



Long Point Region Conservation Authority

**REQUEST FOR PROPOSALS FOR
THE LEASE OF LAND
FOR AGRICULTURAL PURPOSES AT
BACKUS HERITAGE CONSERVATION AREA**

Proposal No. LP-049-26

CLOSING DATE: Friday, March 20, 2026 at 4:00 p.m. local time

SUBMITTED BY: _____

SUBMITTED TO: Long Point Region Conservation Authority
4 Elm Street Tillsonburg,
ON N4G 0C4

Attention: Judy Maxwell, CPA, CGA
General Manager
519-842-4242 ext. 225
jmaxwell@lprca.on.ca

LATE SUBMISSIONS WILL NOT BE ACCEPTED

The Long Point Region Conservation Authority is accepting proposals for the following:

Agricultural Land Rental at Backus Heritage Conservation Area

1. Proposal Submission
 - a. Sealed Proposal packages, one (1) original copy must be clearly marked with the reference number and the title of this RFP, along with Appendix A, Tender Bid, and shall be physically received by Long Point Region Conservation Authority (LPRCA) on or before 4:00pm, Friday, March 20, 2026.
2. Please quote on the following:
 - a. Rental of 32 acres, more or less, in one parcel at the Backus Heritage Conservation Area, north of Port Rowan, west on Concession 2 off Norfolk County Road 42.
 - b. Rental term shall be for 3 years, commencing with the 2026 crop year.
 - c. Annual rental payments shall be due in two installments, 50% due May 1 and 50% due November 1. Rental payments are subject to HST. Quotations shall be made as \$ /acre. Complete Appendix A for the Tender Bid.
 - d. The lands shall be returned to the Conservation Authority at the end of the agreement in the same tillage condition in which they were received at the beginning of the agreement. Soil sample results from May 2023 are attached. Soil samples for 2026 are pending.
 - e. The “tenant” shall be required to practice “good soil stewardship” methods.
3. Sealed, written bids/quotations/tenders only will be accepted until 4:00pm, Friday, March 20, 2026.
4. Envelope should be marked “**CONFIDENTIAL- BHCA Land Rental**” and addressed to:
Judy Maxwell, General Manager
Long Point Region Conservation Authority
4 Elm Street, Tillsonburg ON N4G 0C4
5. The Tenant will be required to obtain and provide to the Authority a Commercial General Liability insurance certificate. See the attached sample land lease agreement for details. The lease will be executed with the successful bidder.
6. The Tenant will be required to indemnify and save harmless the Authority as noted in the attached sample tender agreement.
7. The highest or any bid/quotation/tender will not necessarily be accepted.
8. All bids/quotations/tenders received before the deadline shall be opened on Friday, March 20, 2026 at 4:01pm at the Long Point Region Conservation Authority Administration Office in Tillsonburg. Any supplier/contractor may request the names of all bidders and the dollar value of all submitted bids/quotations/tenders.

9. Faxed or e-mailed Tenders will not be accepted.
10. Proponents acknowledge that by submitting a Tender, they have made themselves fully aware of the requirements, and that any and all inquiries pertaining to this Tender have been satisfied and are included as part of the submitted price.
11. The Authority may accept a Tender in whole or in part, whether the submitted price is the lowest or not, and may reject any or all Tenders.
12. Freedom of Information:
 - a. All information collected and produced in report or digital form by the respondent shall become the property of Long Point Region Conservation Authority and subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. All public reports approved by the Full Authority Board will become public information.
13. Award of the Tender will require the approval of the Board of Directors of Long Point Region Conservation Authority. The Tender will be considered at the April 1, 2026 Board Meeting.
14. The submitted quotations shall state that the quoted price shall be valid for at least thirty (30) days.



Backus CA Land Lease Area

Appendix A

TENDER BID

Please quote on the following:

a. Rental of 32 acres, more or less, in one parcel at the Backus Heritage Conservation Area, north of Port Rowan, west on Concession 2 off Norfolk County Road 42.

b. Rental term shall be for 3 years, commencing with the April 2, 2026 crop year.

c. Annual rental payments shall be due in two installments, 50% due May 1st and 50% due November 1st. **Rental payments are subject to HST.**

Annual Pricing

Acres	Price per Acre	Total	HST (13%)	Total Including HST
32	\$	\$	\$	\$

Dated _____, 2026

Name _____

Signature _____

Email _____

Telephone Number _____



A & L Canada Laboratories Inc.



C23135-10102

Report Number: C23135-10102
Account Number: 64015

To: FS PARTNERS
1161 FERTILIZER ROAD
RR#7
DELHI, ON N4B 2W9
Attn: STEFAN DEWAELE
519-582-4565

For: B&L DECLOET

SOIL TEST REPORT

Reported Date: May 17, 2023

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Sample Number	Lab Number	Organic Matter	Phosphorus - P Bray-P1	Phosphorus BICARB	Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH	pH Buffer	CEC meq/100g	% K	% Mg	% Ca	% H	% Na
BACKUS NOR	28378	2.7	8 L	6 L	73 L	196 M	2270 H	18 L	6.9	6.9	14.4	1.3	11.3	78.7	8.2	0.5
BACKUS SOU	28379	2.5	5 L	4 L	55 L	132 M	1130 M	16 M	6.7	6.9	8.1	1.7	13.5	69.4	14.6	0.9

