MHBC
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THE REGION OF PEEL & TOWN OF CALEDON LAND EVALUATION AREA REVIEW (LEAR) STUDY

PUBLIC INFORMATION OPEN HOUSE

April 7, 2015

TOWN OF CALEDON

Region of Peel
Working for you

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Land Evaluation Area Review (LEAR)

- Existing Prime Agricultural, Agricultural and Rural Areas in Region of Peel and Town of Caledon Official Plans

- Confirm accuracy of Prime Agriculture Area mapping as a basis to protect the best agricultural land from impacts of urban and rural non-farm uses

- Peel and Caledon Official Plans enable LEAR study to identify Prime Agricultural Areas

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WHAT IS A LEAR?

- LE = Land Evaluation
- AR = Area Review

- LEAR is a Regional exercise - a comparative study of Agricultural Lands within the defined Study Area

- LEAR is a technical tool to assist municipalities in identifying Prime Agricultural Areas for protection in policy documents (i.e. Official Plan)

- Developed by OMAF, a LEAR is the Provincial Standard for the identification of Prime Agricultural Areas by Planning Authorities

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WHAT DOES A LEAR DO?

- Ensures Prime Agricultural Area mapping in the Region of Peel and Town of Caledon Official Plans are consistent with Provincial Policy and Guidelines
- Protects high quality agricultural land for future food production
- Protects and enhances the agricultural economy
- Provides technical recommendations on refinement of Prime Agricultural Area in Caledon

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WHAT DOES A LEAR NOT DO?

- LEAR does not compare lands within the Region to Agricultural lands outside of the Study Area (other Region)
- LEAR does not amend Official Plan land use designations. This is a separate process under the Planning Act
- LEAR studies are not undertaken to satisfy municipal comprehensive review requirements for settlement boundary expansions

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COMPONENTS OF A LEAR

Evaluation Units

- Individual parcels are the Evaluation Units

Land **E**valuation Factor (50% Weighting)

- Based on CLI for Agriculture
- Topography considered in LE score

Area **R**eview Factors (50% Weighting)

- Fragmentation (12.5% of total score)
- % of Agricultural lands in production in the Evaluation Unit (12.5% of total score)
- % of land in agricultural production within one kilometre of the agricultural unit (12.5% of total score)
- Conflicting Land Uses (12.5% of total score)

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DETERMINATION OF STUDY AREA

- The initial Study Area included all of those lands within the Town of Caledon that are designated Rural, General Agriculture and Prime Agriculture Area in the Town's Official Plan. It also included all of the lands designated as Prime Agricultural Area in the Region of Peel Official Plan.

SCREENING FACTORS WERE THEN APPLIED WHICH INCLUDED:

- Lands in the Rural designation which do not comprise 250 contiguous hectares (618 acres) or greater and that were not classified 'Farmed' by Ecological Land Classification (ELC) data were excluded from the final Study Area. Lands designated Rural which were classified as being farmed under the ELC and comprised 250 ha or larger of contiguous area were included in the Study Area.

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DETERMINATION OF STUDY AREA

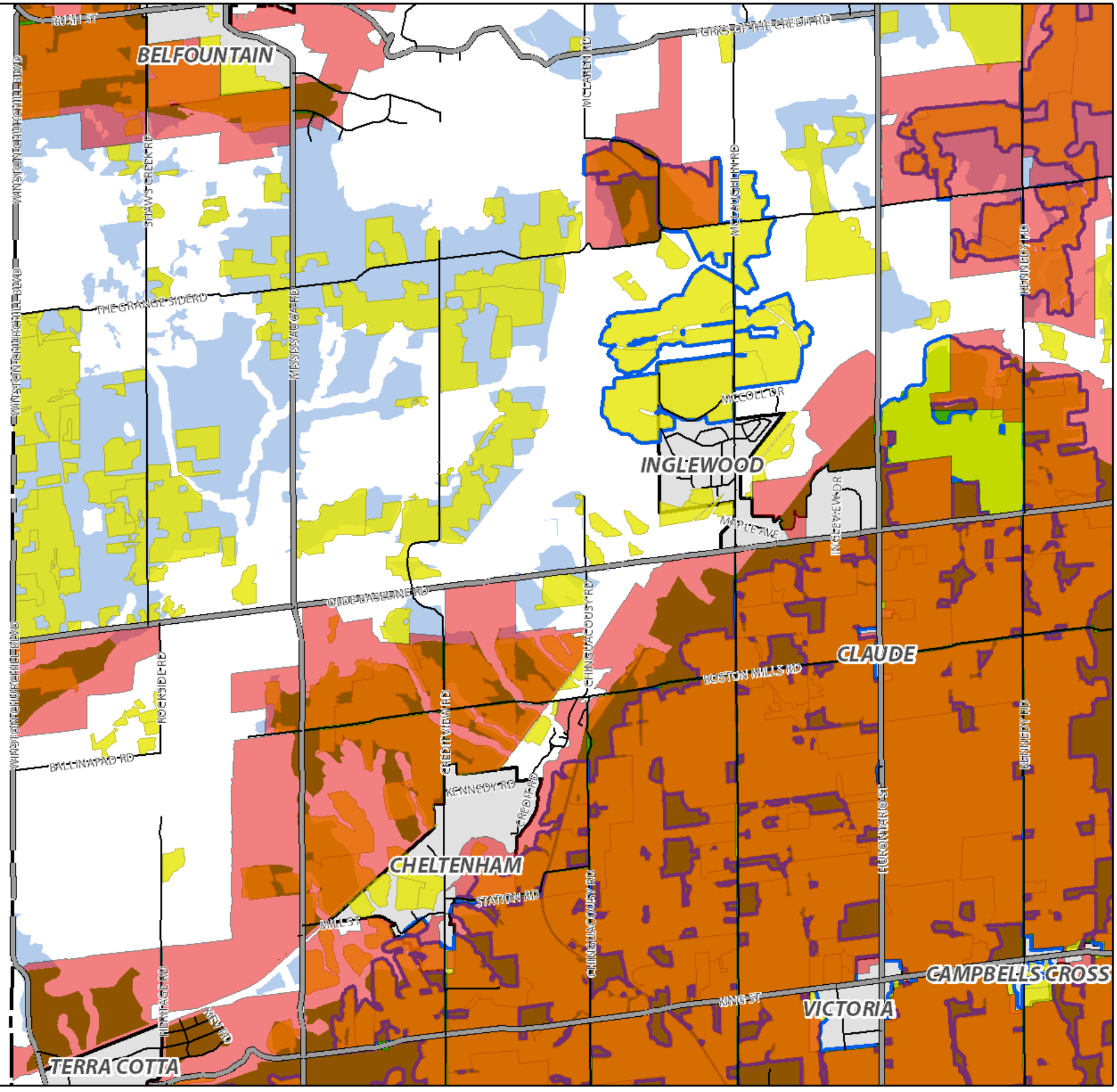
- Lands currently designated Prime Agriculture or General Agriculture by the Region and/or Town Official Plans that are less than 20 ha (50 acres) of contiguous lands were excluded as they were considered “small pockets” of agricultural lands as opposed to part of a larger agricultural area.

- Lands within settlement areas and urban boundaries were excluded; and,

- Properties within the Study Area that had been previously evaluated and received site-specific planning approval to be removed from the Prime Agricultural Area were excluded. These properties will continue to retain their approved land use designation.

Legend

- Settlement Area
- Ecological Land Classification - Agricultural Land Class (2011)
- Ecological Land Classification - Agricultural Land Class (2011) With 20m Buffer Contiguous 250 ha
- Combined Region of Peel & Town of Caledon Official Plan - General Agricultural & Prime Agricultural Area Designation
- Town of Caledon Official Plan - Rural Area Designation
- Study Area Parcels



