

City of Regina
Real Estate Branch
Farmland Lease

NE 03-18-19-2 Ext 0, SE 03-18-19-2 Ext 2

Frequently Asked Questions:

1. What is an Emergency Response Plan and what must be provided?
An Emergency Response Plan is a summary outlining your preparations/actions anticipated should you have a fire or fuel/fluid spill while out at the site. It should include any tools or equipment you might have on your equipment; your access to a cell phone or radio (with those that would be monitoring your calls; procedures you would follow in the event of a spill or fire, reporting of the spill or fire to the City and appropriate agencies; planned actions to mitigate the spread and clean-up of the situation.
2. Do I get charged rent for lands that I can't seed?
For the initial estimate, we will be using the calculated acreage of the property. However, if there are low lying or unproductive areas on the parcel, the City will work directly with the successful bidder to seek agreement on the rent that should apply based on those lands seeded and harvested. GPS evidence of each would be helpful in making your case to amend the acreage for that year.
3. Why are my payments on a monthly basis?
The City would prefer to receive funds on an installment basis and pay them by Electronic Transfer Fund (ETF)
4. With the property being very close to the landfill (blowing plastic on the field) and noting that there are several test wells on the property, will the rental rate reflect these potential inconveniences?
The price offered establishes the market value for the land. The prices offered should reflect the farming situation at that location, which is why the City is indicating that the property is being leased on an "as is" basis.
5. If I am successful in getting the lease, can I sublet this property?
No, the lease agreement sets the expectation that the lessee will be the operator of the lands.
6. Can I use pesticides, herbicides and fertilizer on the property?
The City would expect you to implement "normally accepted" farming practices, which recognizes the use of herbicides, pesticides and fertilizer as necessary to control noxious weeds, pests and maintain soil nutrient levels. The City expects that the land will be left in a similar condition as it is at the start of the lease.

7. Am I allowed to hunt on this property?

No, the lease is solely for the purpose of carrying on the business of a farming operation.

8. Am I allowed to have livestock on the land?

No, Livestock are not to be raised on the land or allowed to graze on the land.

9. Will the City compensate me for lost crop due to:

- Blowing garbage bags from the landfill?

No, the City views this as a known anticipated inconvenience of farming the land and your lease rate should reflect the potential of this occurring.

- The City expanding landfill operations onto part of the land I am cropping?

If the City identifies land required for our needs after March 20th of a year, we will consider your actual out of pocket expenses related to a negative impact due to the amount of land being farmed for that year. The City will generally work with the lessee to determine when the crop will be harvested and make land requirement changes during the off-farming season for the upcoming year.

10. There are wells on this property. How often does the City test or access these wells?

The City tests these wells in May and July each year. The City is making allowance for a 6 m wide driveway to the well and a 12 m wide area around the well for access, but access for sampling should not require that full width and crop damage should be limited. There are no physical driveways to the well sites.

11. Are the wells marked?

Yes, we have the approximate GPS coordinates for the wells, but recommend that the designated visual markers be used to verify the exact locations. If extension poles are required, the City is willing to provide higher markers to ensure visibility of the well heads.

12. Am I allowed to farm near the well heads?

Yes, the City will allow you to farm near the well heads, but we do not want the well heads disturbed. Cropping and spraying close to the well heads should not impact the City's sampling program.