

St. John's Land Development Advisory Authority

Annual Performance Report

April 1, 2015 to March 31, 2016



Chairperson's Message

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

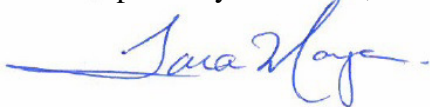
Dear Minister:

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, 2015 to March 31, 2016.

The St. John's Land Development Advisory Authority was successful in fulfilling its objective for the reporting period. The Authority was also successful in supporting governments commitment to enhanced utilization, sustainability, and public awareness of the forestry, agriculture and agrifoods sector.

My signature below is on behalf of the Authority and indicative of the Authority's accountability for the results reported on its activities for 2015-16.

Respectfully submitted,



Tara Morgan
Chairperson

Table of Contents

Overview.....	1
Contact Information.....	1
Mandate.....	2
Values.....	2
Clients.....	3
Vision.....	3
Mission.....	3
Activities.....	3
Objective.....	4
Indicators.....	4
Financial Information.....	5
Conclusion.....	5

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. During the reporting period, the Authority was made up of members from the Forestry and Agrifoods Agency, as well as members from other resource departments as per the regulation.

The membership of the Authority for the whole of 2015-16 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 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 received extensive operational support from the Forestry and Agrifoods Agency. Employees of the Forestry and Agrifoods Agency performed day to day administrative functions, and consulted other staff regarding applications where necessary. Budgetary support for operations was provided through the Forestry and Agrifoods Agency as well.

Contact Information:

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 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 web site at: <http://assembly.nl.ca/Legislation/sr/regulations/rc961079.htm>.

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:

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 contributed 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.”

Activities

The St. John's Land Development Advisory Authority contributes to the 2014-2017 goals and objectives of Forestry and Agrifoods Agency regarding natural resource development. Specifically the St. John's Land Development Advisory Authority supports governments commitment to: enhanced utilization, sustainability and public awareness of the forestry, agriculture and agrifoods sector. During the 2015-16 reporting year this was done through the protection of agricultural land and farm activities within the St. John's Urban Region Agriculture Development Area in 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 from Tara Morgan, Manager of Environment and Land Use Services, at 709-637-2084.

The 2014-2017 Activity Plan objective, measures and indicators are:

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 2015-16, the St. John's Land Development Advisory Authority met on six occasions to review 31 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 31 applications that were reviewed: six applications were for residential construction; four were applications for Crown land (Crown Land Referrals); seven were applications for accessory buildings (garage/sheds) and eight applications were farm related.

One application each was also reviewed for: fill removal and replacement, mortgage revision, a quarry, a permit to erect a sign, a residential greenhouse and a text amendment to the City of St. John's Development Regulations. Out of the 31 applications received and processed, 21 were approved, 7 were refused, 1 was deferred and 2 were outside the ADA. Three decisions of the Authority were awaiting appeal to the St. John's Urban Region Agriculture Appeal Board. These appeals were heard in 2016-17.

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. During the 2015-16 development season ten monitoring inspections were completed.

Due to competing priorities, communication tools to inform landowners and service providers within the St. John's Urban Region Agriculture Development Area of the Authority's activities and their requirements for development within the Area were not developed during the 2015-16 reporting year. It is anticipated that the development of such tools will occur by the end of the 2016-2017 fiscal year as per the Authority's 2014-17 Activity Plan.

The same objective, measure and indicator outlined in the 2014-2017 Activity Plan are used for all three years of the plan.

Financial Information

Audited financial statements are not required as the St. John's Land Development Advisory Authority was 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 goals and objectives of government.