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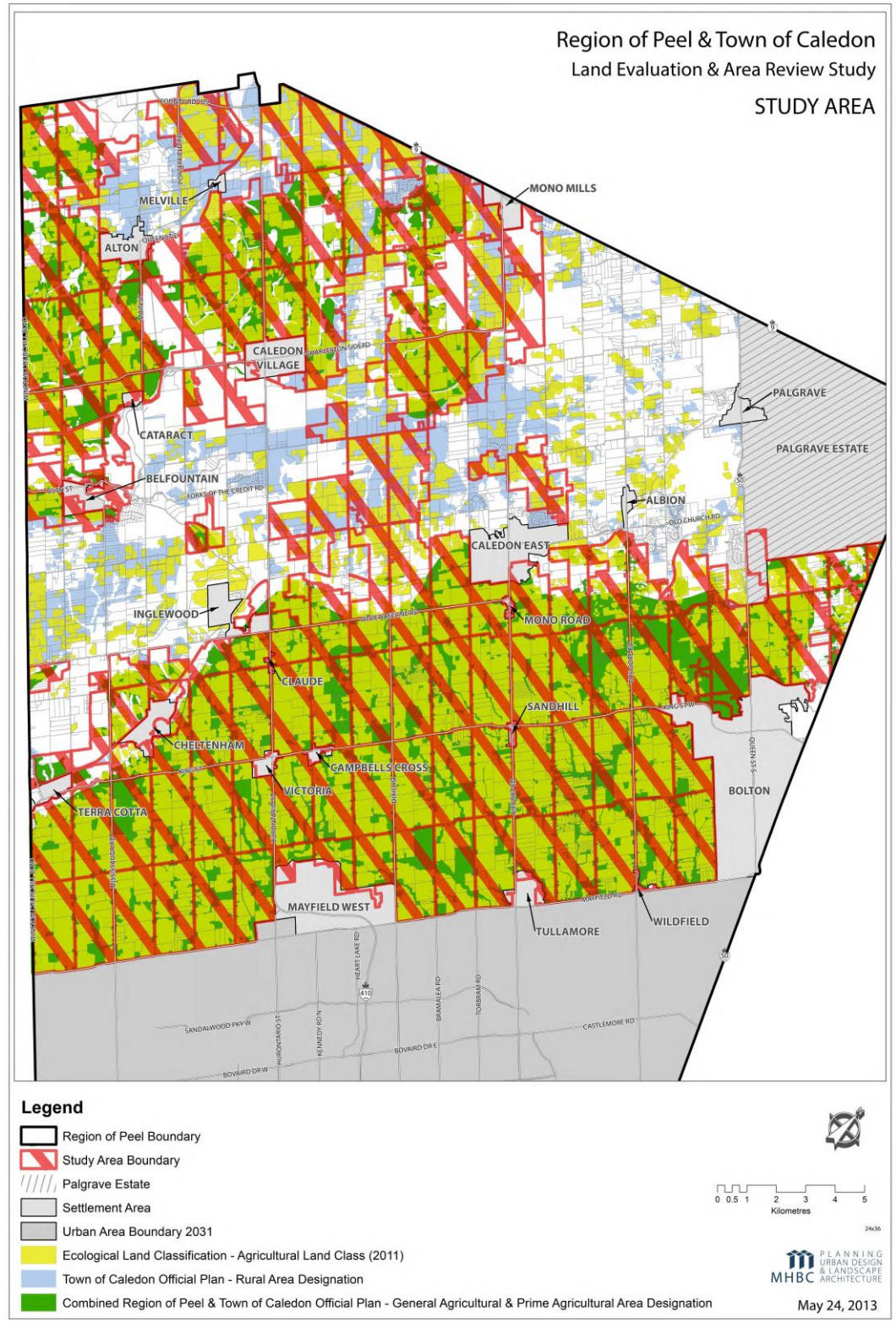

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LEAR REVIEW COMMITTEE

- The LEAR guidelines directs the establishment of an agricultural advisory committee to guide the LEAR process.
- In 2013, the Peel Agricultural Advisory Working Group (PAAWG) was selected by the study team to be part of the LEAR Review Committee.
- The LEAR Review Committee also includes staff representatives from the Ontario Ministry of Agriculture & Food, Credit Valley Conservation and Toronto Region Conservation.
- The LEAR Review Committee provided input into the LEAR process as it refined the Study Area and selected and weighted the LEAR factors.
- The LEAR Review Committee assessed the LEAR scores and selected a recommended Threshold score and range.

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LAND EVALUATION FACTOR

- 50% of Total LEAR Score
- The Ontario Ministry of Agriculture and Food (OMAF) soils data set was applied to the Evaluation Units
- OMAF data was cross referenced with slope data to confirm Canada Land Inventory (CLI) rating
- The area and percent occurrence of each soil type inside each soil polygon within each Evaluation Unit was calculated and a score was assigned

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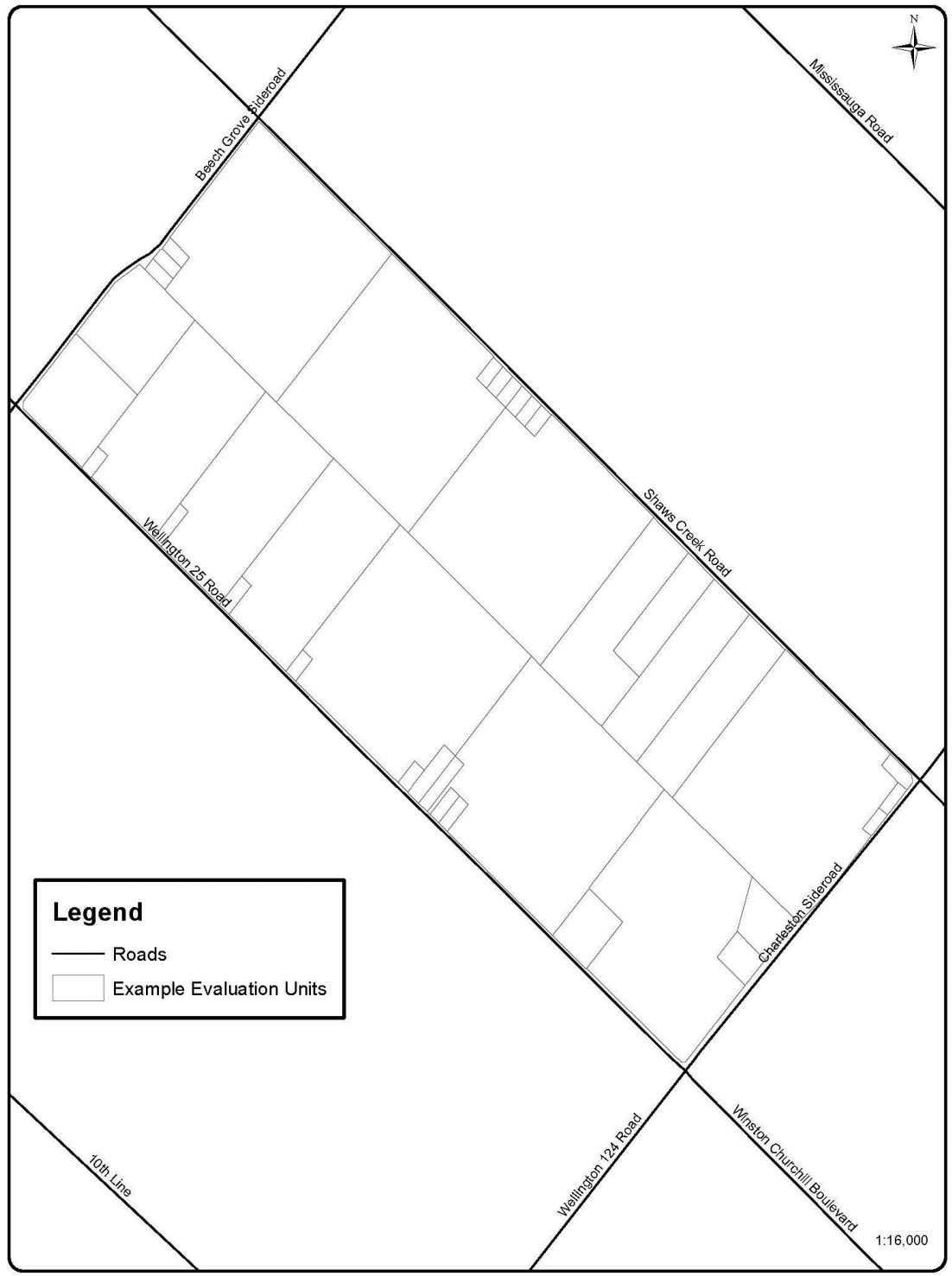

- Evaluation Units based on existing property boundaries

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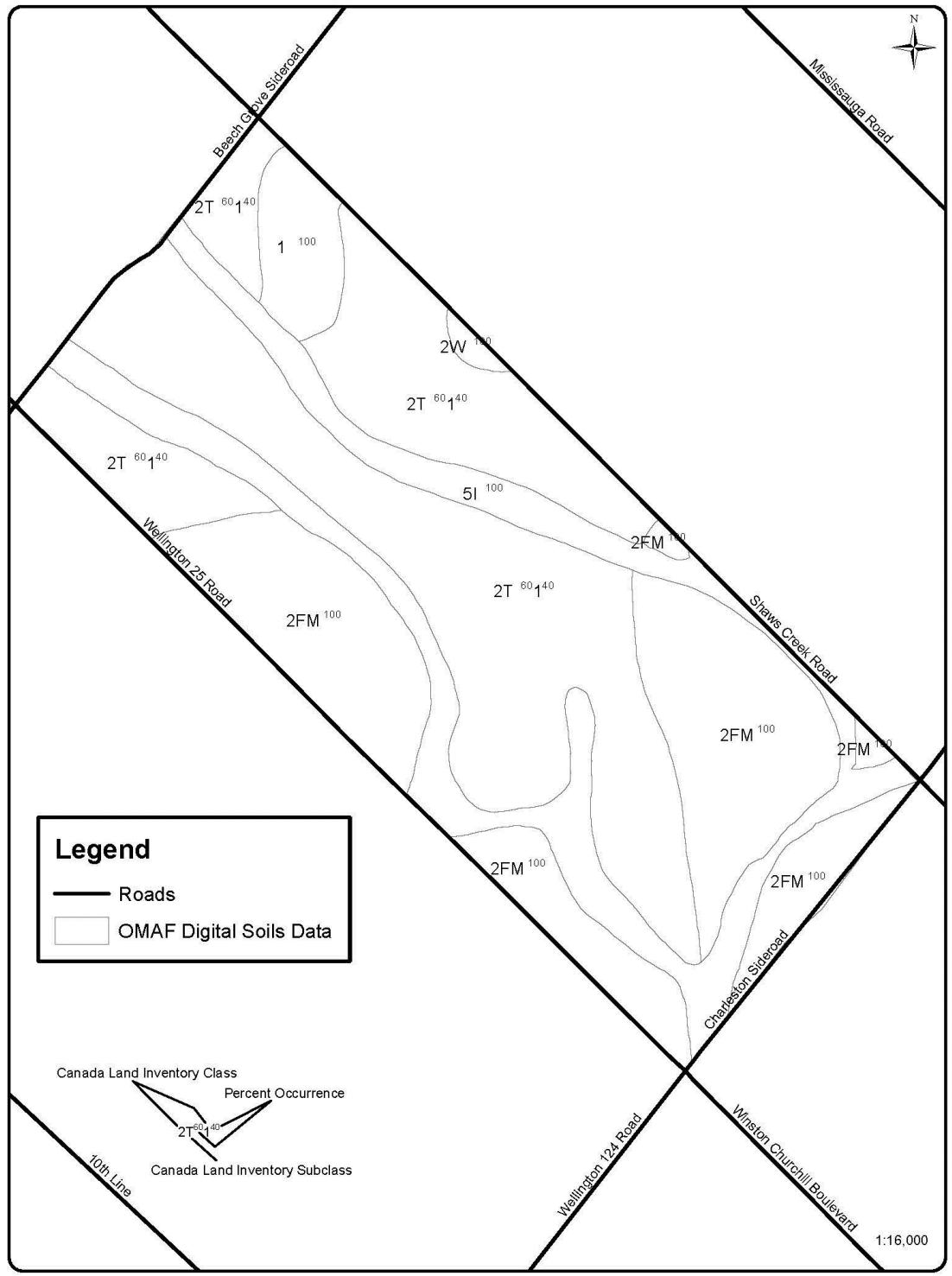

