

City of North Battleford

Request for Proposals (RFP)

Lease of Municipal Pasture Lands – Approximately 80 Acres

Issue Date: March 30, 2026, at 2:00 pm

Closing Date & Time: April 17, 2026, at 3:00 pm

Closing Location: City of North Battleford, City Hall

1. Introduction

The City of North Battleford (the “City”) invites proposals from qualified proponents to lease approximately 80 acres of municipally owned pastureland for agricultural use (See Schedules “A” and “B”). The intent of this RFP is to select a responsible lessee who will utilize and manage the lands in a manner that supports good agricultural practices, protects municipal assets, and provides fair market value to the City.

2. Description of the Lands

Location: NW 16-44-16-W3

Approximate Size: 80 acres

Current Use: Pasture

The lands are offered “as is”. Proponents are responsible for conducting their own due diligence.

3. Access and Servicing

The lands are provided unserviced. There is no water or sanitary sewer availability to the subject lands, and the City makes no representation or warranty regarding the availability of utilities or services of any kind. The successful proponent shall be solely responsible for securing any water required for agricultural operations.

All fencing, including installation, maintenance, repair, and replacement, shall be the responsibility of the tenant, at the tenant’s sole cost. Any fencing installed must be suitable for agricultural pasture use and maintained in good condition throughout the term of the lease.

The City assumes no responsibility for access conditions, servicing, or fencing and shall not be liable for any costs incurred by the tenant in relation to these matters.

4. Term of Lease

Proposed Term: 3–5 years

Commencement Date: Immediate but not later than May 15, 2026

Renewal: Option to renew included.

Early Termination: The City reserves the right to terminate the lease if the lands are required for municipal purposes.

5. Permitted Use

The land may be used solely for agricultural pasture purposes, including grazing and/or haying. Subleasing, permanent structures, or land alteration are not permitted without prior written approval from the City.

6. Proponent Responsibilities

Maintain the land responsibly; control weeds; maintain fencing where applicable; carry liability insurance naming the City as additional insured; comply with all applicable legislation.

7. Proposal Submission Requirements

Proponent information; proposed use plan; financial offer; references; and any value-added benefits.

8. Evaluation Criteria

- Financial Offer (35%)
- Agricultural Experience (25%)
- Land Management Plan (25%)
- References (10%)
- Value-Added Benefits (5%)

9. Selection Process

The City is not obligated to accept the highest or any proposal. Council approval may be required prior to execution of a lease agreement.

10. Submission Instructions

Proposals must be clearly marked “RFP – 80 Acre Pasture Lease” and delivered to City Hall, 1291 – 101st Street, North Battleford, Saskatchewan or submitted electronically to tenders@cityofnb.ca.

11. Inquiries

All inquiries must be directed to: Stacey Hadley, City Clerk, City of North Battleford tenders@cityofnb.ca or at 306-445-1700.

12. Reservation of Rights

The City reserves the right to reject any or all proposals, waive informalities, or cancel this RFP at any time.

Minimum Rental Rate and Bid Requirements

Council has approved a rental rate of \$50 an acre with a minimum bid of not lower than \$40 per acre per year for municipal pasture and agricultural lands.

For the approximately 80-acre parcel, the annual bid shall be \$4,000 but not lower than 3,200.00 plus applicable taxes.

Proposals offering less than the minimum bid will be deemed non-compliant and will not be considered. Rental rates are subject to Council approval and formal execution of a lease agreement.

Standard Lease Conditions

The successful proponent will be required to enter into the City's standard pasture lease agreement. Key conditions include, but are not limited to: prohibition on assignment or subleasing without written consent of the City; requirement to maintain the land in good condition and control weeds; maintenance of commercial general liability insurance naming the City as an additional insured; and the City's right to terminate the lease, in whole or in part, with notice if the lands are required for municipal purposes, with rental adjustments made on a prorated basis.

Proposals will be valid for sixty (60) days

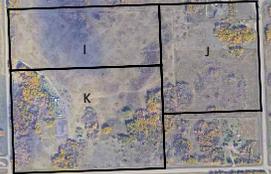
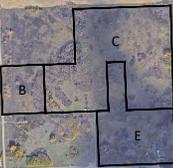
All proposals are subject to *The Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP)*.

