

# Wooddale Land Development Advisory Authority

## **Annual Performance Report 2023-24**



## **Chairperson's Message**

The Honourable Gerry Byrne  
Department of Fisheries, Forestry and Agriculture  
Petten Building  
30 Strawberry Marsh Road  
P.O. Box 8700  
St. John's, NL  
A1B 4J6

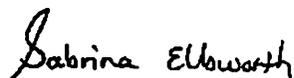
Dear Minister Byrne:

In accordance with the provisions of the **Transparency and Accountability Act** for category three public bodies, I am pleased to submit the 2023-24 Annual Performance Report for the Wooddale Land Development Advisory Authority (the Authority) for the period April 1, 2023, to March 31, 2024.

The Authority was successful in working towards the indicators of its objective for the reporting period, which is the first year of its associated 2023-26 Activity Plan. Progress towards the achievement of the commitments of Government related to the Department of Fisheries, Forestry and Agriculture (FFA) have been described in this report. Specifically, the work undertaken will assist in reaching the commitment to increase Newfoundland and Labrador's food self-sufficiency.

My signature below is on behalf of the Authority and is indicative of the Authority's accountability for the results reported for 2023-24.

Respectfully submitted,



**Sabrina Ellsworth, MSc. (Agriculture), P.Ag**  
Chairperson

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## Overview

Section 3 of the **Wooddale Agriculture Development Area Regulations** (the Regulations) under the **Lands Act** (the Act) provides for the appointment of the Authority. The Authority reviews applications for development in the Wooddale Agriculture Development Area (Wooddale ADA), located near Bishop's Falls, to ensure that development within the area is planned and carried out in such a way that the full potential of the area's resources is reached.

Members of the Authority are appointed by the Minister of FFA (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 Authority is representative of the population it serves. In accordance with the Regulations, the Authority must have at least five members, including a Chairperson and a Secretary. As of March 31, 2024, the Authority had six members from FFA, representing different areas of expertise.

The members of the Authority as of March 31, 2024, consisted of the following:

<b>Name</b>	<b>Position</b>	<b>Representing</b>
Sabrina Ellsworth	Chairperson	Director, Agriculture Production and Research, FFA
Austin Jayne <sup>1</sup>	Secretary	Land Management Officer, FFA
Kayla Willis	Member	Land Management Specialist, FFA
Rodger Primmer	Member	Regional Lands Manager, Crown Lands, FFA
Vacant	Member	Agriculturist III, FFA
Vacant	Member	Forest Ecosystem Manager, Forest Services, FFA

<sup>1</sup> Vacated position on March 20, 2024.

All members are appointed by virtue of their position. The Authority receives extensive operational support from FFA. Departmental employees appointed to the Authority perform many day-to-day administrative functions regarding administration of the Regulations and may consult other staff regarding individual applications where necessary. There are no operating expenses as all members are Government of Newfoundland and Labrador employees.

## Mandate

The Authority was established to consider applications for land development activities in the Wooddale ADA as defined by the Act and as further described in subsection 3(3) and subsection 3(4) of the Regulations. A map of the Wooddale ADA is included below in Annex A. 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 more detail on the Regulations, please refer to the House of Assembly website at:  
<http://www.assembly.nl.ca/Legislation/sr/regulations/rc961080.htm>

## **Lines of Business**

The Authority has no identified lines of business as it would be repetitive of its mandate to consider applications for land development activities in the Wooddale ADA.

## **Vision**

Through assessment of applications for development activities in the Wooddale ADA, the Authority contributes to the vision of FFA. The vision of FFA is that of sustainable renewable resources that are responsibly developed for the social, cultural, ecological and economic well-being of the province.

## **Contact Information**

For more information on the Authority, please contact us at the below:

Wooddale Land Development Advisory Authority  
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Corner Brook, NL, A2H 6J8  
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This report is available in alternate formats. To request an alternate format, please contact us at the above.

## **Highlights and Partnerships**

The Authority works in partnership with FFA and the farming community to support sustainable development within the Wooddale ADA. This partnership is of utmost importance in the protection of our agricultural land resources and to support agricultural development and food self-sufficiency in the province. The Authority continued to partner with FFA during fiscal 2023-24 to work towards its mandate as described above.

## **Report on Performance**

The Authority reviews applications for all proposed developments within the boundaries of the Wooddale ADA in accordance with the Regulations. Applications are reviewed by the Authority requiring a quorum of three members, including the Chairperson and Secretary. All applications

are considered under the Regulations and are either approved or refused according to same. The applicant(s) are notified of the decision of the Authority. In the case of a refusal, the applicant may appeal in writing to the Minister within 30 days after the applicant is notified of the decision.

Regulating development in the Wooddale ADA ensures consistency with agricultural purposes. The activities of the Authority support the Provincial Government's commitment to increase food self-sufficiency in Newfoundland and Labrador.

The following objective and indicators, as outlined in the 2023-26 Activity Plan, guided the Authority in achieving its mandate. This is the first year of the 2023-26 planning period. As the focus of the Board will remain the same for the duration of the plan, the Board will report on the same objective and indicators in each of the three years. For more, please refer to the plan here: <https://www.assembly.nl.ca/business/electronicdocuments/WLDAAActivityPlan2023-2026.pdf>

Applications to the Authority are normally for additional parcels of land or capital developments on existing holdings. During the reporting period, there were no applications submitted to the Authority.

### **Issue:**

Development in the Wooddale Agricultural Development Area

### **Objective 2023-24**

By March 31, 2024, the Authority will have ensured development activities in the Wooddale Agricultural Development Area are compliant with the Act and Regulations, thus supporting ongoing, sustainable agricultural development in the area.

### **Indicators**

- Reviewed all applications and communicated decisions to applicants.
  - The Authority did not receive any applications during the 2023-24 fiscal year.
- Monitored development activities for compliance with Regulations.
  - During 2023-24, members of the Authority monitored development activities within the Wooddale ADA while carrying out regular departmental duties, checking to see that there was no unapproved development happening within the area.
- Communicated requirements for development in the Wooddale Agricultural Development Area, as per the Regulations, to all landowners in the development area.

- In 2023-24, the requirements related to the Wooddale Agriculture Development Regulations were communicated to all landowners in the development area and the Town of Grand Falls-Windsor via email in March 2023.
- Also in 2023-24, the Authority communicated requirements for development with managers of the various funding programs with FFA that certain developments within the ADA would require approval by the Authority before funding could be approved.

## **Opportunities and Challenges**

While the Wooddale ADA is rather large, the amount of arable land, particularly land that is suitable for vegetable crop production, has been significantly utilized to a point where there are few options for farm expansion. To address this challenge, FFA has worked to identify other lands adjacent to but outside of the Wooddale ADA. The acquisition and lot planning of these additional lands allow existing farmers to expand and new entrants to enter the industry.

## **Financial Statements**

Audited statements are not required as the Authority is budgeted through FFA. There are no operating expenses as all members are Government of Newfoundland and Labrador employees.

# Annex A: Wooddale Agriculture Development Area