- OMAF CLI information overlay for the same area
- Illustrates primary and secondary CLI for each soil polygon
- Illustrates percent occurrence of primary and secondary CLI

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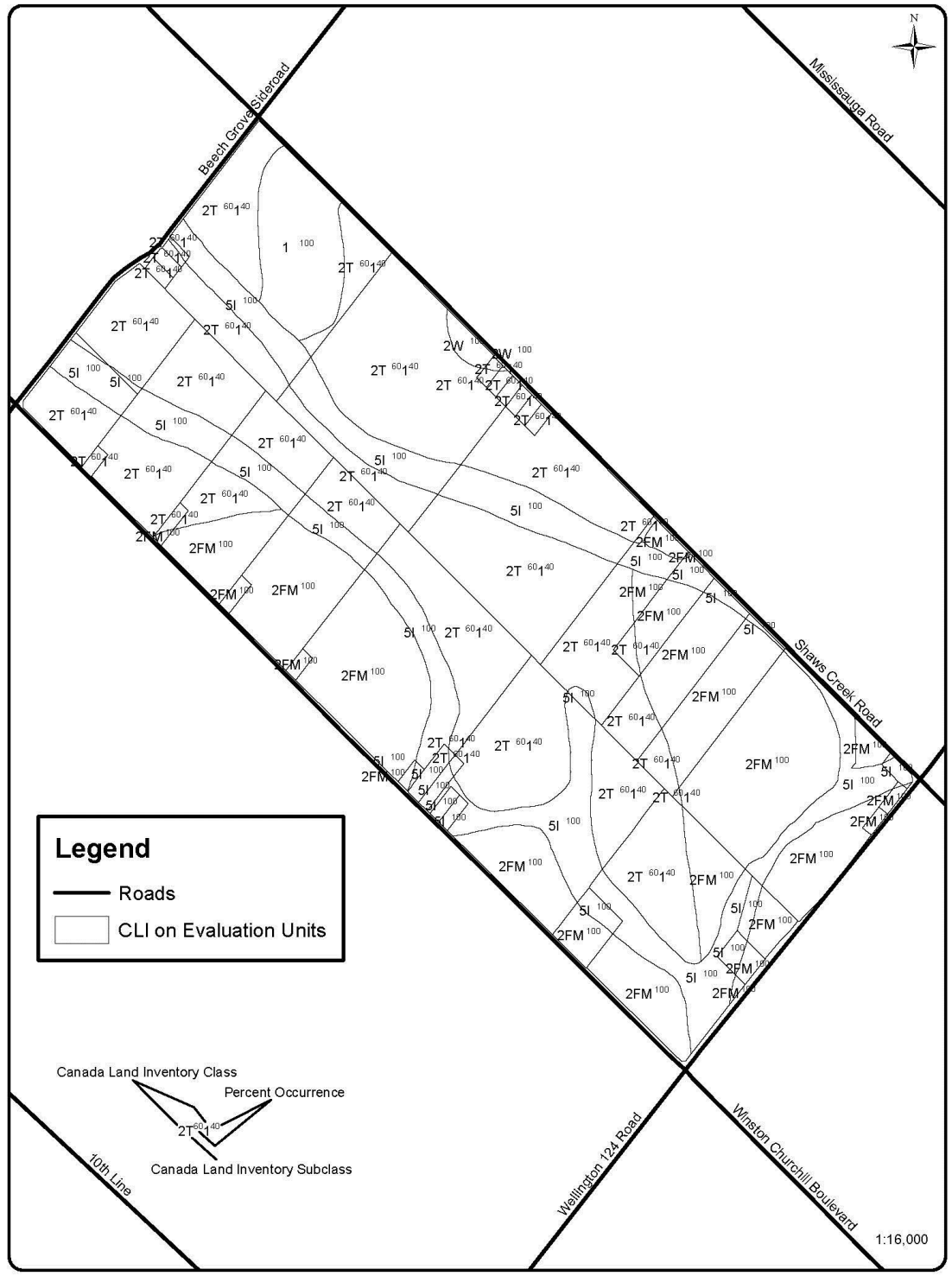

- Intersection of CLI and Evaluation Unit data

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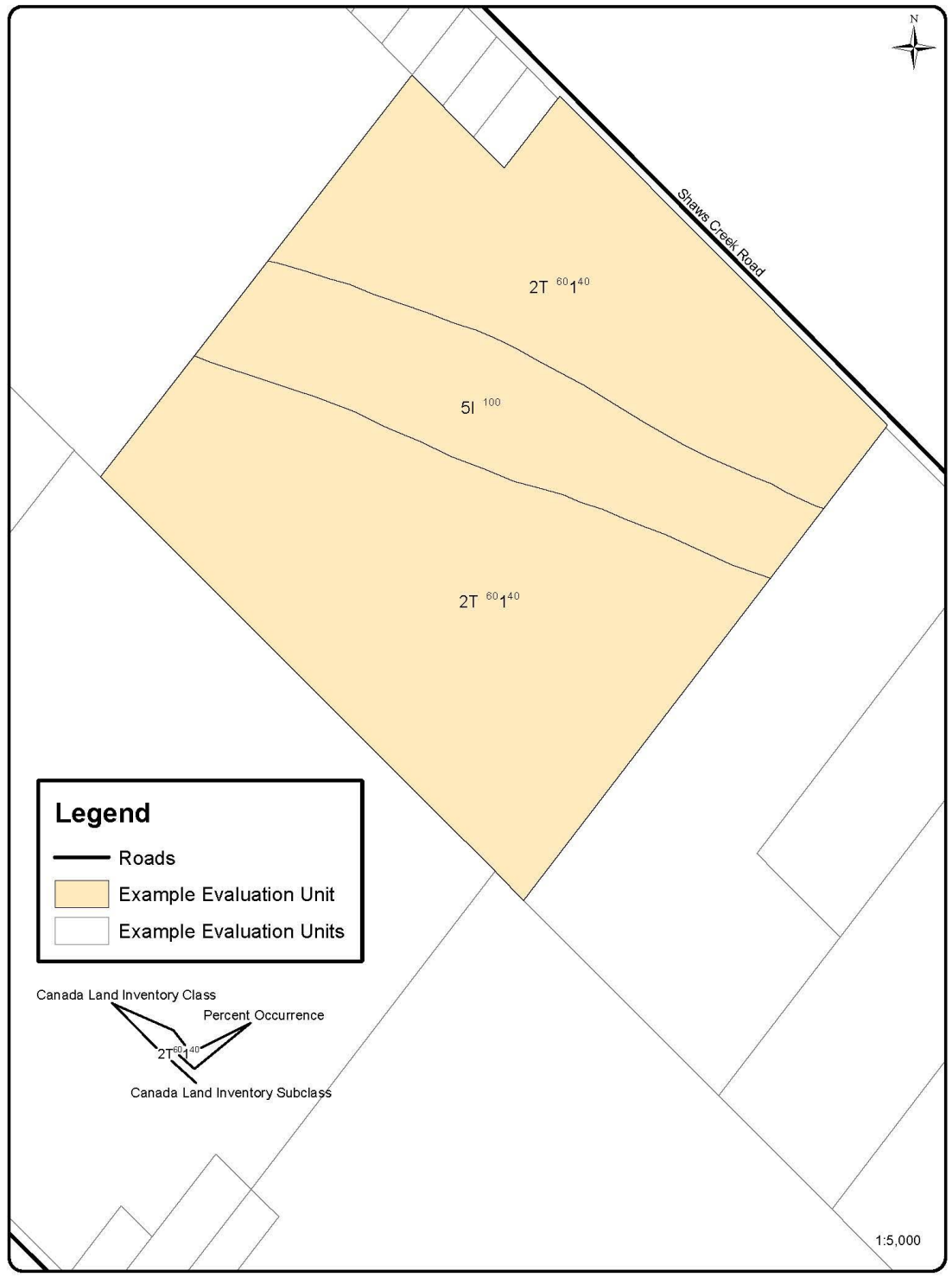

- Example of one Evaluation Unit intersected with OMAF CLI data
- Illustrates primary and secondary CLI data (with percent occurrence)

