

Wooddale Land Development Advisory Authority

Annual Performance Report

April 1, 2014 to March 31, 2015



Chairperson's Message

Honourable Vaughn Granter
Minister Responsible for the Forestry and Agrifoods Agency
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 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 direction of the Forestry and Agrifoods Agency to enhance utilization, sustainability and public awareness of the agriculture and agrifoods sectors.

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 2014-2015.

Respectfully submitted,



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, located near Bishops Falls, 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 2014-2015.

Membership during 2014-2015 included:

Ms. Cynthia MacDonald, Chairperson, Forestry and Agrifoods Agency
Mr. William Snow, Secretary, Forestry and Agrifoods Agency
Ms. Jennifer Eustace, 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. 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 agricultural landowners in the Wooddale Agricultural Development Area and members of the general public who apply to undertake development activities 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, is stated as follows:

“a province that realizes the full benefit from the sustainable development of its natural resources.”

Mission:

The Forestry and Agrifoods Agency’s mission statement indicated in the 2014-2017 strategic plan 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.

The complete Strategic Plan for the Forestry and Agrifoods Agency for 2014-2017 can be found on the Forestry and Agrifoods Agency website at www.gov.nl.ca/faa.

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 direction, as stated in the Forestry and Agrifoods 2014-2017 Strategic Plan, toward enhanced utilization, sustainability and public awareness of the forestry, agriculture and agrifoods sectors.

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
- Communicated requirements for development in the Wooddale Agricultural Development Area, as per the regulations, to all landowners in the development area

The Wooddale Land Development Advisory Authority received seven applications during the 2014-2015 fiscal year. The Authority met six times during the reporting period and all seven applications were reviewed. Six of the applications were for farm related developments within the Wooddale Agriculture Development Area. One application was for quarrying. The applications for farm related developments were approved. The application for quarrying was refused. Of the applications reviewed and approved, four were for farm related structures, one was for a conveyance of an Agricultural Lease from the Crown to the applicant, and one was for conveyance on an Agricultural Lease from one farm to another. The secretary of the Authority maintained and updated the registry of all applications as a means to reflect the decision of the Authority. All applications were reviewed and decisions communicated back to the applicant in a timely manner. Members of the Authority visit Wooddale on a bi-weekly basis to monitor development activity and ensure compliance with respect to the regulations. These visits often involve discussions with landowners in the area regarding requirements under the regulations. In recent years, copies of the regulations were forwarded to all landowners in Wooddale. As per the 2014-2017 Activity Plan, such requirements will continue to be communicated to landowners in the development area.

The 2014-2017 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 Forestry and Agrifoods Agencies website at: www.gov.nl.ca/faa.

Highlights and Accomplishments

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.

Section 30 of the Regulations requires that conveyances of land within the Wooddale Agricultural Development Area in the form of a grant, lease, license or assurance must be registered at the Registry of Deeds with proof of the Minister's permission within 30 days of the actual exchange of the parcel of land. Due to interpretation of the Registry of Deeds policies by Service NL staff, it was determined that registration of the transfer of leases and licenses was not part of their mandate applications and documents were returned to the applicant without registration of the transfer.

It was found that this action placed the applicant in contravention of the Wooddale Agriculture Development Regulations. The Authority raised this issue with Service NL and was successful in resolving the matter.

Financial Statements

Audited statements are not required as the Wooddale Land Development Advisory Authority is budgeted through the Forestry and Agrifoods Agency. 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 Forestry and Agrifoods Agency.