

# **Wooddale Land Development Advisory Authority**

Annual Performance Report

April 1, 2012 to March 31, 2013





Government of Newfoundland and Labrador  
**Wooddale Land Development Advisory Authority**

## **Chairperson's Message**

Honourable Tom Marshall  
Minister of Natural Resources and Minister Responsible  
for the Forestry and Agrifoods Agency  
Natural Resources Building  
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 Wooddale Land Development Advisory Authority.

The Wooddale Land Development Advisory Authority was successful in achieving all indicators of its objective for the reporting period. The Authority was also successful in furthering the Strategic Directions of the Minister of Natural Resources to ensure the sustainability of the agriculture and agrifoods industry.

My signature below is on behalf of the Wooddale Land Development Advisory Authority and is indicative of the Authority's accountability for the results reported on its activities for 2012-2013.

Respectfully submitted,

A handwritten signature in blue ink that reads "C. MacDonald".

**Cynthia MacDonald, P.Ag**  
Chairperson

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## Overview

Section 3 of the *Wooddale (Agriculture) Development Area Regulations* under the *Lands Act* provides for the appointment of a Wooddale Land Development Advisory Authority. The Wooddale Land Development Advisory Authority reviews applications for development in the Wooddale Agricultural Development Area to ensure that development within the area is planned and carried out in such a way that the full potential of the areas resources is reached. The Authority is to be appointed by the Minister. The Authority must have at least five people which will include a Chairperson and a Secretary. In keeping with the regulations, the Authority is made of members from the Forestry and Agrifoods Agency, as well as other resource departments.

The current membership of the Wooddale Land Development Authority was in place during the whole of the 2012-2013 reporting year with the exception of Ms. Stephanie Ganz who left the Authority on February 1, 2013.

Membership during 2012-2013 included:

Ms. Cynthia MacDonald, Chairperson, Forestry and Agrifoods Agency  
Mr. William Snow, Secretary, Forestry and Agrifoods Agency  
Ms. Stephanie Ganz, Agrifoods Development Branch, Forestry and Agrifoods Agency  
Mr. Bill Rowsell, Agrifoods Development Branch, Forestry and Agrifoods Agency  
Mr. Roger Primmer, Lands Branch, Department of Environment and Conservation  
Mr. Jason Pond, Forestry Services Branch, Forestry and Agrifoods Agency

The Wooddale Land Development Advisory Authority receives extensive operational support from the Forestry and Agrifoods Agency. Employees of the Agrifoods Development Branch who are 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. Budgetary support for operations is provided through the Agency as well.

### Contact Information:

Mr. William Snow, Land Management Officer, Pynns Brook (T) 686-2702

**Mandate:**

The Wooddale Land Development Advisory Authority was established to consider applications for land development in the Wooddale (Agriculture) Development Area, located near Bishops Falls. 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 *Wooddale Agriculture Development Area Order* and/or the *Wooddale Agriculture Development Area Regulations*, both established under the *Lands Act*.

**Values:**

The Wooddale Land Development Advisory Authority performs its duties within the following core values: integrity, respect and professionalism, collaboration, innovation, safety, productivity and timeliness.

**Clients:**

The clients of the Wooddale Land Development Advisory Authority are members of the general public who apply to develop land in the Wooddale (Agriculture) Development Area.

**Vision:**

Through assessment of applications for opportunities to develop land in the Wooddale (Agriculture) Development Area, the Wooddale Land Development Advisory Authority contributes to the vision of the Forestry and Agrifoods Agency. The vision of the Agency, which is part of the Department of Natural Resources, is stated as follows:

“The vision of the Department of Natural Resources is a province that realizes the full benefit from the sustainable development of its natural resources.”

**Mission:**

Planning guidelines associated with the *Transparency and Accountability Act* encourages small public bodies like the Authority, to consider the development of mission statements. A mission statement should represent the priority focus area of a public body over two planning cycles (six years) and should be accompanied by measures and indicators that will help evaluate success at the end of the six-year period. The planning guidelines provide the flexibility, however, for small public bodies to determine for themselves whether the development of mission statements adds value to planning efforts.

