



# NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

## GUIDELINES FOR AGRICULTURAL LEASES IN THE NCC GREENBELT

### **Leasing Opportunity**

The National Capital Commission (NCC) is seeking business proposals from qualified persons interested in operating a farm in the Greenbelt. The goal in offering the farm properties is to match the appropriate farmer with the appropriate farm lease opportunity. The NCC makes farms accessible and affordable to farmers who support the vision of sustainable agriculture for the Greenbelt.

### **The Sustainable Agriculture Vision**

The NCC is committed to supporting sustainable agriculture in the National Capital Greenbelt. A strategy has been developed to promote appropriate types of farms, and foster diversification and value-added activity. The NCC seeks to recruit qualified farmers who share the vision of an agriculture that is environmentally, economically and socially sustainable. Through the commitment and entrepreneurship of dedicated farmers, the visibility and relevance of Greenbelt farming to the region's consumers will be enhanced.

#### Appropriate types of farms and farm management practices

The Greenbelt is a near-urban setting. Many farms border housing developments. While the NCC supports farmers' rights to engage in accepted commercial farm practices, the realities of the location favour farm management approaches that minimize the potential for conflict with urban neighbours who are often unfamiliar with farming practices. Production types that generate significant sustained noise, dust or odour, or that frequently apply pesticides are not a good fit for the Greenbelt environment. Protecting soil, water and biodiversity are important considerations.

#### A diversified agriculture

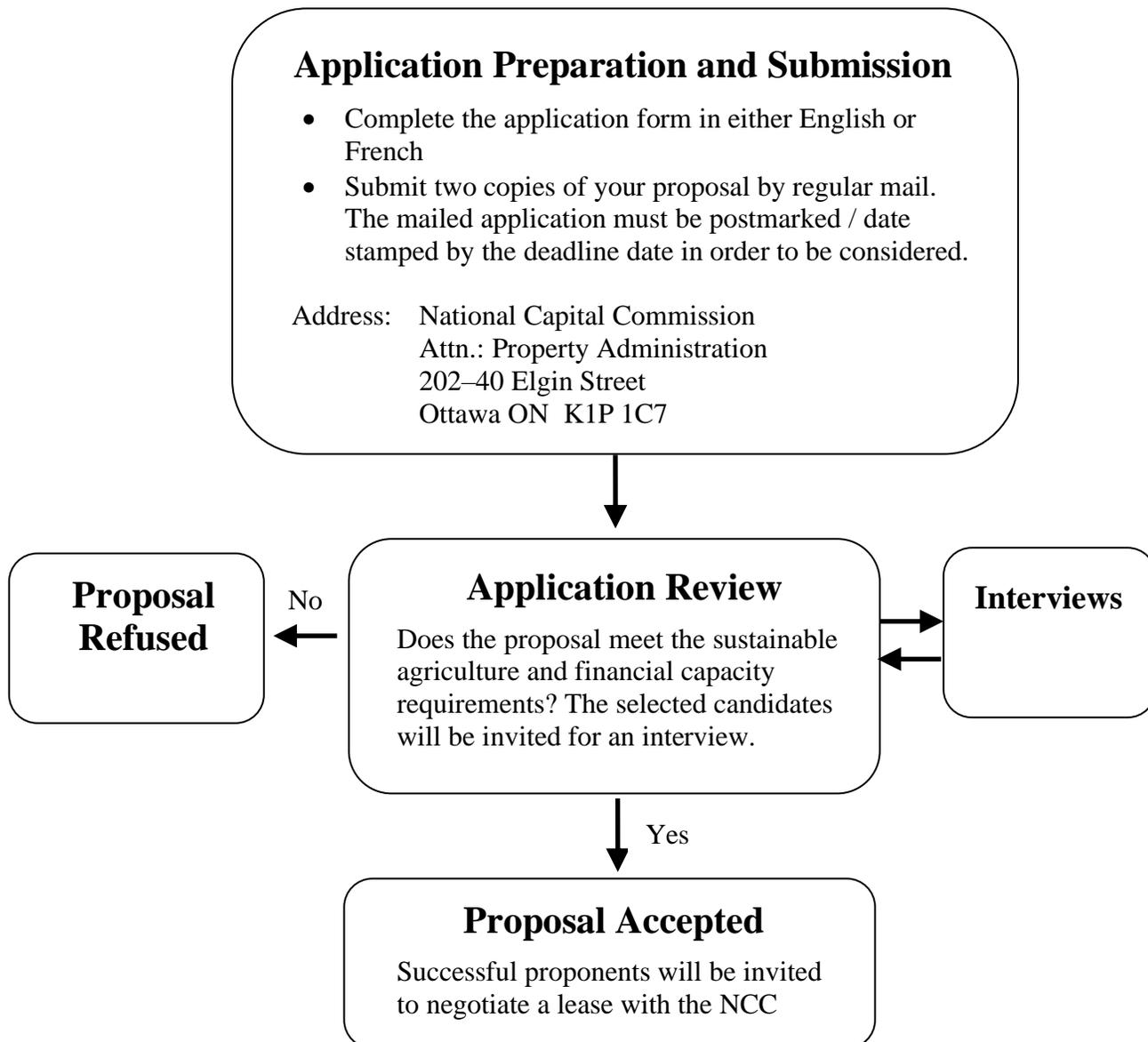
With over a million consumers from a variety of ethnic backgrounds and a solid economic base, Canada's Capital Region offers tremendous opportunities for food and farming diversification. Several vibrant farmers' markets serve the region, and sales from community-supported agriculture farms, as well as direct farm sales are booming. Savvy marketers can identify and develop untapped markets for new and existing crops.

#### Value-added farming

The NCC supports innovative farmers seeking to capture more value from their farm production by meeting consumer needs for variety, location, convenience, health, education, experiences and other imaginative concepts.

## Application Process for Potential Tenants

This leasing opportunity is open to all interested parties. The application form should be completed and must be received by the deadline (*advertised on the website*) in order to be considered. Proponents judged most likely to achieve a particular farm's best use within the context of the Sustainable Agriculture Strategy, and who demonstrate the capacity to successfully implement the proposal, will be selected. Only selected candidates will be invited for an interview. The review process, including lease negotiation, will take between three and six months. This process may create an inventory of candidates. Vacant properties that were reverted or abandoned may be disposed at the discretion of the authorizing agency.



### **Farm Site Visits**

All proponents are encouraged to participate in a site visit of the farms. Site visits will be available upon request.

### **Long-Term Leases**

The NCC offers farm leases up to 25 years, giving the lessee the opportunity to reap the benefits of the capital investments they make in their enterprise. Long-term leases also permit farmers to pursue stewardship practices that may require considerable time for implementation and cost recovery. Leasehold interests are transferable within the term of the lease, subject to NCC approval.

### **As-Is Basis**

All NCC farms are leased on an as-is basis. The NCC will ensure that all residential buildings have been properly renovated to an acceptable standard at the beginning of the lease and will further guarantee a potable water supply to the residence throughout the term of the lease. All other maintenance and repairs of the land and buildings, as well as water supply to the farm, will be at the sole expense of the tenant throughout the term of the lease.

### **Farm Business Registration**

All NCC farms that declare farm income of \$7,000 or more (for income tax purposes) are required to have valid Farm Business Registration numbers through Agricorp within a year to be eligible for tenancy, as per the *Farm Registration and Farm Organizations Funding Act, 1993*. Please see <https://www.farmbusreg.com/FBRFactWhoRegE.htm> for additional information and registration.