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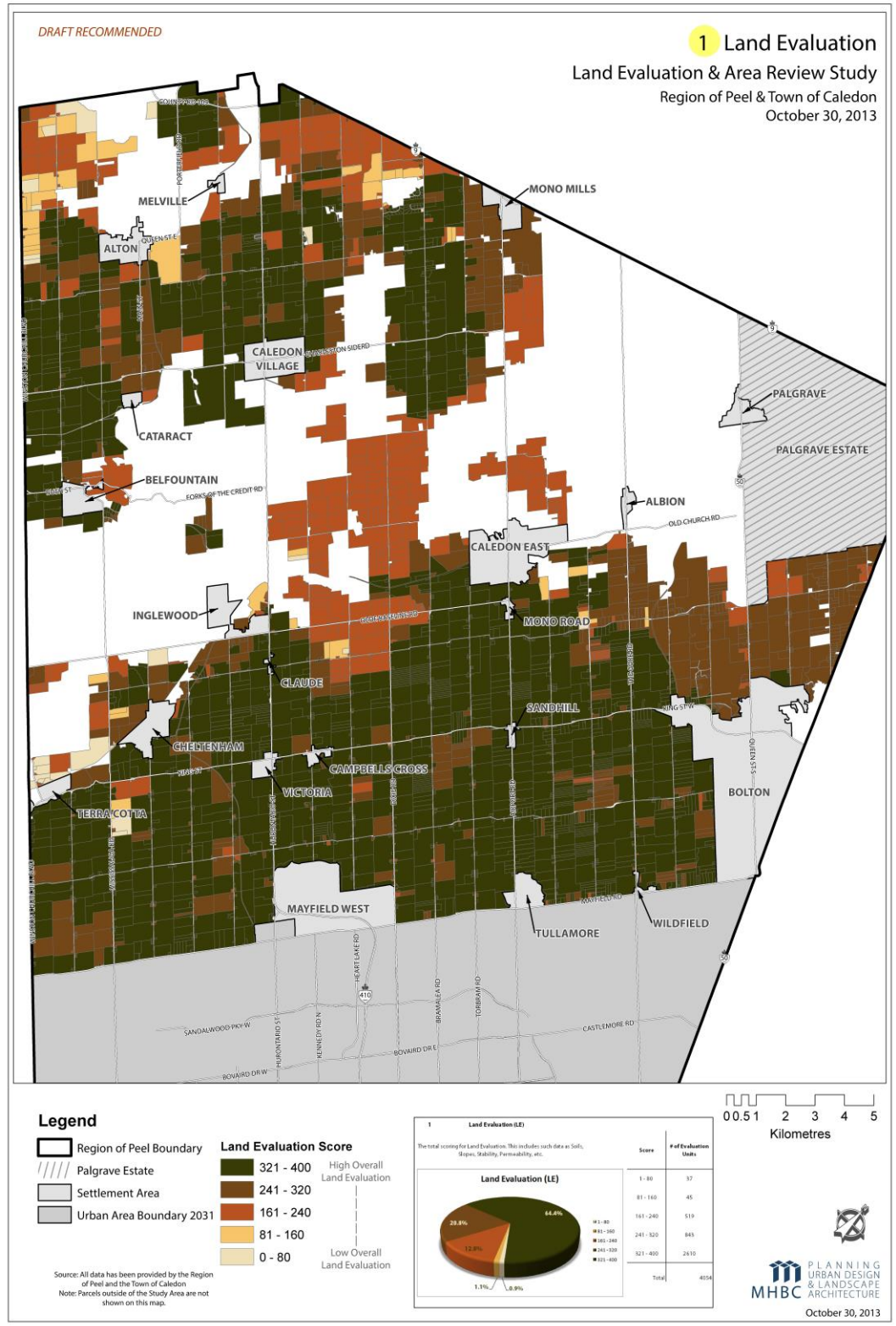

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AREA REVIEW FACTORS

- 50% of Total LEAR Score
- Four Area Review (AR) Factors were selected by the LEAR Review Committee:
  - Fragmentation (12.5% of total score)
  - Percentage of Evaluation Unit in Agricultural Use (12.5% of total score)
  - Agricultural Uses within One Kilometre of Evaluation Unit (12.5% of total score)
  - Conflicting Land Uses (12.5% of total score)

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AR FACTOR - FRAGMENTATION

Each parcel was evaluated using a 300 metre buffer from the parcel. Using GIS the number of additional parcels within that 300 metre buffer excluding the evaluation unit itself was determined. The fragmentation number was then ranked according to the following table.

# of Lots	Score	# of Lots	Score
< = 10 additional lots	=100	20 lots	= 50
11 lots	= 90	21 lots	= 40
12 lots	= 90	22 lots	= 40
13 lots	= 80	23 lots	= 30
14 lots	= 80	24 lots	= 30
15 lots	= 70	25 lots	= 20
16 lots	= 70	26 lots	= 20
17 lots	= 60	27 lots	= 10
18 lots	= 60	28 lots	= 10
19 lots	= 50	> = 29 lots	= 0

FRAGMENTATION FACTOR SCORE & MAPPING

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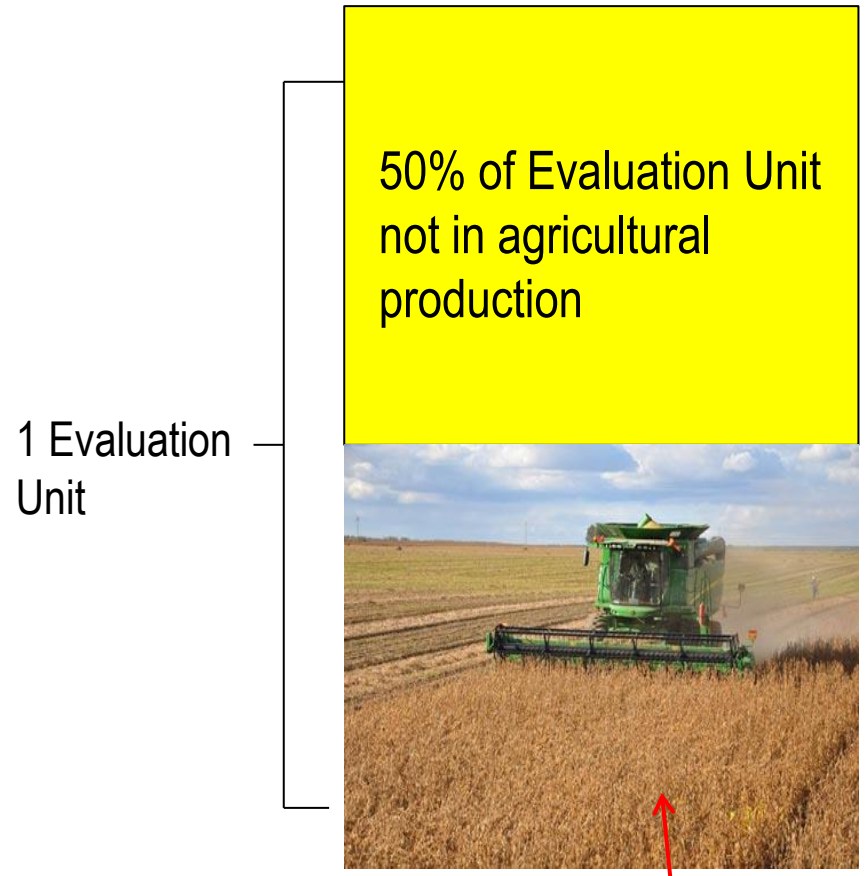
AR FACTOR - % OF AGRICULTURAL LANDS IN PRODUCTION IN THE EVALUATION UNIT

- Using ELC data that shows land in agricultural production (2010) each Evaluation Unit was provided a score based on the percentage of land within that Evaluation Unit that was being used for agriculture

- That percentage was then applied to a simple scale using the percentage as the score

- EXAMPLE: If 50% of the lot was used for agricultural purposes the score would be 50



Score = 50

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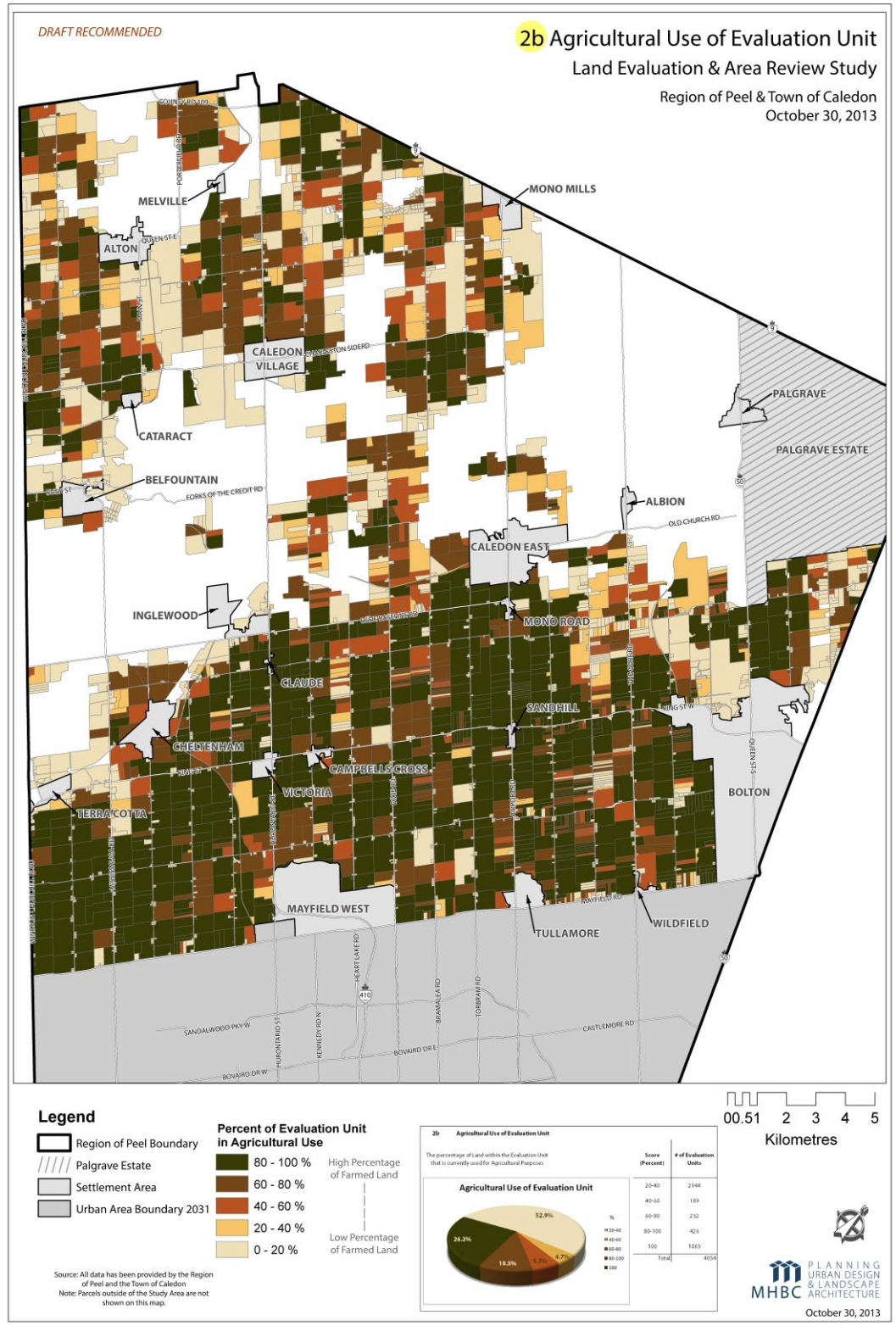
% OF AGRICULTURAL LANDS IN PRODUCTION IN THE EVALUATION UNIT FACTOR – SCORE & MAPPING



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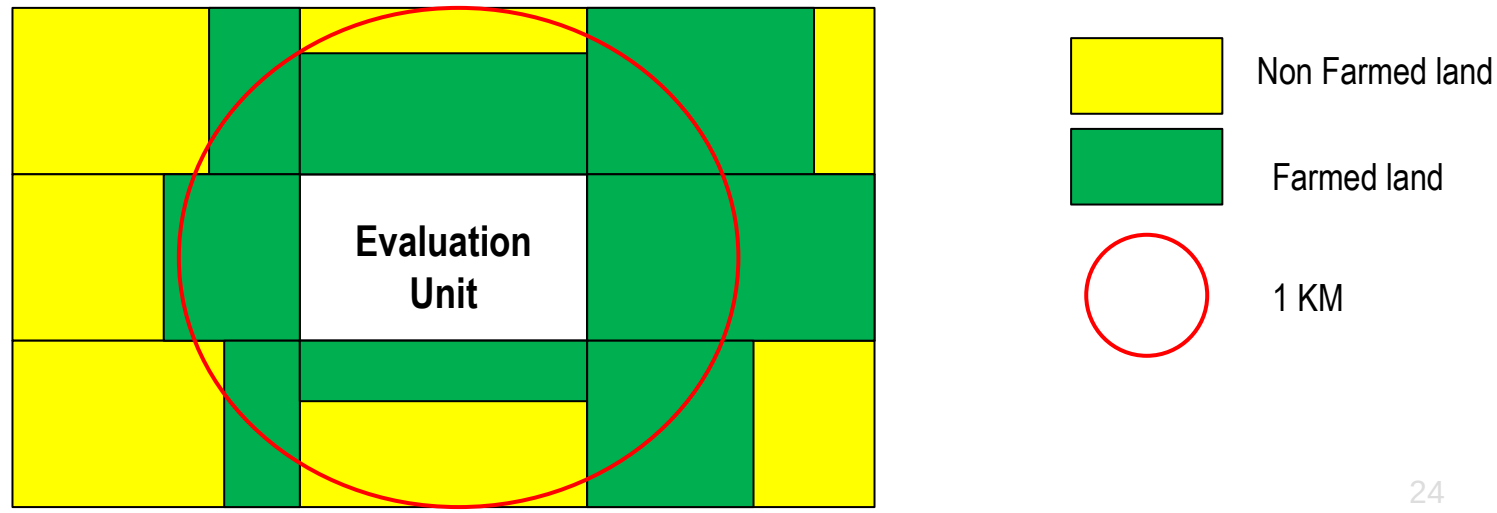
AR FACTOR - % of Land in Agricultural Production Within One Kilometre of the Evaluation Unit

- Utilizing the same data as the previous factor, the GIS program was able to calculate the total area of land within one kilometre of the Evaluation Unit and then determine what proportion of that land was used for agriculture purposes

- The percentage of lands within one kilometre of the evaluation units was then applied to a perfect score of 100 resulting in the score for the individual Evaluation Unit



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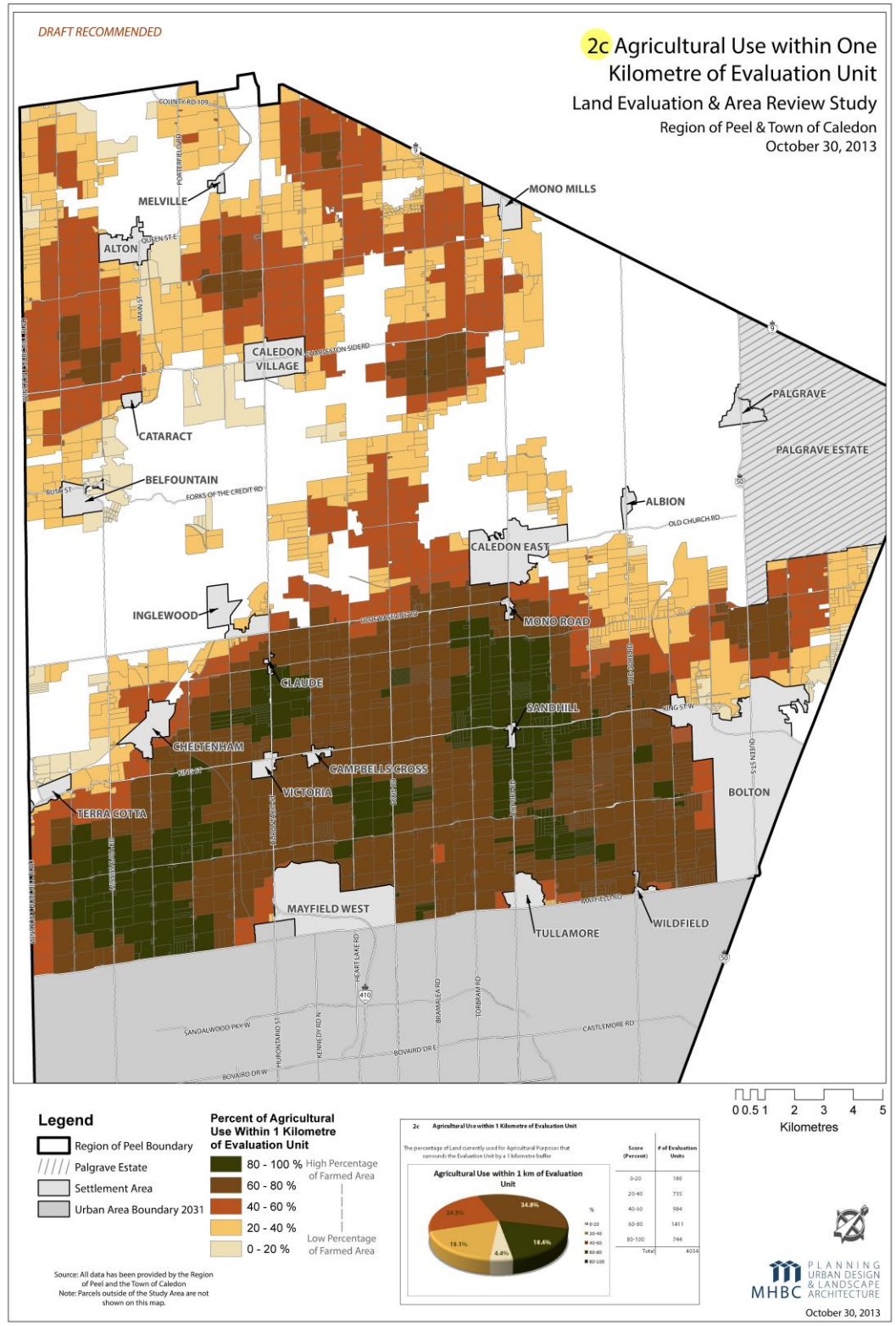
% OF LAND IN AGRICULTURAL PRODUCTION WITHIN ONE KILOMETRE OF THE EVALUATION UNIT FACTOR SCORE & MAPPING



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AR FACTOR - CONFLICTING LAND USES

- Three potential conflicting land uses were selected by the Review Committee:
  - Sensitive land uses (schools, places of worship and other institutional uses and parks) (33 % of 12.5%)
  - Proximity to urban areas (33% of 12.5%)
  - Proximity to major traffic arteries (33% of 12.5%)

- The Evaluation Unit was scored based on its distance from an urban area utilizing a two kilometer radius as having no impact or a 0 score. The scores were then calculated based on the following distances:

less than 500 metres	0
500 metres to 1,000 metres	25%
1,001 metres to 1,500 metres	50%
1,501 to 2,000 metres	75%
>2001 metres	100%

