

St. John's Urban Region Agriculture Appeal Board

Annual Performance Report 2025-2026



Chairperson's Message

Honourable Pleaman Forsey
Minister of Forestry, Agriculture and Lands
Confederation Building
P.O. Box 8700
St. John's, NL A1B 4J6

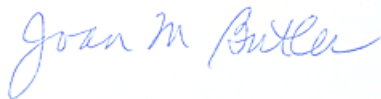
Dear Minister Forsey:

In accordance with the provisions of the **Transparency and Accountability Act** for category three public bodies, we are pleased to submit the Annual Performance Report for the St. John's Urban Region Agriculture Appeal Board (the Board) for the period of April 1, 2025, to March 31, 2026.

The Board has a mandate to hear appeals of the decisions of the St. John's Land Development Advisory Authority (the Authority). Through the appeals process, the Board ensures that plans for development within the St. John's Urban Region Agriculture Development Area (ADA) conform to the provisions of the **St. John's Urban Region Agriculture Development Area Regulations** (the Regulations) under the **Lands Act** (the Act). The strategic directions of the Provincial Government related to the Department of Forestry, Agriculture and Lands (FAL) have been considered in the preparation of this report. More specifically, the work undertaken will support the Provincial Government in increasing Newfoundland and Labrador's food self-sufficiency.

On behalf of the entire Board, we accept accountability for the preparation of this report and the achievement of its objective. The signature below is indicative of the entire Board's accountability for the results reported for fiscal 2025-2026.

Respectfully submitted,



Joan Marie Butler
Board Member
St. John's Urban Region Agriculture Appeal Board

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Overview

Agriculture development areas are areas identified as having important agricultural significance based on site and soil suitability. The St. John's Urban Region ADA encompasses approximately 12,152 hectares (30,028 acres). To see a map of the St. John's Urban Region ADA, please refer to Annex A.

Section 7 of the Regulations under the Act provides for the appointment of an appeal board to review appeals of decisions of the Authority. The Board is appointed by the Minister of FAL (the Minister). Appointments are made using a merit-based process; however, gender balance is considered during the appointment process, and efforts are made to ensure the Board is representative of the population it serves.

During the 2025-2026 reporting period, the Board received operational support from FAL. Employees of the department performed many day-to-day administrative functions with budgetary support for operations provided through FAL.

The members of the Board as of March 31, 2026, were as follows:

Name	Region	Appointment Term Expiry
Eugene Legge	Avalon	2026-11-09
Edward Woodrow	Avalon	2026-11-09
Joan Marie Butler	Avalon	2026-11-06

A Land Management Specialist and Land Management Officer from FAL's Land Management Division provided support to the Authority and acted as the Board secretariat during the 2025-2026 fiscal year by accepting appeals and maintaining records of decisions. All expenses regarding the administration of the Board are funded through FAL.

Contact Information

This report is available in alternate formats. For further information, please contact:

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Report on Performance

The Board reviews appeals of decisions made by the Authority. All appeals are given due consideration in accordance with the Regulations. The Board makes recommendations to the Minister of FAL. The appellants are notified by the Minister of the final decision in consideration of the recommendations of the Board.

The activities of the Board support Government's commitment to the agricultural mandate of FAL. The Board contributes to the mandate and objectives of FAL by helping protect agriculture and agricultural land in the St. John's Urban Region ADA. This is done through the review of appeals of decisions by the Authority to ensure the long-term sustainable development of agricultural land resources for the benefit of all residents.

This is the third and final year of the 2023-2026 planning period. As the focus of the Board remained the same for the entire plan, the Board has reported on the same objective and indicators in all three years of this planning period. For more information, please refer activity plan: <https://www.assembly.nl.ca/business/electronicdocuments/SJURAABActivityPlan2023-2026.pdf>.

Issue: Effectively Managed the Appeals Process

Objective 2025-2026

By March 31, 2026, the Board will have reviewed all appeals of decisions made by the Authority and made recommendations regarding each appeal to the Minister.

Indicators

1. Reviewed all appeals as per the Regulations and recorded minutes of proceedings.

The Board met once during the 2025-2026 fiscal year to review two submitted appeals. Of these two appeals, one was for a residential dwelling and one for a non-conforming use.

The Board maintained records of all appeals by keeping minutes of each appeal proceeding during the 2025-2026 fiscal year.

2. Made recommendations to the Minister.

Upon reviewing the two appeals, the Board recommended overturning both decisions made by the Authority for the residential application appeal and the non-conforming use appeal. These recommendations were forwarded by the Board to the Minister for final decision.

Opportunities and Challenges

The agriculture sector has experienced significant growth, presenting a valuable opportunity for the Authority. This expansion is largely driven by the province's commitment to improving food availability, enhancing affordability, and advancing food self-sufficiency, along with increased interest from new entrants seeking to participate in the industry.

The St. John's region continues to see significant growth in both population and industrial activity. This increasing non-agricultural development is placing added pressure on agriculturally zoned lands across several communities, which may create challenges for the Board.

Financial Information

The Board does not have a stand-alone budget; and as a result, audited financial statements are not required. Remuneration expenses associated with Board members are funded through FAL. The total expenses for the 2025-2026 fiscal year were \$960.85.

Annex A: Map of St. John's Urban Region ADA



Location Map St. John's Urban Region Agriculture Development Area (ADA)

Location Map



1 ha = 2.47 ac

Legend

ADA

Scale: 1:250,000

0 100 200 300 400
Meters