During the development of its 2011-14 Activity Plan, the Wooddale Land Development Advisory Authority determined that its mandate accurately represents its priority focus and, therefore, a mission statement would be unduly repetitive. As a result, the Authority opted to forgo the development of its own mission statement and, instead, to illustrate its role in supporting the mission of the Forestry and Agrifoods Agency.

The Agency's mission, along with associated measures and indicators, was developed as part of its 2011-14 strategic planning exercise. The mission statement is as follows:

“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 Wooddale Land Development Advisory Authority helps strengthen and sustain the province's agriculture industry by regulating development in the Wooddale Agricultural Development Area to ensure development is consistent with agricultural purposes. In this manner it provides general support to the Agency's mission. The Authority has no material impact on achievement of specific measures and indicators associated with the Agency's mission and, as such, no specific results are included in this report.

To view the complete mission of the Forestry and Agrifoods Agency, refer to its 2011-14 Strategic Plan which can be found on the Department of Natural Resources' website at [www.gov.nl.ca/nr](http://www.gov.nl.ca/nr).

## **Activities**

The Wooddale Land Development Advisory Authority reviews applications for all proposed developments within the boundaries of the Development Area in accordance to the regulations. Applications are submitted on the appropriate forms. Applications are reviewed by the Authority provided there is a quorum of three members including the Chairperson and Secretary. All applications are given due consideration under the regulations and are either approved or refused according to same. The applicant(s) are notified of the decision of the Authority in a timely manner. In the case of a refusal, the applicant may appeal in writing to the Minister within thirty (30) days after the applicant is notified of the decision by the Authority.

By regulating development in the Wooddale (Agriculture) Development Area to ensure consistency with agricultural purposes, the activities of the Authority support government's strategic directions, as stated in the Forestry and Agrifoods 2011-2014 Strategic Plan, toward agriculture and agrifoods resource sustainability as well as agriculture and agrifoods innovation, promotion and development.

**Objective:**

The Wooddale Land Development Advisory Authority will have worked to ensure development activities in the Wooddale Agricultural Development Area are compliant with the Act 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 applicants in a timely manner
- Monitored development activities for compliance with regulations

The Wooddale Land Development Advisory Authority met six times during the 2012-13 year and received and reviewed seven applications for development. Six of the applications were for farm related developments within the Wooddale (Agriculture) Development Area, and one was non-farm related. All farm related applications were approved, with two applications issued stop work orders until approval was granted. Of the approved applications, one was for a farm related residence, one was for a conveyance, two were for greenhouse developments, one was for a vegetable storage facility and one was for a slaughterhouse facility. The non-farm related application was for quarry development and was not approved. The applicants were informed of the decisions of the Authority within 30 days of receipt of applications. The Secretary of the Authority maintained and updated the registry of the applications. Members of the Authority visit Wooddale several times a year to monitor development activity and ensure compliance with respect to the regulations.

The 2011-2014 Activity Plan of the Wooddale Land Development Advisory Authority is available from Mr. William Snow (686-2702), Secretary of the Authority. The Activity Plan is available on the Department of Natural Resources' website at: [www.gov.nl.ca/nr](http://www.gov.nl.ca/nr).

## **Opportunities and Challenges**

All development within the Wooddale Agricultural Development Area requires application to the Wooddale Land Development Advisory Authority, including land development on both Crown and private titles. The Wooddale Land Development Advisory Authority expects a similar number of applications as in previous years. It is anticipated the approval of new Crown land applications will result in the review and anticipated approval of a number of conveyances by the Authority. This provides an opportunity for the Authority to facilitate the continued growth of the agriculture industry in the Wooddale (Agriculture) Development Area.

## **Financial Statements**

Audited statements are not required as the Wooddale Land Development Advisory Authority is budgeted through the Department of Natural Resources. There are no per diems, travel or other costs associated with the administration of the Wooddale Land Development Advisory Authority.

## **Conclusions**

The Wooddale 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 Department of Natural Resources, Forestry and Agrifoods Agency.