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CONFLICTING LAND USES

MPAC Codes utilized to identify conflicting land uses were:

- 100's represent Vacant Lands
- 200's represent Agricultural Lands
- 300's represent Residential Lands
- 400's represent Commercial Lands
- 500's represent Industrial Lands
- 600&700's represent Government, Institutional & Recreation

Of the MPAC Property codes, these are examples of the conflicting land uses:

- Cemeteries
- Municipal/Provincial Parks
- Bed & Breakfast Establishments
- Open Space
- Airports
- Commercial Uses
- Industrial Uses
- Schools

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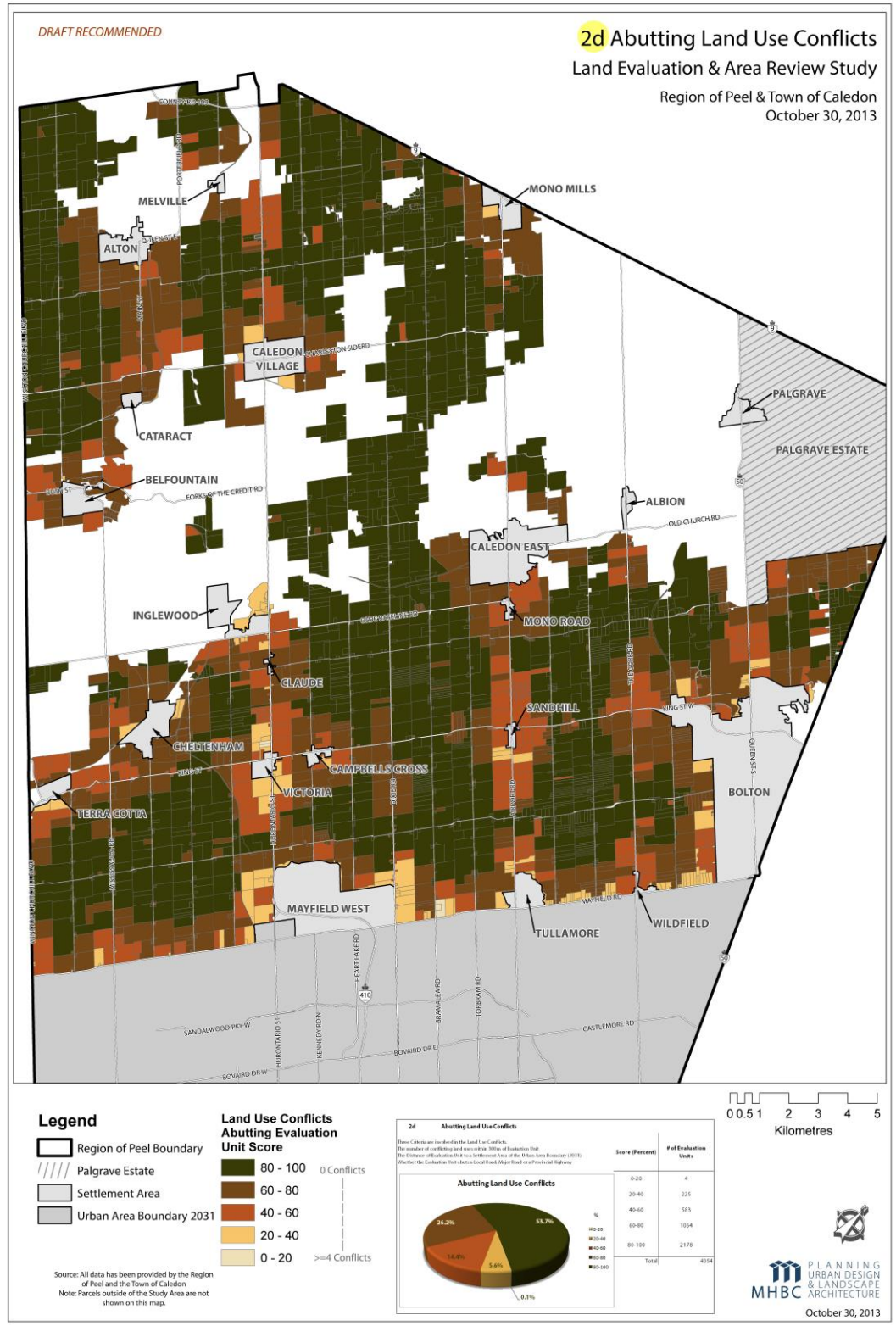
CONFLICTING LAND USES FACTOR SCORE & MAPPING



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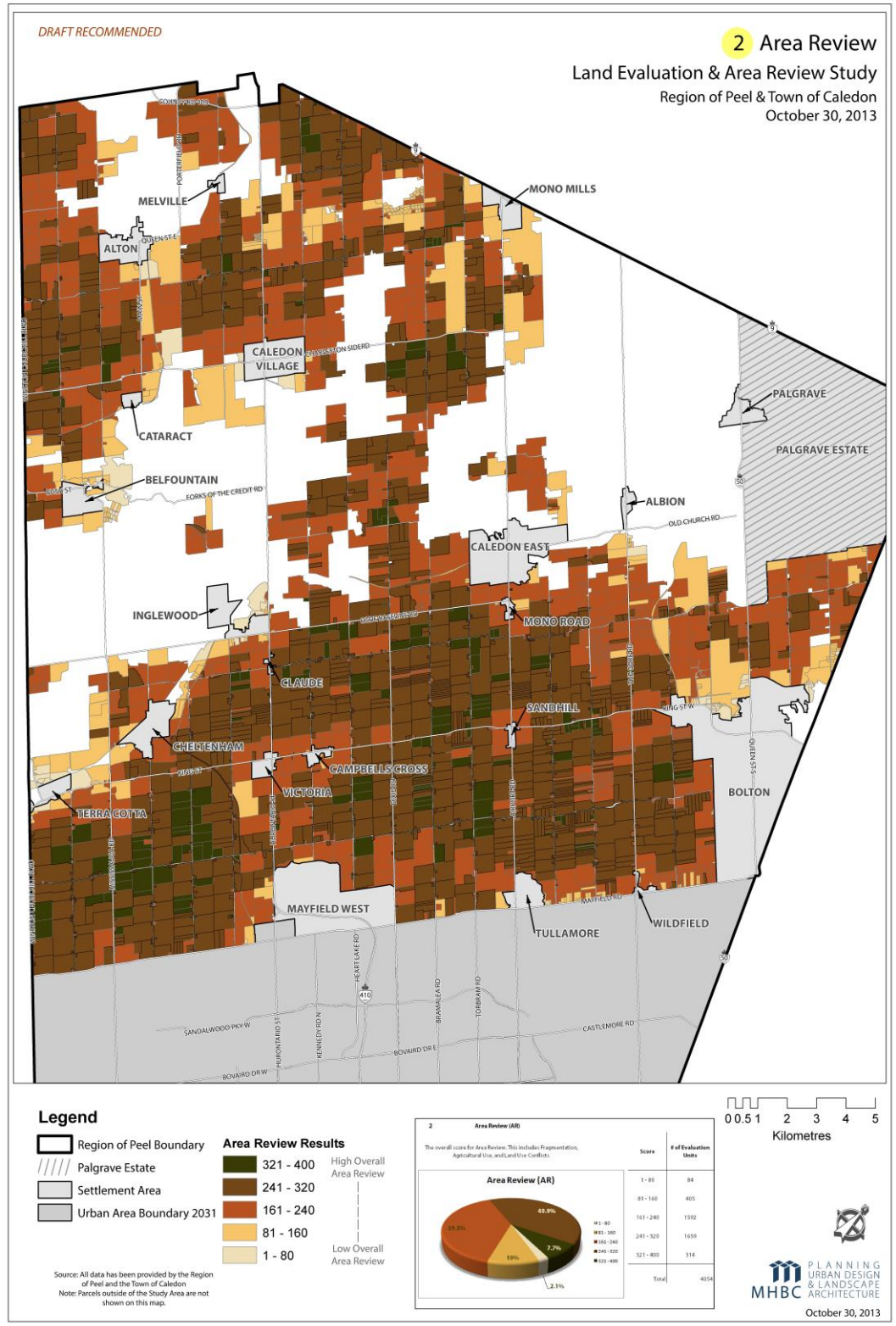

