

# THE CORPORATION OF THE TOWN OF TILLSONBURG

## BY-LAW 2026-028

### **A By-law to authorize the execution of a Lease Revival and Amending Agreement between The Corporation of the Town of Tillsonburg and VanQuaethem Farms Ltd. for agricultural purposes**

**WHEREAS** The Corporation of the Town of Tillsonburg previously entered into an industrial land lease agreement with VanQuaethem Farms Ltd. for agricultural purposes, authorized by By-law 2025-030, passed on March 24, 2025;

**AND WHEREAS** the lease agreement provides for the potential extension of the lease term, subject to Council approval;

**AND WHEREAS** Council of the Town of Tillsonburg deems it desirable to approve a one-year extension of the lease on the same terms and conditions as the 2025 lease, in order to provide flexibility with respect to the development of Phase 2 of the Van Norman Innovation Park;

**AND WHEREAS** the lands subject to the lease are more particularly described as follows:

- **Redling East Lands**  
Part of Lots 3, 4, and 5, Concession 5 NTR Middleton, and more particularly described as Part 2, Plan 37R-283 and Parts 10 and 11, Plan 41R-10104, comprising approximately 66 acres of farmable land;
- **Redling West Lands**  
Part of Lots 2 and 3, Concession 5 NTR Middleton, and more particularly described as part of Part 1, Plan 37R-352, comprising approximately 48 acres of farmable land, expressly excluding the southernmost 18 acres of farmable land and all lands south of Otter Creek;
- **Vienna Road Lands**  
Lands located on the east side of Highway 19 South (Vienna Road), legally described as part of Lots 8 and 9, Concession 4 NTR, and more particularly described as Lots 1613 and 1638A, Plan 500, comprising approximately 17 acres of farmable lands, with access through an unnamed road adjacent to Lots 1612, 1613, and 1614; and
- **Mall Road Lands**  
Part of Lot 12-13, Concession 4 NTR Middleton, as in NR442642 north of NR368925, Norfolk County, comprising approximately 34 acres of farmable lands;

**BE IT THEREFORE ENACTED** by the Council of the Corporation of Tillsonburg as follows:

1. THAT the Mayor and Clerk are hereby authorized to execute a Lease Revival and Amending Agreement with VanQuaethem Farms Ltd. to extend the industrial land lease for agricultural purposes for a one-year term for the 2026 crop year, at the same rental rate as 2025, being \$370 per acre, plus applicable taxes.
2. THAT the Mayor and Clerk are further authorized to execute additional one-year extensions of the lease, on the same terms and conditions, provided that:
  - there is no decrease in the lease rate, and
  - any extension agreement is in a form satisfactory to the Town Solicitor.
3. THAT the Lease Revival and Amending Agreement and any subsequent one-year extension agreements authorized herein shall be consistent with the terms outlined in Report EDM 26-006.
4. THAT this by-law shall come into force and take effect on the date of its passing.

**READ a First, Second, Third and Final Time and passed this 27th of April, 2026.**

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MAYOR – Deb Gilvesy

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CLERK – Trisha McKibbin