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts ms/cm	Saturation %P	Aluminum Al ppm	Saturation %Al	Nitrate Nitrogen NO3-N ppm	K/Mg Ratio	ENR	Field ID
BACKUS NOR	6 VL	2.2 L						1 VL	620	0.1 G		0.12	39	
BACKUS SOU	6 VL	2.0 L						1 VL	572	0.2 G		0.13	37	

OE VL = VERY LOW, L = LOW, M = MEDIUM, H = HIGH, VH = VERY HIGH, G = GOOD, MA = MARGINAL, MT = MODERATE PHYTO-TOXIC, T = PHYTO-TOXIC, ST = SEVERE PHYTO-TOXIC

SOIL FERTILITY GUIDELINES (lbs/ac)

Sample Number	Crop	Yield Goal	Lime Tons/Acre	N	P2O5	K2O	Mg	Ca	S	Zn	Mn	Fe	Cu	B

The results of this report relate to the sample submitted and analyzed. All results are released based on acceptable QC data.

* Crop yield is influenced by a number of factors in addition to soil fertility. No guarantee or warranty concerning crop performance is made by A & L.

Results Authorized By:

Beth Wood, Agronomist



**AGRICULTURAL LAND LEASE AGREEMENT
at Backus Heritage Conservation Area**

THIS LEASE is made this ____ day of _____, 2026

BETWEEN

_____ **“The Lessee”**

~ and ~

Long Point Region Conservation Authority **“The Authority”**

IN CONSIDERATION of the rents, covenants and agreements contained in this Lease, and in the spirit of mutual understanding and security, the parties through this agreement (the “Lease”) agree as follows:

LEASED PROPERTY

Backus Front Field 32 Acres Roll # 33-10-543-020-37500

These lands are more or less in one parcel located at the Backus Heritage Conservation Area, north of Port Rowan, west on Concession 2 off Norfolk County Road 42.

TERM OF THE LEASE

The lease will be in force for a term of three (3) growing seasons beginning April 2, 2026 (the “Commencement Date,”) and ending on March 31, 2029 (the “Termination Date”) unless terminated in accordance with the provisions of this Lease.

The term of this Lease may be extended at the sole discretion of the Authority and by mutual agreement of the Landlord and the Lessee in writing for a further period upon the same terms and conditions, except as otherwise agreed in writing by the parties executing a renewal statement.

RENT

The Lessee shall pay to the Authority, during each year of the Term, rent for the Leased Property in the amount of \$_____ plus HST per acre payable in two yearly installments of \$_____ payable on May 1st and November 1st of that year. Invoices will be sent out annually.

In the event that payment is not received by the Authority on the above-mentioned dates, the Authority may wish to consider the contract null and void, terminate the agreement with the current Lessee, and offer the above-mentioned lands to the next successive bidder at the original successful bid of \$_____ plus HST per acre annually.

CONDITION OF THE LANDS

The Lessee acknowledges and agrees that it is leasing the Lands in its current condition and the Lessee has conducted all inspections and performed its own due diligence to determine the suitability of the Lands for the Lessee's use. The Lessee acknowledges that the Lessor has made no representation or warranty and provides no covenant, representation or warranty concerning soil conditions, the existence of any items below the surface, and/or the environmental status of the Lands at any time. The Lessee acknowledges having inspected the property prior to signing this Lease and has relied upon its inspection regarding the suitability, condition, and state of repair of the Property. The Lessee acknowledges that the Base Rent shall not alter if the size of the arable land is less than as set out in this Lease.

PROTECTION OF PROPERTY

The Property shall be returned by the Lessee to the Authority at the end of the agreement in the same tillage condition in which the lands were received at the beginning of the agreement. The Lessee further covenants to keep the Lands free from refuse and shall not store any refuse, garbage, motor vehicles or any items on the Lands that may be considered by the Lessor to be noxious, hazardous or refuse. Soil sample test results to be submitted to Long Point Region Conservation Authority head office at the end of the 2028 growing season.

The Lessee shall be required to practice good soil stewardship methods.

ASSIGNMENT AND SUBLETTING

The Lessee shall not assign or sublet his interest in this Lease, or any part of his interest in this Lease, nor grant any licence or part with possession of the Leased Property or transfer any other right or interest under this lease.

INDEMNITY

The Lessee shall indemnify and save harmless the Authority and its agents and employees from any and all liabilities, damages, costs, claims, suits or actions growing or arising out of:

- a) Any breach, violation or non-performance of any condition or agreement in this Lease set forth and contained on the part of the Lessee to be fulfilled, kept observed and performed; and,
- b) Any injury to person or persons, including death, resulting at any time from anything occurring in or about the Leased Property.

This indemnification by the Lessee shall survive the termination of this Lease.

LIABILITY INSURANCE

The Lessee shall obtain and provide to the Authority on an annual basis, a Commercial General Liability insurance certificate to include:

- a) A limit of liability not less than Two Million (\$2,000,000) Dollars per occurrence; and,
- b) The Authority added as an additional insured; and,
- c) A 30-day written notice of cancellation
- d) A provision for cross liability in respect of the named insured.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the date first written above.

THE LESSEE:

I/We have authority to bind the corporation

Name:
Title:
Witness

Name:
Title:
**LONG POINT REGION CONSERVATION
AUTHORITY:**

I/We have authority to bind the organization

Name: Judy Maxwell
Title: General Manager/Secretary Treasurer

Witness

Name:
Title: