

Wooddale Land Development Advisory Authority

Annual Performance Report

April 1, 2018 to March 31, 2019





Government of Newfoundland and Labrador
Wooddale Land Development Advisory Authority

Chairperson's Message

The Honourable Gerry Byrne
Department of Fisheries and Land Resources
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 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. Progress towards the achievement of the commitments of Government related to the Department of Fisheries and Land Resources, including those outlined in **The Way Forward**, have been described in this report. More specifically, the work undertaken will assist in reaching the target to increase Newfoundland and Labrador's food self-sufficiency from its current 10 per cent to at least 20 per cent by 2022.

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 2018-19.

Respectfully submitted,


David Jennings, 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 Authority). The Authority reviews applications for development in the Wooddale Agricultural 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 Fisheries and Land Resources. The Authority must have at least five members including a Chairperson and a Secretary. Historically, the Authority has a membership of six members. As of March 31, 2019 the Authority had five members from the Department of Fisheries and Land Resources (FLR) representing different areas of interest and one position still left to be filled.

The members of the Authority as of 03/31/2019 included the following:

Name	Position	Representing
David Jennings	Chairperson	Director, Agriculture Marketing and Research, FLR
William Snow	Secretary	Land Management Officer, FLR
Erica Cole	Member	Industry Development Officer, FLR
Rodger Primmer	Member	Regional Lands Manager, Crown Lands, FLR
Brian Carter	Member	Forest Ecosystem Manager, Forest Services, FLR
Vacant	Member	Land Management Specialist, FLR

In October 2018, three new members were appointed to the Authority including a new Chairperson and two members were re-appointed. All members were appointed by virtue of their position. The vacant position on the Authority is due to a vacancy within the Land Management Division. The Authority receives extensive operational support from the Department of Fisheries and Land Resources. Employees of FLR 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. There are no operating expenses as all members are Government of Newfoundland and Labrador employees.

This report is available in alternate format. For further information contact: William Snow, Land Management Officer, Pynns Brook (T) 709-686-2702

Mandate:

The Wooddale Land Development Advisory Authority was established to consider applications for land development activities in the Wooddale Agriculture Development Area as defined by the **Lands Act** and as further described in Section 3 (3) and Section 3 (4) of the **Wooddale Agriculture Development Area Regulations**. A map of the Wooddale Agriculture Development Area is included in Appendix 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 web site at:

<http://www.assembly.nl.ca/Legislation/sr/regulations/rc961080.htm>

Highlights and Partnerships:

The Authority works in partnership with FLR 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.

Report on Performance:

The Authority reviews applications for all proposed developments within the boundaries of the Wooddale ADA 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 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 by the Authority.

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

The same objective and indicators outlined in the 2017-20 Activity Plan are used for all three years of the plan.

Applications to the authority are normally for additional parcels of land or capital developments on existing holdings. During the reporting period no applications were received. This is unusual but may be explained by:

- Many farms located within the Wooddale ADA have expanded as much as they can using the best of the arable lands within the ADA. However, because most of the arable land within the Wooddale ADA has been developed there is now a need to expand beyond the Wooddale ADA boundaries. Development outside of the Wooddale ADA would not be reviewed by the Authority or included in this report. In coming years, there may be a decline in applications for land reviewed by the Authority, unless the Wooddale ADA boundaries change or farmers are willing to develop lands of poorer quality. During the reporting period, farmers whose home base is inside of the ADA acquired two new leases, outside of the Wooddale ADA, totaling 70 acres. An additional 515 acres, outside of the Wooddale Agriculture Development Areas, is presently under application and proceeding through the Crown Lands referral process.
- In previous years, farmers within the Wooddale ADA made extensive expenditures in capital construction. Many have met their needs at this time. These items were indicated in the Annual Report for 2017-18.

Issue: Development in the Wooddale Agricultural Development Area

Objective:

By March 31, 2019, 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.

Indicators:

- Reviewed all applications and rendered decisions;
 - The Authority did not receive any application during the 2018-19 fiscal year. As such no decisions were required.
- Updated applications registry to reflect decisions;
 - No updates required in fiscal year 2018-2019
- Communicated decisions to applicants in a timely manner;
 - No decisions on application required in 2018-2019
- Monitored development activities for compliance with regulations;
 - Members of the Authority monitored development within the Wooddale ADA while carrying out regular departmental duties.
- Communicated requirements for development in the Wooddale Agricultural Development Area, as per the regulations, to all landowners in the development area.

- Regulating development within the Wooddale ADA ensures consistency with agricultural purposes. Copies of regulations were forwarded to all landowners.

Opportunities and Challenges:

While the Wooddale ADA is rather large, the amount of arable land, particularly for vegetable crop production, has been significantly utilized to a point where FLR has had to identify other lands adjacent to but outside of the Wooddale ADA. The acquisition and lot planning of these additional lands allowed existing farmers to expand and new entrants into the industry. Lands outside of the Wooddale ADA do not have the same protection afforded by lands within the Wooddale ADA. Certain developments such as commercial, mineral development and tourism are not permitted within the Wooddale ADA but may be permitted outside. We are fortunate that the majority of the lands identified adjacent to the Wooddale ADA falls within an Agricultural Area of Interest (AOI). This particular AOI, along with many others throughout the province, was adopted as agricultural reserves in the 2017-18 and 2018-19 fiscal years. Agriculture will be the primary use within these AOI's.

Financial Statements

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

APPENDIX A

