



DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2025-332

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Lianne Chen	Division:	Corporate Real Estate Management																																																
Date Prepared:	November 26, 2025	Phone No.:	416-392-7665																																																
Purpose	To obtain authority to enter into a lease amending and extension agreement with FIFE FARMS LTD. (the " Tenant ") with respect to ten (10) City-owned properties located in Southwold Townships and Middlesex, Ontario for the purpose of agricultural uses (the " Agreement ").																																																		
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Actions	Authority be granted to enter into the Agreement with the Tenant, substantially on the major terms and conditions set out in Appendix "A", and including such other amended terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.																																																		
Financial Impact	For 2026-2028, The Tenant shall pay Basic Rent in the amount of \$134,751.25 per annum, and for year 2029 to 2030, the Tenant shall pay Basic Rent in the amount of \$138,736.25 per annum. Farm rents shall be payable on an annual basis in two (2) instalments per year; the first instalment to be paid on April 1 st of each year, in the amount of 25% of the annual Basic Rent, and the second instalment to be paid on November 30 th of each year, in the amount of 75% of the annual Basic Rent. The total revenue is estimated to be \$681,726.25 for the period of sixty (60) months commencing January 1, 2026 and ending December 31, 2030. Revenues to the City will be directed to the 2026 Operating Budget submission for Corporate Real Estate Management (CREM), under cost centre FA2490 and will be included in future operating budget submissions for City Council consideration.																																																		
Comments	Continued on Page 4 See Page 4																																																		
Terms	See Appendix "A"																																																		
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A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2A. Expropriations Where City is Expropriating Authority:</p> <p>2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:</p> <p>3. Issuance of RFPs/REOs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to Divisions, Agencies and Corporations:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$50,000.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$50,000.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$50,000.</p> <p>Delegated to more senior positions.</p> <p>Delegated to more senior positions.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Request Hearings of Necessity.</p> <p><input type="checkbox"/> (c) Waive Hearings of Necessity.</p> <p><input type="checkbox"/> Issuance of RFPs/REOs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p>Delegated to more senior positions.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input checked="" type="checkbox"/> (a) Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p>Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation (including options/ renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences</p> <p><input type="checkbox"/> (b) Releases/Discharges</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments</p> <p><input type="checkbox"/> (d) Enforcements/Terminations</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds</p>

B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

Consultation with Councillor(s)

Councillor:	N/A – 00 – Outside City						Councillor:										
Contact Name:							Contact Name:										
Contacted by:		Phone		E-Mail		Memo		Other	Contacted by:		Phone		E-mail		Memo		Other
Comments:							Comments:										

Consultation with Divisions and/or Agencies

Division:	Solid Waste Management Services					Division:	Financial Planning				
Contact Name:	Sara Little					Contact Name:	Karen Liu				
Comments:	No issues					Comments:	No Issues				

Legal Services Division Contact

Contact Name: Frank Wang (Comments incorporated)

DAF Tracking No.: 2025-332		Date	Signature
<input checked="" type="checkbox"/> Recommended by:	Manager, Real Estate Services Eric Allen	27-Nov-2025	Signed by Eric Allen
<input type="checkbox"/> Approved by:			
<input checked="" type="checkbox"/> Approved by:	Director, Real Estate Services Alison Folosea	Dec 1, 2025	Signed by Alison Folosea

DAF 2025-332**Financial Impact** (continued from Page 1)

2026: \$134,751.25 (plus HST)
2027: \$134,751.25 (plus HST)
2028: \$134,751.25 (plus HST)
2029: \$138,736.25 (plus HST)
2030: \$138,736.25 (plus HST)
Total: \$681,726.25 (plus HST)

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments (continued from Page 1)

Compass Commercial Realty LP manages the City-owned properties (see Appendix "B") surrounding the Green Lane Landfill site on behalf of City of Toronto. In September 2025, the City and the Tenant agreed to extend the term of Farmland properties #1-4 and #6-11 for a period of five (5) years, commencing January 1, 2026, and ending December 31, 2030 (the "Extension Term"). The remaining terms and conditions of the respective leases remain shall remain unchanged. A credit check on the Tenant was conducted and was deemed to be satisfactory. The proposed rent and other major terms and conditions of the Agreement are considered to be fair, reasonable and reflective of market rates.

Appendix "A"

Major Terms and Conditions

**Basic
Rent:**

Year 2026-2028:

\$121,095 net of HST (\$345.00 per acre of tillable farmland) per annum (351.00 acres) for the properties municipally known as:

Property Name	Municipal Address	Legal Description	Acres Tillable
Farmland #1	11367 Parsons Rd	PT S ½ LT 22 CON 3 Southwold; PT LT 23 CON 3 Southwold as in E329874, Southwold	88
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\$13,656.25 net of HST (\$287.5.00 per acre of tillable farmland) per annum (47.5 acres) for the properties municipally known as:

Property Name	Municipal Address	Legal Description	Acres Tillable
Farmland #3	9474 Southminster Bourne	PT LT 24 CON 4, PT 3 34R863 Middlesex Centre TWP/Delaware	3.5
Farmland #4	38070 Fourth Line	PT LT 20 CON 3 Southwold as in E382093 S/T E382093, Southwold	14.2
Farmland #6	11570 Mill Rd	PT N1/2 LT 18 CON3 Southwold PT 14 11R971, Southwold	20
Farmland #8	11366 Parson Rd	Part N1/2 Lot 1 Con 3 Southwold as more particularly described in E313745 (Parcel 2) Southwold	9.8

Year 2029-2030:

\$124,605 net of HST (\$355 per acre of tillable farmland) per annum (351.00 acres) for the properties municipally known as:

