

Applicant's Guide

Request for Proposals

Land for Agriculture Development

Revision: November, 2025

The Department of Forestry, Agriculture and Lands (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 Department webpage along with the associated Request for Proposals (RFP) 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 RFP package will outline all supporting documentation required for the associated application, which will include a 5 Year Farm Development Plan (FDP) and the Commercial Farm Business Plan (BP) that clearly outlines the applicant's proposal for land development. Information regarding application submission and deadlines will be found in the RFP Document. FDP and BP's must be completed in conjunction with the Agriculture Development Officer. 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 they 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 a properly executed Crown Lands title is issued. This will include the provision of an acceptable survey or re-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 applicant is solely responsible for evaluating and satisfying itself whether the land is suitable for any intended agricultural purpose and all costs related thereto. RFP applicants 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 integrated in 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 FDP and BP. Please be advised that in a Closed Deadline RFP competition, successful applicants only would be required to pay the Crown lands application fee and complete a Crown lands application through the new Crown lands portal.

<https://www.gov.nl.ca/crownlands/apply-for-crown-lands/>

Successful applicants will be required to submit their documentation to Crown lands within 30 days of receiving notification of their approval. Failure to do so will result in cancellation of their application and the next ranked applicant will be considered.

A document preparation 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 applicant 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.

The FDP and BP 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 FDP and BP 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.). These candidates will be advanced for the Department to provide a final recommendation on the allocation of the parcel of land, as a Crown lands agriculture lease.

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 fees prior to the issuance of title. The Agricultural Crown Land Lease conditions contained within the FDP and BP under Schedule C should be reviewed and understood by all applicants prior to submission of the RFP.

Further information can be obtained by contacting The Land Management Division at 709-637-2081 or by visiting the Department's website at <https://www.gov.nl.ca/fal/>