Schedule "A"

D



Schedule "B"



FARM LEASE - CASH RENTAL

THIS LEASE made on the ___ day of _____ 2026

BETWEEN: **CITY OF NORTH BATTLEFORD**
In the Province of Saskatchewan
(the "**Landlord**")

AND: **TENANT NAME**
Tenant Address
(the "**Tenant**")

WHEREAS THE PARTIES PROMISE AND AGREE AS FOLLOWS:

Inconsideration of the rents, covenants, promises, agreements and undertakings hereinafter reserved and contained on the part of the Tenant, to be paid, observed and performed, the Landlord has demised and leased and by these presents does demise and lease unto the Tenant, the following lands, situated in the Province of Saskatchewan, that is to say:

1. LAND

Part of NW 16-44-16-W3

The land is comprised of a total of 80 acres.

2. USE OF THE LAND

To be used for (ie: haying the natural vegetation on site or agricultural crop production.)

3. TERM

To have and to hold the said land during the term of five (5) years to be computed from January 1, 2026, to December 31, 2030.

4. RENTAL

Yielding and paying therefore unto the Landlord on March 1 of each of the calendar years, the yearly rental of

\$rental rate per acre x 80 acres = \$\$\$ + (5% GST) = \$\$\$\$

5. QUIET POSSESSION

The Tenant paying the said rental and performing the covenants, promises, agreements and undertakings herein contained and on his part to be performed, shall and may peaceably possess and enjoy the said land for the said term, without any interruption or disturbance from the Landlord or any person claiming through or under the Landlord.

6. ASSIGNMENT

The Tenant shall not make any assignment of this Lease, nor any transfer or sub-lease of the whole or any portion of the said land without obtaining the prior consent in writing of the Landlord to such assignment, transfer or sub-lease.

7. OPTION TO RENEW

The Lessee shall have the option of renewing this lease by notice in writing to the City of North Battleford at least three (3) months prior to the expiration of the term subject to agreement by both parties and terms and condition thereof.

8. COMPENSATION OF LAND WITHDRAWN

The Landlord shall have the right to terminate this lease as to a part only or all of the leased lands if the lands are required for any purpose whatsoever by giving seven days' notice in writing to the Tenant. In the event of such partial termination of this lease, the rental shall be adjusted as follows:

- a) Prorated rebate of lease monies paid attributable to the area being withdrawn.
- b) No compensation will be paid if the vegetation upon the withdrawn area has been harvested.

9. NON-PERFORMANCE

In the event of non-performance by the Tenant of any obligation contained herein, the Landlord may terminate this lease at any time by notice in writing signed by or on behalf of the Landlord and without prejudice to the Landlord's right to claim damages and any outstanding monies due or to become due under the present lease, if any.

10. JURISDICTION

These presents shall for all purposes be construed according to the laws of the Province of Saskatchewan and cause of action arising hereunder or by virtue hereof shall be deemed to have arisen at the City of North Battleford in the said province and such action may be entered and tried at the judicial centre nearest to which the City of North Battleford is situate.

11. PHRASEOLOGY

The terms "Landlord" and "Tenant" and the reference thereto herein shall include the executors, administrators and assigns of the Landlord and the Tenant respectively and the said terms, and reference thereto in the singular number and masculine gender shall also include the plural number and feminine gender, which the context so requires; and all covenants shall be construed as being joint and several.

12. NUISANCE

The Tenant agrees not to do or permit anything to be done on the land which may cause a nuisance.

IN WITNESS WHEREOF THE CITY OF NORTH BATTLEFORD has hereunto affixed its Corporate Seal as attested to by proper officers this _____ day of _____, 2026.

CITY OF NORTH BATTLEFORD

Per: _____
Name: _____
Title: _____

Per: _____
Name: _____
Title: _____

IN WITNESS WHEREOF the Tenant Lawrence McNabb has signed and sealed this Lease this _____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED)
in the presence of)

Witness

Tenant Name