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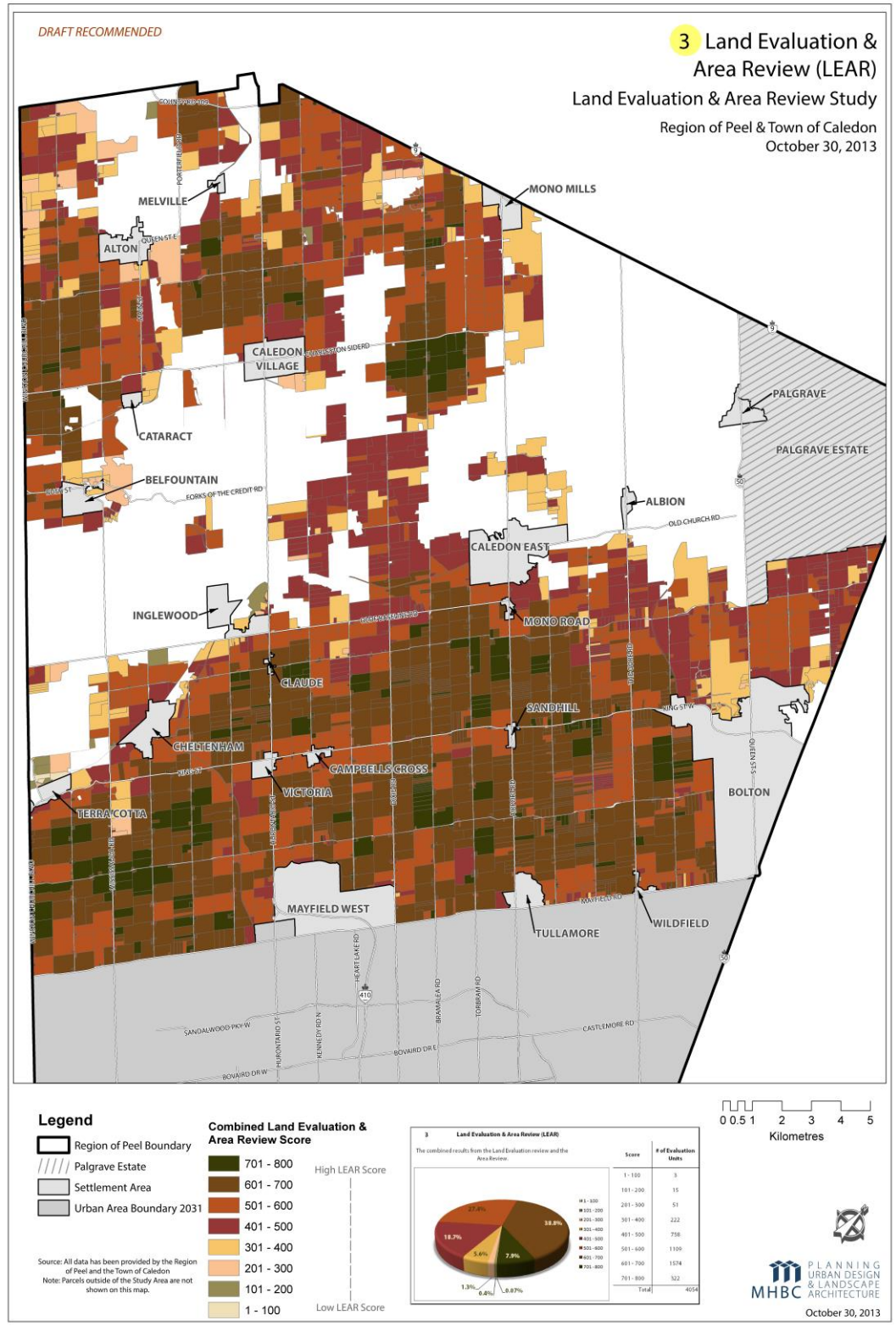

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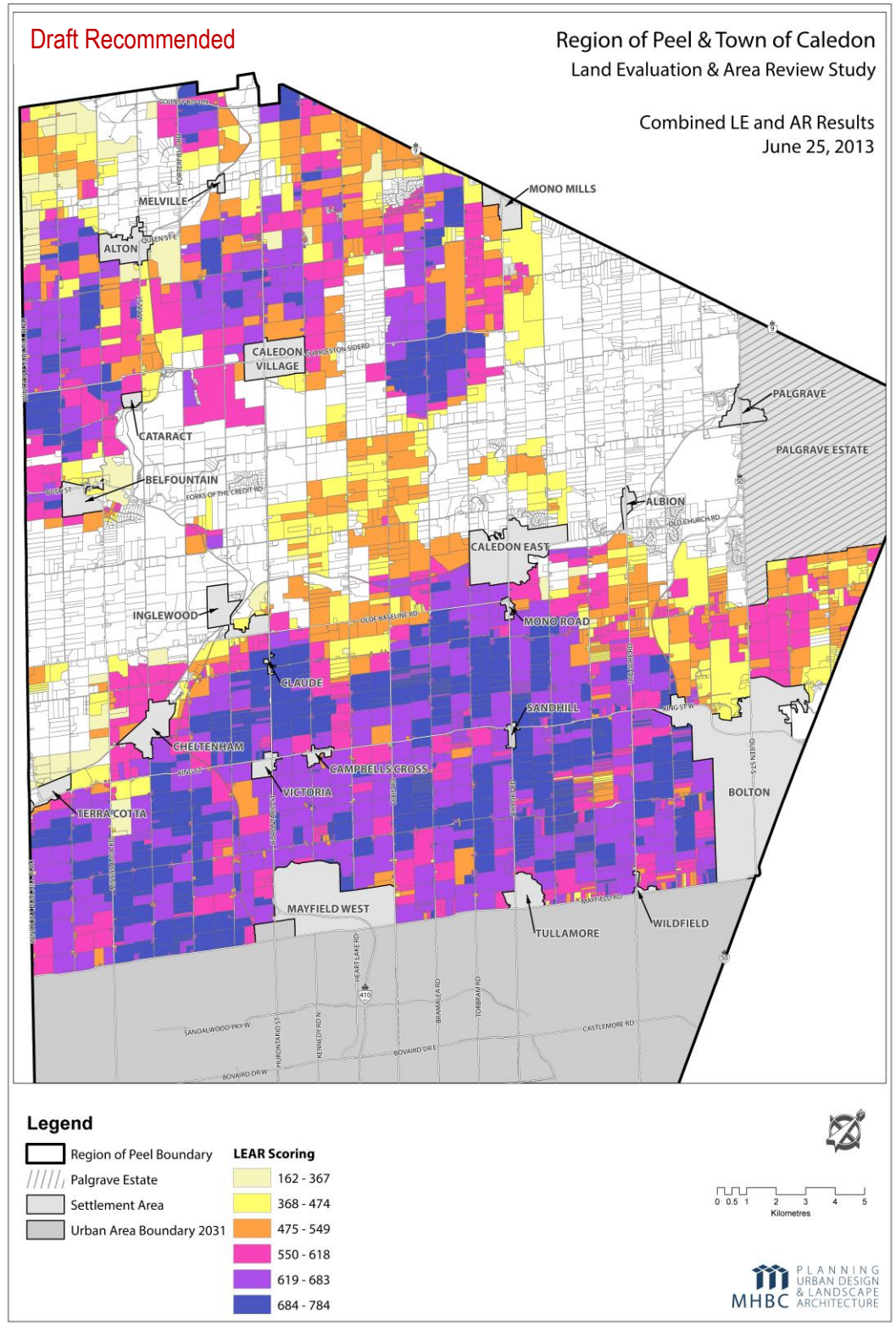

<u>Jenks Natural Breaks Method</u>

- Determines the best arrangement of values into different classes

- Seeks to reduce the variance within classes and to maximize the variance between classes.

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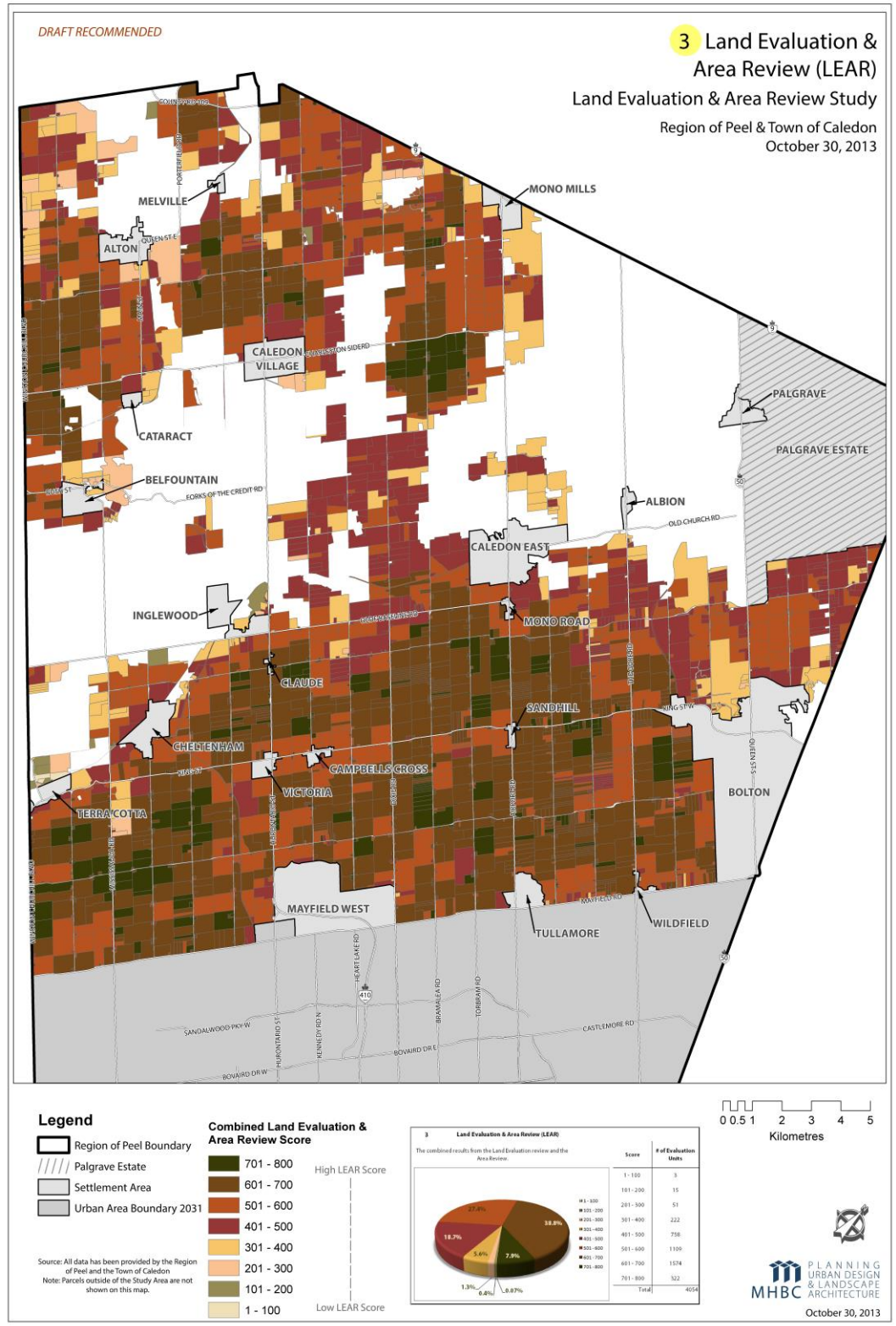

Equal Distribution Method

- Classification is divided equally (example: a range of 200 score for each class)

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LEAR THRESHOLD

- After each Evaluation Unit is given its LEAR score, a Threshold score and range is selected to identify a Recommended LEAR Prime Agricultural Area.
- Based on statistical analysis that considers the patterns and distributions of high scoring Evaluation Units.
- A recommended Threshold score and range of “535-800” was tested by the study team and the Review Committee selected 535.
- The Threshold determines which lands may potentially be considered as a Recommended LEAR Prime Agricultural Area.
- Lands that score below the Threshold may retain or be considered for a General Agriculture or Rural Area land use designation.

