REQUEST FOR PROPOSALS
LAND FOR AGRICULTURE DEVELOPMENT

Applicants Guide

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The Department of Fisheries and Land Resources is seeking a candidate to lease and utilize identified properties throughout the Province as indicated on its website. Proposals are being solicited from existing commercial farmers, part-time commercial farmers or new farmers who are in need of land to lease, operate and develop the property as an Agricultural Crown Land lease for COMMERCIAL DEVELOPMENT.

Proposals must be submitted to the Department location as indicated in the Property Summary Document for the property being applied for. Deadlines for application, where applicable, will be indicated on the website and in the Summary Document. Incomplete application or applications received after the deadline date will be returned.

Maps, information regarding soil suitability and previous land use as well as acreages are indicated in the Summary Document for each property however it is strongly recommended that the applicant visit the site to confirm its suitability for the intended purpose before making application. The Department of Fisheries and Land Resources 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.

The Department of Fisheries and Land Resources may provide road access to lots however winter access and measures for dust control will not be provided by the Government of Newfoundland and Labrador.

Open vs. Deadline Request for Proposals

It is important that soil resources suited to agriculture development are used 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 deadlined process, reviewed together and ranked using a predetermined set of criteria. In areas where demand for agriculture is low, applications will be accepted on a first come, first served basis through an open Request for Proposals.

Regardless of the process, applicants will still however be required to submit a suitable proposal and demonstrate clearly their ability to meet their plans.
**Fees**

Once notified, successful applicants will be required to submit an 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 at the Regional Crown Lands Office by cash, cheque or money order, payable to the Newfoundland Exchequer Account.

Preparation of document fee, $300 (plus 15% HST) 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 except where the property was the result of a Land Consolidation Program purchase. In this case, the applicant will be responsible to reimburse the Department for the cost of the survey and land improvement costs that has already been completed. Properties purchased under the Land Consolidation Program will be identified in the Property Summary Document. Applicants competing for properties purchased under the Land Consolidation Program will be required to include a Development Fee Proposal Agreement with their application indicating their approval.

The annual rental fee for Crown Land Agricultural Leases is $4/ha/year (plus 15% HST).

**Application / Approval Process**

Interested individuals or groups must make application and outline their development proposals by completing an Application for Crown Land and Proposal/Farm Development Plan. In the case of properties that were purchased under the Land Consolidation Program, a Development Fee Proposal Agreement will also be required. **Incomplete applications or applications received after the deadline date, where applicable, will be returned to the applicant.**

Agricultural developments will be required to meet local and provincial zoning requirements and will require approval from the municipality if it falls within a town or city boundary or planning area.

ALL proposals will be evaluated by a Regional Selection Committee made up of various representatives of the Department of Fisheries and Land Resources.
Applications and farm plans will be evaluated and ranked by these committees based on the following criteria:

- commercial viability;
- 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;
- markets/quotas available to the farm;
- proximity of the land to the applicant’s farm, if applicable; and
- proposed management and use of the additional land.

The Regional Selection Committee will recommend the candidate(s) with the most suitable farm plan who can demonstrate the best agricultural use of the land. The Committee will also recommend any special lease conditions that might be applicable to a particular parcel of land (eg: 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, Land Management Division and Executive who will direct the Department’s final recommendation for allotment of the land and the successful applicant will be notified.

The Department of Fisheries and Land Resources will then process the application through the normal Crown Lands Process.

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

**Successful Applicants**

The successful applicant will be notified of their approval and will have 30 days submit the Crown land application fee. Application fees not received within 30 days of approval will result in cancellation of the approval with the property being offered to the next suitable candidate.

Occupation or development of the property is prohibited until full title has been issued which includes the provision of an acceptable survey or payment of survey costs where the property was purchased under the Land Consolidation Program.
**Development Conditions**

The successful candidate 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 the agricultural Crown Land lease.

The Agricultural Crown Land lease will contain all the usual 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 and Land Resources.
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 agricultural 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 and Land Resources.
8. The lease may be sold or transferred with consent from the Minister, Department Fisheries and Land Resources 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 and Land Resources, but not activities which are reflective of normal farm practices, eg. cultivation, application of soil amendments such as manure, fertilizer, lime, etc.

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.