

# **St. John's Land Development Advisory Authority**

## **Annual Performance Report**

**April 1, 2016 to March 31, 2017**





## 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

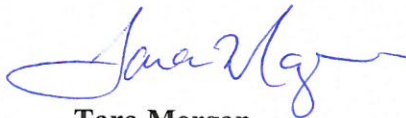
Dear Minister Byrne:

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 St. John's Land Development Advisory Authority (the Authority) for the period April 1, 2016 to March 31, 2017.

Authority was successful in fulfilling its objective for the reporting period. Progress towards the achievement of the commitments of Government related to the Department of Fisheries and Land Resources (FLR), including those outlined in **The Way Forward**, have been described in this report. More specifically, the work undertaken will support Government 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 Authority and indicative of the Authority's accountability for the results reported on its activities for 2016-17.

Respectfully submitted,



**Tara Morgan**  
Chairperson

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## 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 Department of Fisheries and Land Resources (FLR), as well as members from other resource departments as per the regulation.

The membership of the Authority for 2016-17 consisted of the following members:

Name	Region	Organization
Tara Morgan	Western	Department of Fisheries and Land Resources
Megan Nichols	Avalon	Department of Fisheries and Land Resources
John Del Rizzo	Avalon	Department of Fisheries and Land Resources
Robert Locke	Avalon	Service NL
Gerry Wicks	Avalon	Department of Fisheries and Land Resources
Vacant	Vacant	Department of Municipal Affairs and Environment

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 Authority received extensive operational support from FLR. Employees of FLR performed day-to-day administrative functions, and consulted other staff regarding applications where necessary. Budgetary support for operations was provided through the FLR.

### Contact Information:

Megan Nichols, Land Management Officer, St. John's (T) 709-729-6647

### Mandate:

The 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 website at: <http://assembly.nl.ca/Legislation/sr/regulations/rc961079.htm>.

## Activities

The Authority contributes to the 2014-17 goals and objectives of Government regarding natural resource development. Specifically, the Authority supports Government's **The Way Forward** commitment to increase Newfoundland and Labrador's food self-sufficiency from its current 10 per cent to at least 20 per cent by 2022. During the 2016-17 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 and indicators are derived from the 2014-17 Activity Plan of the St. John's Land Development Advisory Authority. The 2014-17 Activity Plan is available on line at:

[http://www.faa.gov.nl.ca/publications/pdf/SJLDAA\\_2017\\_20\\_Plan.pdf](http://www.faa.gov.nl.ca/publications/pdf/SJLDAA_2017_20_Plan.pdf)

The 2014-2017 Activity Plan objectives and indicators are:

### Objective:

By March 31, 2017, 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.

### 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 2016-17, the Authority met on nine occasions to review 20 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 20 applications that were reviewed six were for accessory buildings (garage/shed); three for residence; two for commercial subdivisions and four were agriculture related.

One application each was also reviewed for septic field construction, a house extension, commercial garage, a Crown Lands Application for additional farm land and a Crown Lands

Application for storage of topsoil and tree mulch. Of the 20 applications received and processed, 13 were approved, five were refused, one was cancelled and one was deferred. Three decisions of the Authority were heard by the St. John's Urban Region Agriculture Appeal Board. These appeals were heard in 2016-17.

The Secretary of the Authority maintained and updated a registry of all applications, including decisions. Within 30 days of a decision, the Secretary 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 FLR 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 2016-17 development season nine monitoring inspections were completed.

Regular communication with landowners and service providers within the St. John's Urban Region Agriculture Development Area regarding the development requirements within the area were completed in the form of personal meetings and written correspondence.

Communication tools such as information packages and brochures 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 were not developed. These communication tools will be created by March 31, 2018.

## **Financial Information**

Audited financial statements are not required as the St. John's Land Development Advisory Authority was budgeted through the Department of Fisheries and Land Resources. 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 its mandate and objectives in future Activity Plans.