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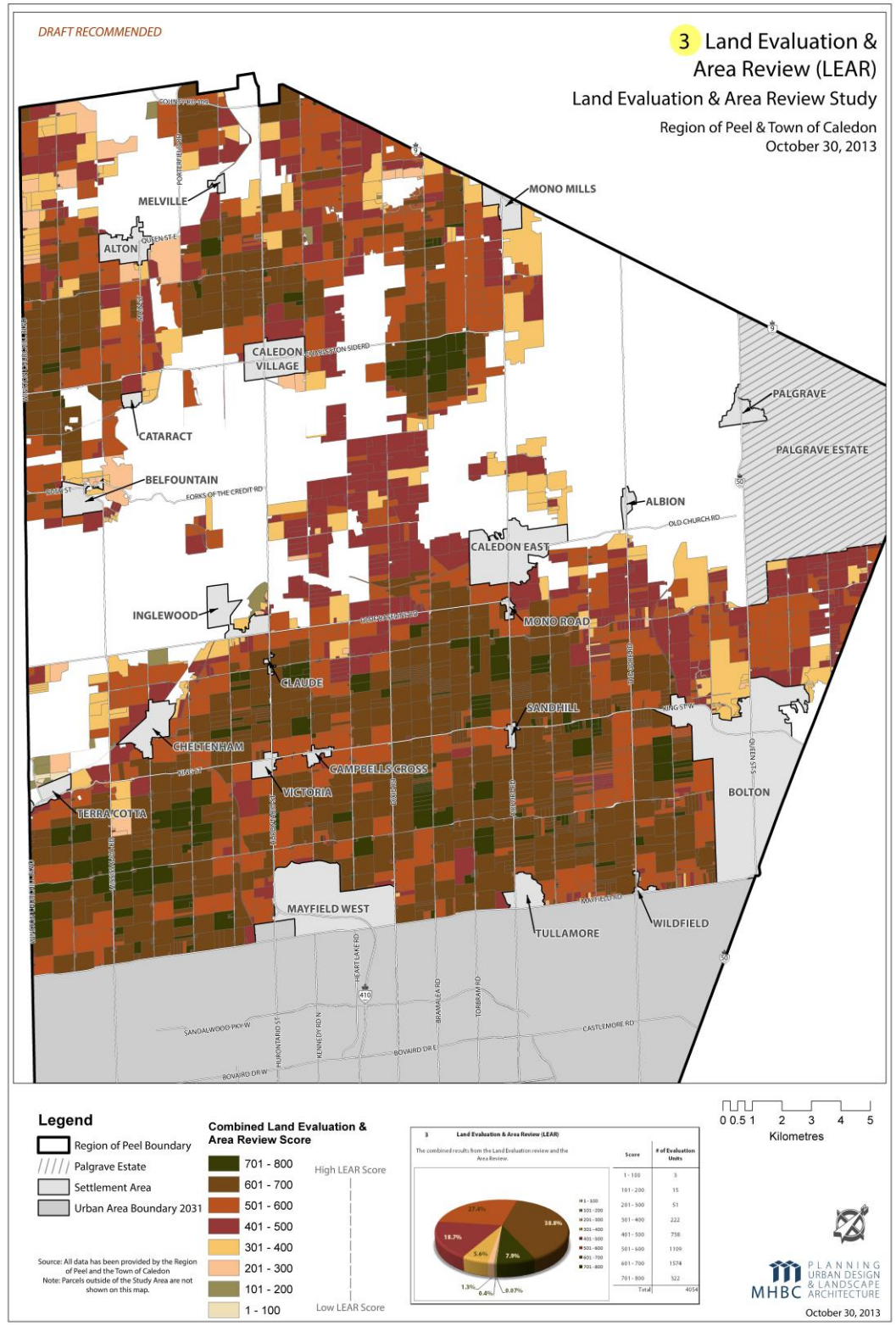

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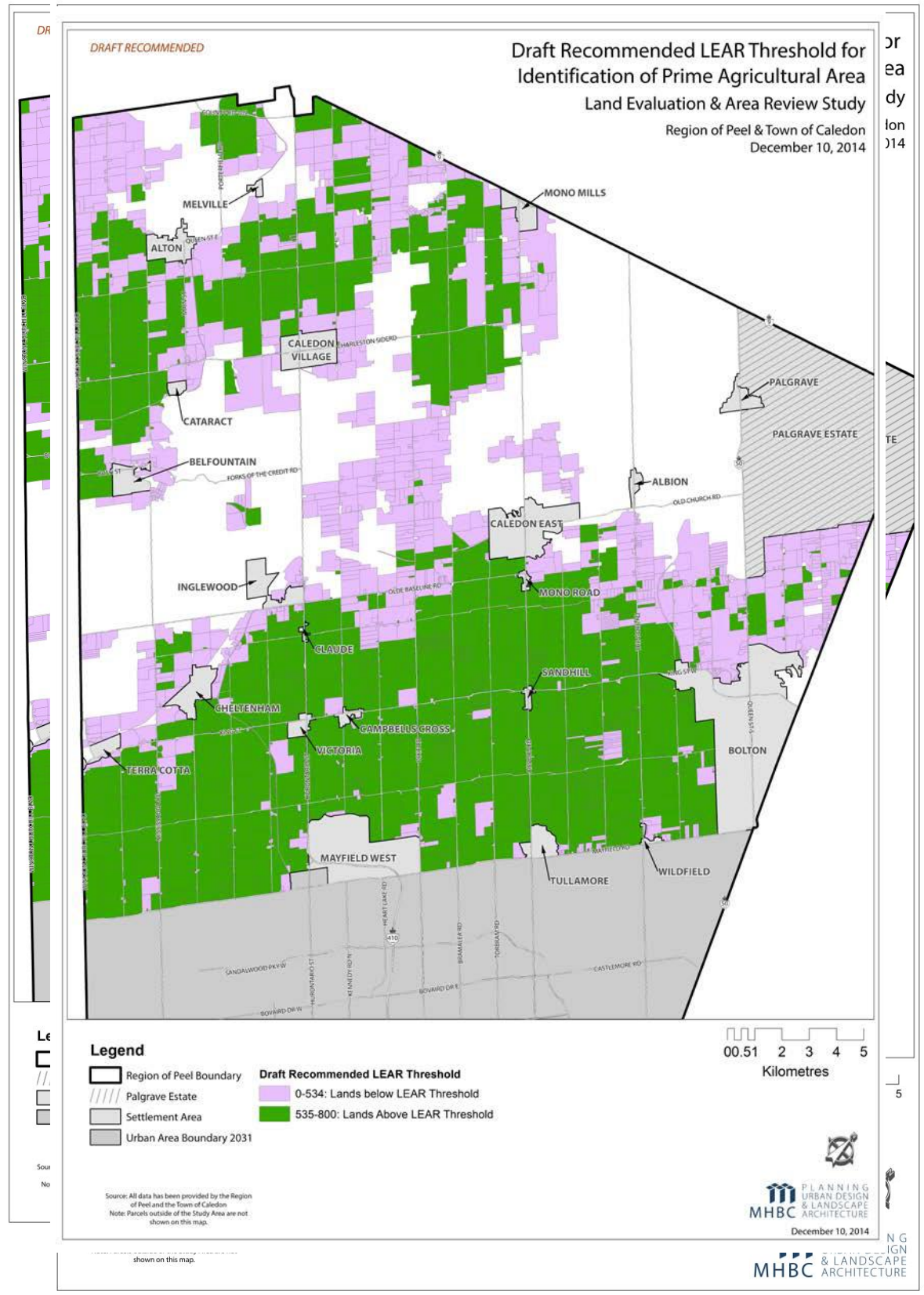
RECOMMENDED THRESHOLD



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LEAR STUDY & MDS REVIEW NEXT STEPS

Public Comment

- Public comments are requested by May 10, 2015.

- Peel Agricultural Advisory Working Group and LEAR Review Committee will provide final recommendations to Region and Town Staff.

LEAR Study

- Reports on a recommended LEAR Prime Agricultural Area will be given to Town and Region Councils.

- Any proposed changes to the Prime Agricultural Area will require separate and formal amendment process under the Planning Act to amend the Town and Region's Official Plans.

Stay informed - http://www.peelregion.ca/planning/paawg/lear-mds.htm