

St. John's Land Development Advisory Authority

Annual Performance Report

April 1, 2014 to March 31, 2015



Chairperson's Message

Honourable Vaughn Granter
Minister Responsible for the Forestry and Agrifoods Agency
Petten Building
30 Strawberry Marsh Road
P.O. Box 8700
St. John's, NL
A1B 4J6

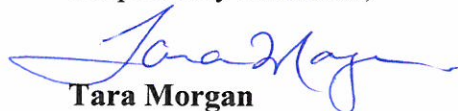
Dear Minister:

In accordance with the provisions of the *Transparency and Accountability Act* for category 3 public bodies, I am pleased to submit the Annual Performance Report for the St. John's Land Development Advisory Authority for the period April 1, 2014 to March 31, 2015.

The St. John's Land Development Advisory Authority was successful in fulfilling its objective for the reporting period. The Authority was also successful in furthering the Strategic Direction of the Agency, enhanced utilization and sustainability of the agriculture sector through development.

My signature below is on behalf of the Authority and indicative of the Authority's accountability for the results reported on its activities for 2014-15.

Respectfully submitted,



Tara Morgan
Chairperson

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Overview

Section 3 of the *St. John's Urban Region Agriculture Development Area Regulations* under the *Lands Act* provides for the appointment of a St. John's Land Development Advisory Authority. The Authority is to be appointed by the Minister. The Authority must have at least five people including a Chairperson and a Secretary. In keeping with the regulations, the Authority is made up of members from the Forestry and Agrifoods Agency, as well as members from other resource departments.

The membership of the Authority at March 31, 2015 consisted of the following members:

Tara Morgan, Chair, Forestry and Agrifoods Agency
John Del Rizzo, Secretary, Forestry and Agrifoods Agency
Raymond Tucker, Forestry and Agrifoods Agency
Robert Locke, Service NL
Vacant, Department of Municipal and Intergovernmental Affairs
Gerry Wicks, Forestry and Agrifoods Agency

All members are employees of the Government of Newfoundland and Labrador and receive no additional remuneration for their involvement in the Authority. There is no budget allocation specific to the duties of the Authority.

The St. John's Land Development Advisory Authority receives extensive operational support from the Forestry and Agrifoods Agency. Employees of the Forestry and Agrifoods Agency perform many day to day administrative functions, and may consult other staff regarding applications where necessary. Budgetary support for operations is provided through the Forestry and Agrifoods Agency as well.

Contact Information:

Mr. John Del Rizzo, Land Management Officer, St. John's (T) 729-1107

Mandate:

The St. John's Land Development Advisory Authority was established to consider applications for development activities in the St. John's Urban Region Agriculture Development Area as defined by the *Lands Act* and the St. John's Urban Region Agriculture Development Area Regulations. The area of jurisdiction includes: City of St. John's, and the Towns of Logy Bay-Middle Cove-Outer Cove, Torbay, Flatrock, Pouch Cove, Portugal Cove-St. Philips and Conception Bay South. The Authority may approve and issue permits or notices of approval, refuse applications, cancel permits and exercise other powers necessary to assess land development applications under the regulations. For further details, please refer to the *St. John's Urban Region Agriculture Development Area Order* and/or the *St. John's Urban Region Agriculture Development Area Regulations*, both under the *Lands Act*.

Values:

As outlined in the Authority's 2014-17 Activity Plan, the St. John's Land Development Advisory Authority performs its duties within the following core values and guiding principles, most of which have been established by the Forestry and Agrifoods Agency:

Integrity – Each individual will be honest, dependable, fair, credible and trustworthy. They will openly acknowledge mistakes, seek to correct them and learn from them.

Respect and Professionalism – Each individual will apply legislation and policies equitably and will serve the Authority's client groups to the fullest extent possible.

Collaboration – Each individual will seek the opinions and ideas of others in the application of legislation and policies.

Innovation – Each individual will demonstrate initiative and flexibility in responding to challenges and change.

Safety – Each individual views the personal safety of themselves and co-workers in the highest regard and will promote workplace safety at all times.

Productive – Each individual will maximize their productivity and efficiency in carrying out their duties.

Timely – Each individual will conduct their duties in a timely manner and meet all established deadlines.

Diligence – Each individual will be careful and persistent in the application or effort made in respect to the regulations and policies.

