

Wooddale Land Development Advisory Authority

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

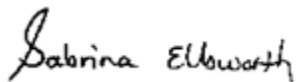
Dear Minister Forsey:

In accordance with the provisions of the **Transparency and Accountability Act** for category three public bodies, I am pleased to submit the 2025–2026 Annual Performance Report for the Wooddale Land Development Advisory Authority (the Authority) for the period April 1, 2025, to March 31, 2026.

The Authority was successful in working towards the indicators of its objective for the reporting period, which is the third and final year of its 2023–2026 Activity Plan. Progress towards the achievement of the commitments of the Provincial Government related to the Department of Forestry, Agriculture and Lands (FAL) have been described in this report. Specifically, the work undertaken will assist in preserving valuable land for agriculture purposes, which will contribute to enhancing the capacity for Newfoundland and Labrador's to become more food self-sufficient.

My signature below is on behalf of the Authority and is indicative of the Authority's accountability for the results reported for 2025–2026.

Respectfully submitted,



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

Table of Contents

Overview	1
Highlights and Partnerships	2
Report on Performance	3
Opportunities and Challenges.....	4
Financial Information.....	4
Annex A: Wooddale Agriculture Development Area	5

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 development within the area is planned and carried out in a manner that ensures the full potential of the area's resources is reached.

Members of the Authority are 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 Authority represents the population it serves. In accordance with the Regulations, the Authority must have at least five members, including a Chairperson and a Secretary.

The members of the Authority as of March 31, 2026, consisted of the following:

Name	Position	Representing
Sabrina Ellsworth	Chairperson	Director, Agriculture Production and Research, FAL
Austin Jayne	Secretary	Land Management Officer, FAL
Terry Gedge	Member	Agriculture Development Officer (Agriculturalist III), FAL
Rodger Primmer	Member	Regional Lands Manager, Crown Lands, FAL
Bradley White	Member	District Ecosystem Manager, Forest Services, FAL
Kayla Willis	Member	Land Management Specialist, FAL

All members are appointed by virtue of their position. The Authority receives extensive operational support from FAL. Departmental employees appointed to the Authority perform many day-to-day administrative functions 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

The Authority contributes to the vision of FAL through assessment of applications for development activities in the Wooddale ADA. The vision of FAL 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:

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P.O. Box 2006
192 Wheeler's Road
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 FAL and the farming community to support sustainable development within the Wooddale ADA. This partnership is of utmost importance in protecting agricultural land resources, supporting agricultural development and enhancing food self-sufficiency in the province. The Authority continued to partner with FAL during fiscal 2025-26 to work towards its mandate as described above.

Report on Performance

The Authority reviews all proposed developments within the Wooddale ADA to ensure compliance with Regulations and to protect valuable agriculture land. A quorum of three members, including the Chairperson and Secretary is required to approve or refuse applications.

Applicants are notified of decisions and may appeal refusals to the Minister within 30 days. By regulating development, the Authority supports the Province's goal of increasing food self-sufficiency in Newfoundland and Labrador while preserving land for agricultural use.

The Authority continues to work toward the objectives and indicators outlined in the 2023–2026 Activity Plan, now in its final year.

<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 2025–2026

By March 31, 2026, 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 2025–2026 fiscal year.
- Monitored development activities for compliance with Regulations.
 - In 2025-26, members of the Authority monitored development activities within the Wooddale ADA to ensure there were no unapproved developments within the area.

- Communicated requirements for development in the Wooddale ADA , as per the Regulations, to all landowners in the development area.
 - In 2025–2026, the Authority communicated requirements for development with program and FAL extension staff, noting that certain developments within the ADA would require approval by the Authority before particular projects could be considered and/or approved.

Opportunities and Challenges

While the Wooddale ADA encompasses a substantial geographic area, much of the arable land, particularly that suited to field crop production, has already been extensively utilized, limiting opportunities for further in-field agricultural expansion.

To address this constraint, FAL has undertaken efforts, in collaboration with local landowners, to explore alternative food production approaches on non-arable land, including greenhouse and climate-controlled systems. In parallel, FAL is working with landowners to identify peat soils within the ADA with potential for crop production, as well as viable water sources to support irrigation.

Additionally, FAL continues to examine suitable lands adjacent to, but outside of, the Wooddale ADA. Collectively, these initiatives are intended to support the continued growth of existing agricultural operations and facilitate new entrants into the sector.

Financial Information

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

Annex A: Wooddale Agriculture Development Area

