

Applicants Guide

Request for Proposals

Land for Agriculture Development

The Department of Fisheries, Forestry and Agriculture (The Department) is requesting proposals from existing and new entrant farmers to lease and develop agricultural Crown Land. Available parcels of land can be found on the Departmental webpage along with the associated Property Summary Document. This document will include overview maps, information regarding soil suitability / previous land use, as well as approximate parcel size. All applicants are required to visit the area prior to submitting an application to confirm the feasibility of land development for its intended use. While the Department may make recommendations for production based on physical soil properties it cannot guarantee soil productivity or crop yield. These recommendations serve to provide context for a producer to make informed economic and land-use decisions.

The Request for Proposal (RFP) package will outline all supporting documentation required for the associated application, which will include a Farm Development Plan that clearly outlines the applicant's proposition for land development. Information regarding application submission and deadlines will be found in the Property Summary Document. Incomplete applications or those received after the established deadline will not be considered.

Please be advised that access to the property is not guaranteed and it will be the responsibility of the proponent to submit applications for road development and electrical services, where necessary. Approval of road applications is not guaranteed and are processed on a priority basis at a Provincial level. Furthermore, snow clearing and measures for dust control will not be provided by the Government of Newfoundland and Labrador. Occupation or development of the property is prohibited until full title has been issued. This will include the provision of an acceptable survey or payment of survey costs where the property was purchased under the Land Consolidation Program.

The Province makes no express or implied warranties, representations or guarantees with respect to the land, the information supplied in relation thereto and whether the land is suitable for any particular agricultural purpose. The Proponent is solely responsible for evaluating and satisfying itself whether the land is suitable for any intended agricultural purpose and all costs related thereto. Request for Proposal proponents must visit the lot(s) as part of their due diligence and to satisfy themselves as to the land's potential for their intended agricultural purposes.

The Department reserves the right to approve, refuse or defer any, or all of the proposals received. The Department also reserves the right to allocate all or part of any property or to divide any property among two or more applicants.

Request for Proposals

It is important that arable soil resources in Newfoundland and Labrador are utilized to their maximum potential. For this reason, in areas where a high level of competition for agricultural land is anticipated, applications will be solicited through a Closed Deadline RFP competition where they will be reviewed and graded using a predetermined set of criteria integrating an evaluation matrix (as outlined below). Parcels of land may also be advertised as an Open RFP competition, where applications are considered on a 'first come, first served' basis.

Documentation and Fees

All applicants are required to submit a completed Farm Development Plan and a Crown Land application form. Please be advised that in a Closed Deadline RFP competition, applicants are not required to pay the Crown land application fee until the successful applicant is notified by the Department.

Successful applicants will be notified to submit a non-refundable application fee of \$150 (plus 15% HST) within 30 days of receiving notification of approval. Failure to do so will result in cancellation of their application and the next ranked applicant will be considered. Payment must be made online at www.gov.nl.ca/pay-online/ or by phone through the Central Cashier's Office at (709) 729-3042.

A preparation of document fee of \$300 will also be the responsibility of the applicant prior to title being issued.

In addition to application fees, the applicant will be responsible for the cost of the survey for the property.

Successful applicants through an RFP involving a property purchased through the Land Consolidation Program, will be responsible to reimburse the Department for costs associated with legal land surveys and land improvements that have been carried out prior to the application process. Furthermore, the proponent will be required to sign a Development Fee Proposal Agreement with their application indicating their approval and responsibility to pay the associated fees.

Approval Process

All proposals will be evaluated by a Regional Selection Committee (The Committee) made up of various representatives of the Department.

Applications and Farm Development Plans will be evaluated and graded by the Committee based on the following criteria:

- applicant's need for land;
- degree to which the land will improve the viability of the farm unit
- management and use of the applicant's existing land base, if applicable;
- proposed management and use of the additional land;
- proximity of the land to the applicant's farm, if applicable;
- markets/quotas available to the farm;
- commercial viability;

The Committee will recommend the candidate(s) with the most suitable farm plan who can demonstrate the best viable agricultural use of the land. The Committee will also recommend any special lease conditions that might be applicable to a particular parcel of land (i.e. conditions for land clearing depending on the amount of cleared land already on the lease, conditions relevant to buildings, etc.). This recommendation will be forwarded to the Director of the Land Management Division and Executive who will provide the Department's final recommendation for allotment of the land and the successful applicant will be notified.

Unsuccessful applicants will be notified in writing once the successful application is registered.

Agriculture Crown Land Lease Development Conditions

The successful candidate of any RFP process will be required to meet the terms and conditions for the allocation of the lease and agree to the lease price prior to the issuance of title.

The Agricultural Crown Land Lease conditions will contain the rights and responsibilities, including the right to sell or transfer the lease, in whole, with Ministerial approval.

The lease will include, but not be limited to, the following terms and conditions:

- (1) The lease will be for fifty (50) years with the option of renewal at that time.
- (2) The lessee will clear and cultivate/develop the property as specified and approved by the Department of Fisheries, Forestry and Agriculture.
- (3) The land will be used solely for the establishment and maintenance of agriculture for the term of the lease.
- (4) The yearly rent of \$4.00 a hectare shall be subject to review every five years with the upward revision (if any) not to exceed 100% of the annual amount levied during the immediately preceding year.
- (5) The Land will be used for its intended purpose and will be subject to, and in accordance with all Provincial Acts and Regulations respecting and promotion of efficient agriculture husbandry and environment control.
- (6) The lessee will not permit the land to be inoperative in its intended purpose for a period in excess of three consecutive years.
- (7) No buildings or erections shall be undertaken without prior written consent of the Crown. In any event, applications for development must be made to the Department of Fisheries, Forestry and Agriculture.
- (8) The lease may be sold or transferred with consent from the Minister, Department Fisheries, Forestry and Agriculture for an amount not more than paid by the lessee to the Newfoundland and Labrador Exchequer Account at the time of the assignment. Consideration will be given to an additional amount, reflective of that paid for land improvements, such as clearing of wooded land and drainage improvements or such conditions as may be approved by the Minister for the Department of Fisheries, Forestry and Agriculture, but not activities which are reflective of normal farm practices, e.g. cultivation, application of soil amendments such as manure, fertilizer, lime, etc.



Government of Newfoundland and Labrador

Further information can be obtained by contacting The Land Management Division at 709-637-2081 or by visiting the Departments website at www.gov.nl.ca.