

Wooddale Land Development Advisory Authority

Annual Performance Report

April 1, 2016 to March 31, 2017





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 2016-17.

Respectfully submitted,



Cynthia MacDonald, P.Ag
Chairperson

Table of Contents

Overview.....	1
Contact Information.....	1
Mandate.....	2
Activities.....	2
Issue.....	2
Objective.....	2
Indicators.....	3
Opportunities and Challenges.....	3
Financial Statements.....	4

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 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. 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 Department of Fisheries and Land Resources.

The current membership of the Wooddale Land Development Authority was in place during the whole of the 2016-17.

Membership during 2016-17 included:

Cynthia MacDonald	Chairperson	Department of Fisheries and Land Resources
William Snow	Secretary	Department of Fisheries and Land Resources
Jennifer Eustace	Member	Department of Fisheries and Land Resources
Bill Rowsell	Member	Department of Fisheries and Land Resources
Roger Primmer	Member	Department of Fisheries and Land Resources
Jason Pond	Member	Department of Fisheries and Land Resources

The Wooddale Land Development Advisory Authority receives extensive operational support from the Department of Fisheries and Land Resources. Employees of the Department of Fisheries and Land Resources 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.

Contact Information:

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 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 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 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 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 commitment in **The Way Forward** to 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.

Issue:

Development in the Wooddale Agricultural Development Area

Objective:

By March 31, 2017, 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;
- 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 two applications during the 2016-17 fiscal year. The Authority met twice during the reporting period and both applications were reviewed. Two of the applications were for farm related developments within the Wooddale Agriculture Development Area. Both applications reviewed were approved. 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. As per the 2014-17 Activity Plan such requirements will continue to be communicated to landowners in the development area.

The same objectives, measures and indicators outlined in the 2014-17 Activity Plan are used for all three years of the plan.

The 2014-17 Activity Plan of the Wooddale Land Development Advisory Authority is available from Mr. William Snow (709-686-2702), Secretary of the Authority. The Activity Plan is available on the Department of Fisheries and Land Resources website at: http://www.faa.gov.nl.ca/publications/index.html#Strategic_Plans_ABC.

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. Applications approved by the Authority in the past year and in previous years have resulted in an extensive amount of land development and infrastructure related to the horticultural industry during the 2016-17 fiscal years. This provides an opportunity for the Authority to facilitate the continued growth of the agriculture industry in the Wooddale Agriculture Development Area.

For several years, the Department of Fisheries and Land Resources has identified the need for expansion of the Wooddale Agricultural Development Area east of the present boundary. This proposed expansion, if successful, will afford legislative protection to the farms encompassed within the boundary and open up additional arable land for future development. During the 2017-18 fiscal year, the Lands Management Division of the Department of Fisheries and Land Resources will continue discussions with other

departments and branches of government who may have land use concerns within the proposed expansion area to try and mitigate any land use conflicts.

Financial Statements

Audited statements are not required as the Wooddale Land Development Advisory Authority is budgeted through the Department of Fisheries and Land Resources.