Clients:

The clients of the St. John's Land Development Advisory Authority are members of the public, individuals or organizations, who apply through municipal councils to develop land in the St. John's Urban Region Agriculture Development Area.

Vision:

Through assessment of applications for development opportunities on land in the St. John's Urban Region Agriculture Development Area, the St. John's Land Development Advisory Authority contributes to the vision of the Forestry and Agrifoods Agency. The vision of the Agency, is stated as follows:

“The vision of the Forestry and Agrifoods Agency is a province that realizes the full benefit from the sustainable development of its natural resources.”

Mission:

The Authority plays a supporting role with respect to the Mission of the Forestry and Agrifoods Agency:

“By March 31, 2017, the Forestry and Agrifoods Agency will have supported programs and services to strengthen and sustain forestry, agriculture and agrifoods industry development in an innovative and economically beneficial manner.”

The complete mission of the Forestry and Agrifoods Agency is found in its Strategic Plan for the period covering April 1, 2014 to March 31, 2017 on the Agency's website at www.gov.nl.ca/faa.

Activities

The St. John's Land Development Advisory Authority contributes to the 2014-2017 Strategic Plan for the Forestry and Agrifoods Agency, specifically the strategic direction to enhance utilize, sustain and raise public awareness of the agriculture and agrifoods sectors. This is done through the protection of agricultural land and farm activities within the St. John's Urban Region Agriculture Development Area and through the review of applications for development activities and by regulating development to ensure consistency with agricultural purposes.

The objective measures and indicators are derived from the 2014-2017 Activity Plan of the St. John's Land Development Advisory Authority. The 2014-2017 Activity Plan is available on the Agrifoods Agency's website at: www.gov.nl.ca/faa or from Tara Morgan, Manager of Environment and Land Use Services, at 709-637-2084.

Objective:

The St. John's Land Development Advisory Authority will have worked to ensure development activities in the St. John's Urban Region Agriculture Development Area are compliant with the Acts and Regulations, thus supporting ongoing, sustainable agricultural development in the area.

Measure:

Development activities are compliant with the Act and Regulations.

Indicators:

- Reviewed all applications and rendered decisions
- Updated applications registry to reflect decisions
- Communicated decisions to municipalities in a timely manner
- Monitored development activities for compliance with regulations
- Developed communication tools to inform landowners and service providers within the St. John's Urban Region Agriculture Development Area of the Authority's activities and requirements for development within the Area.

In 2014-15, the St. John's Land Development Advisory Authority met on seven occasions to review 35 applications for agricultural and non-agricultural development within the boundaries of the St. John's Urban Region Agriculture Development Area. The applications were reviewed by a quorum of the Authority. Of the 35 applications that were reviewed: twelve applications were for residential construction; six were applications for Crown land (Crown Land Referrals); and six applications were farm related.

One application each were also reviewed for: a composting facility, trailer storage , land severance, residential greenhouse, epicurean trailer, dog boarding kennel , garage/shed, extension to a banquet hall, veterinary building, mortgage restructuring and sub divide an estate.

Out of the 35 applications received and processed, 24 were approved, 10 were refused, and 1 was deferred. Six decisions of the Authority were awaiting appeal to the St. John's Urban Region Agriculture Appeal Board. These appeals were heard on July 15, 2015.

The Secretary of the St. John's Land Development Advisory Authority maintained and updated a registry of all applications, including decisions. Within 30 days of a decision, the Secretary has forwarded the decisions of the Authority to the applicable Municipality which is responsible for informing applicants of its decision including an explanation of the Authority's decision pursuant to the Regulations. Applications were processed in a timely fashion.

Staff members of the Authority regularly perform field work within the St. John's Urban Region Agricultural Development Area and actively monitor development activity to ensure compliance with respect to the regulations during these routine field visits.

The Authority has started discussions regarding the development and use of materials aimed at informing municipalities and the public of the role of the Authority.

The 2015-16 Annual Report will be based on the objective, measure and indicators as outlined in the 2014-2017 Activity Plan.

Financial Information

Audited financial statements are not required as the St. John's Land Development Advisory Authority is budgeted through the Forestry and Agrifoods Agency. There are no per diems, travel or other costs associated with the administration of the St. John's Land Development Advisory Authority.

Conclusion

The St. John's Land Development Advisory Authority is committed to fulfilling its mandate and will continue to do its part to further the vision and mission of the Forestry and Agrifoods Agency.