SPECIES ANIMAL HUSBANDRY FARM

SUSTAINABLE • INTEGRATED • EDUCATIONAL

100 ACRES
CATTLE GRAZING

INDOOR AQUACULTURE FACILITY
SALMON & TROUT PRODUCTION

50 ACRES
GOAT PASTURES
& SHELTERS

50 ACRES
SHEEP PASTURES

20 ACRES
CHICKEN COOPS &
FREE-RANGE AREAS

APIARY
BEE HIVES

INTEGRATED OPERATIONS

-  DIVERSE LIVESTOCK PRODUCTION
-  SUSTAINABLE LAND MANAGEMENT
-  RENEWABLE ENERGY SYSTEMS
-  WATER CONSERVATION
-  EDUCATION & COMMUNITY OUTREACH
-  RESEARCH & INNOVATION

EDUCATIONAL FARM COMPLEX

FARM HIGHLIGHTS

- 400 TOTAL ACRES
- MULTI-SPECIES INTEGRATION
- SUSTAINABLE PRACTICES
- EDUCATIONAL PROGRAMS
- COMMUNITY ENGAGEMENT
- ENVIRONMENTAL STEWARDSHIP



Restaurant District

Spanning 10 acres, the Restaurant District is home to six diverse farm-to-table dining venues, each offering a unique culinary journey rooted in sustainability. Menus celebrate ethnically diverse cuisines crafted entirely from fresh Bio-park produce, connecting visitors directly to the land. Every dish tells a story of regenerative agriculture and local food innovation.

From artisan bistros to global cuisine, each restaurant partners with Bio-park growers to deliver seasonal, locally sourced menus. Talented chefs collaborate with farmers to highlight culinary creativity, sustainability, and community — making every meal an immersive farm-to-table experience.



ITALIAN

MEXICAN

SUSHI

INDIAN

FRENCH

GASTROPUB

STEAKHOUSE

FIELD & FORK
CULINARY VILLAGE

Food Hub District

A 20-acre campus dedicated to food processing and community kitchens, transforming raw Bio-park harvests into value-added products. Commercial-grade kitchen facilities support local entrepreneurs, product development workshops, and regional food distribution — connecting the Bio-park's agricultural abundance directly to consumers and communities.



Commercial kitchens for product development and local entrepreneurs to share equipment and space



Processing good produced within the Bio-Park into value-added foods for visitors and commercial sales



Community events, workshops, and regional food distribution hub





ONE LARGE FOOD
PROCESSING BUILDING

MODERN INDUSTRIAL FARM BUILDINGS

LARGE COLD STORAGE FACILITY
WITH DISTRIBUTION LOADING BAYS

FOOD PRODUCTION COMPLEX

AGRICULTURAL BUSINESS PARK

EDUCATIONAL EVENT
GREENHOUSE

CULINARY INCUBATOR SPACE

COMMERCIAL KITCHEN
BUILDINGS FOR
ENTREPRENEURS

DOJO HUB CAMPUS

Makers Hub

The Makers Hub is a district designed to inspire creativity, design, innovation, prototyping, skills development and entrepreneurship. A variety of buildings throughout the space will be used for different small-scale operations including: wood working, welding, plumbing, 3D printing, robotics and more.

This area is designed to expose visitors to the skilled trades, inspire youth to take on new projects and support inventors, innovators and entrepreneurs to create more 'Made in Canada' goods and services.



10 ACRE EDUCATIONAL CAMPUS

Vocational Training • Hands-On Learning • Sustainable Future

- 5 SPECIALIZED LABS & TRAINING HUBS
- MODERN RUSTIC ARCHITECTURE
- SUSTAINABLE & RENEWABLE POWER
- HANDS-ON LEARNING ENVIRONMENTS
- BEAUTIFUL LANDSCAPED GROUNDS

**COMPUTER
DESIGN LAB**
CAD • BIM • Digital
Design

**3D PRINTING &
ROBOTICS LAB**
Advanced Manufacturing
& Automation

WOODWORKING HUB
Carpentry • Cabinetry
• Furniture Design

**PLUMBING & HVAC
TRAINING HUB**
Systems • Installation
• Maintenance

**RENEWABLE
ENERGY LAB**
Solar • Wind • Energy
Systems

WELCOME
STUDENT LOUNGE
& ADMINISTRATION

CAMPUS FEATURES

- ① Walking Paths & Connecting Courtyards
- ② Outdoor Learning & Gathering Spaces
- ③ Sustainable Gardens & Greenhouse
- ④ Ample Parking
- ⑤ Scenic Views & Natural Surroundings

FUTURE BUILDERS
VOCATIONAL TRAINING CENTER

Co-Creating the Largest and Most Innovative Bio-Park on the planet - Right here in Ontario

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