- Farmland 1 (approx. 88 acres)
- Farmland 2 (approx. 77 acres)
- Farmland 7 (70 acres)
- Farmland 9, 10 and 11 (116 acres)

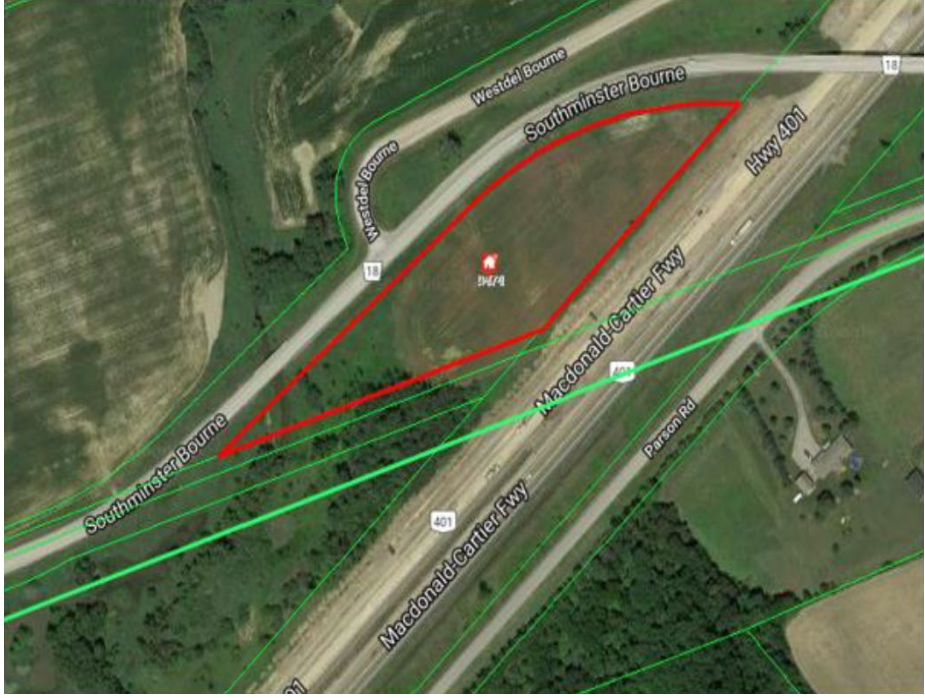

\$14,131.25 net of HST (\$297.50 per acre of tillable farmland) per annum (47.5 acres) for the properties municipally known as:


- Farmland 3 (approx. 3.5 acres)
- Farmland 4 (approx. 14.2 acres)
- Farmland 6 (approx. 20 acres)
- Farmland 8 (approx. 9.8 acres).

Additional Rent:	The Tenant is responsible to pay all relevant taxes, except realty taxes, and other costs required to be paid by the Tenant.
Realty Taxes:	The City is responsible for the payment of realty taxes unless the Tenant fails to sign the City's application for property tax reduction under the Farm Property Class Tax Rate Program upon request, in which case the Tenant is responsible for the difference in realty taxes resulting from ineligibility of the property for such property tax reduction.
Area of Property:	Approximately 398.50 Acres of tillable farmland (shown in red in Appendix "B")
Term:	Five (5) years (January 1, 2026 – December 31, 2030)



Appendix "B" **Location Map of Properties**

Address	Legal Description	Acreage
Farmland #1: 11367 Parsons Road	<p>PT S 1/2 LT 22 CON 3 SOUTHWOLD; PT LT 23 CON 3 SOUTHWOLD AS IN E329874; SOUTHWOLD (PIN: 35158-0135)</p> 	<p>88</p>
Farmland #2: 7263 Bells Road	<p>EAST ½ LT 24 CN 2, EXCEPT PT 1 P 33R-13075; MIDDLESEX CENTRE TWP/DELAWARE (PIN: 09719-0080)</p> 	<p>77</p>

Address	Legal Description	Acreage
<p>Farmland #3: 9474 Southminster Bourne</p>	<p>PT LT 24 CON 4, PT 3 34R863 MIDDLESEX CENTRE TWP/DELAWARE (PIN: 09719-0062)</p> 	<p>3.5</p>
<p>Farmland #4: 38072 Fourth Line</p>	<p>PT LT 20 CON 3 SOUTHWOLD AS IN E382093 S/T E382093; SOUTHWOLD (PIN: 35158-0126)</p> 	<p>14.2</p>

Address	Legal Description	Acreage
Farmland 6: 11570 Mill Road	PT N1/2 LT 18 CON 3 SOUTHWOLD PT 14 11R971; SOUTHWOLD (PIN: 35158-0116)	20.00
Farmland 7. N/A	PT LT 1 CON 2 SOUTHWOLD, PT LOTS 13, 18 and 19 PLAN 178 SOUTHWOLD (PIN: 35146-0159) 	70.00

Address	Legal Description	Acreage
Farmland 8. 11366 Parsons Road	PT SW1/2 LT 24 CON 3 SOUTHWOLD AS IN E353964; SOUTHWOLD (PIN: 35159-0103) 	9.8

Address	Legal Description	Acreage
Farmland 9. N/A	<p>Part North ½ Lot 1, Con 3 Southwold as in E313745 (Parcel 2); Township of Southwold, Elgin County, Ontario (PIN: 35146-0168)</p> 	43.00
Farmland 10. N/A	<p>Part N1/2 Lot 1, Con 3 Southwold as in SW28036, Except 11R971 & D839; Township of Southwold, Elgin County, Ontario (PIN: 35146-170)</p> 	40.00

Address	Legal Description	Acreage
Farmland 11. N/A	Part S ½ Lot 1, Con 3 Southwold as in E123801 Except Part 1, 11R10022; Township of Southwold, Elgin County, Ontario (PIN: 35146-0207) 	33.00