THE REGION OF PEEL & TOWN OF CALEDON
LAND EVALUATION AREA REVIEW (LEAR) & MINIMUM DISTANCE SEPARATION (MDS) REVIEW

PUBLIC INFORMATION OPEN HOUSE
April 3, 2014
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

Minimum Distance Separation (MDS)

- Review of Minimum Distance Separation (MDS)
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
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 enhance the agricultural economy

- Provides technical recommendations on refinement of Prime Agricultural Area in Caledon
WHAT DOES A LEAR NOT DO?

• LEAR does not compare lands within the Region to Agricultural lands outside of the Study Area (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
COMPONENTS OF A LEAR

Evaluation Units
• Individual parcels are the Evaluation Units

Land Evaluation Factor (50% Weighting)
• Based on CLI for Agriculture
• Topography considered in LE score

Area Review 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)
DETERMINATION OF STUDY AREA

Study Area Includes:

- Lands designated Rural, General Agriculture and Prime Agriculture in the Town of Caledon Official Plan

- Lands designated Prime Agriculture Area in the Region of Peel Official Plan
Study Area Excludes:

- Areas with contiguous Prime, General Agricultural or Rural designations that did not comprise an area of 250 hectares or greater and were not classified “farmed” by the Ecological Land Classification data were removed from the study area
  - OMAF recommends that prime agricultural areas should be 250 hectares or larger
  - Ecological Land Classification Data is further verification that land is not farmed
- Lands within Settlement Areas and urban area boundaries
- Properties that have been previously evaluated and received site specific planning approval to be removed from the Prime Agricultural Area will retain their approved land use designation
OUTLINE

PROJECT
SUMMARY

LEAR
OBJECTIVES AND
COMPONENTS

STUDY AREA

LAND
EVALUATION
AREA REVIEW
FACTORS,
SCORES &
MAPPING

THRESHOLD
DISCUSSION

MDS DISCUSSION

NEXT STEPS

STUDY AREA

Region of Peel & Town of Caledon
Land Evaluation & Area Review Study
STUDY AREA
The LEAR guidelines direct the establishment of an agricultural advisory committee to guide the LEAR process.

In 2013, the Peel Agricultural Advisory Working Group (PAAWG) was formed as 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.
• 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
LAND EVALUATION FACTOR

- Evaluation Units based on existing property boundaries
LAND EVALUATION FACTOR

• 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
LAND EVALUATION FACTOR

• Intersection of CLI and Evaluation Unit data
LAND EVALUATION FACTOR

- Example of one Evaluation Unit intersected with OMAF CLI data
- Illustrates primary and secondary CLI data (with percent occurrence)
LAND EVALUATION FACTOR SCORES & MAPPING
• 50% of Total LEAR Score

• Four Area Review (AR) Factors were selected by the LEAR Review Committee:
  
  o Fragmentation (12.5% of total score)

  o Percentage of Evaluation Unit in Agricultural Use (12.5% of total score)

  o Agricultural Uses within One Kilometre of Evaluation Unit (12.5% of total score)

  o Conflicting Land Uses (12.5% of total score)
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.

<table>
<thead>
<tr>
<th># of Lots</th>
<th>Score</th>
<th># of Lots</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; = 10 additional lots</td>
<td>=100</td>
<td>20 lots</td>
<td>= 50</td>
</tr>
<tr>
<td>11 lots</td>
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<td>= 30</td>
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<tr>
<td>14 lots</td>
<td>= 80</td>
<td>24 lots</td>
<td>= 30</td>
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<tr>
<td>15 lots</td>
<td>= 70</td>
<td>25 lots</td>
<td>= 20</td>
</tr>
<tr>
<td>16 lots</td>
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<td>27 lots</td>
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<td>18 lots</td>
<td>= 60</td>
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<td>= 10</td>
</tr>
<tr>
<td>19 lots</td>
<td>= 50</td>
<td>&gt; = 29 lots</td>
<td>= 0</td>
</tr>
</tbody>
</table>
FRAGMENTATION FACTOR SCORE & MAPPING
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.
% OF AGRICULTURAL LANDS IN PRODUCTION IN THE EVALUATION UNIT FACTOR – SCORE & MAPPING
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 percentage of the total land within one kilometre of the Evaluation Unit and then determine what proportion of that land was then 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.
% OF LAND IN AGRICULTURAL PRODUCTION WITHIN ONE KILOMETRE OF THE EVALUATION UNIT FACTOR SCORE & MAPPING
AR FACTOR - CONFLICTING LAND USES

• Three potential conflicting land uses were identified 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%
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             Airports
Municipal/Provincial Parks Commercial Uses
Bed & Breakfast Establishments Industrial Uses
Open Space             Schools
CONFLICTING LAND USES FACTOR SCORE & MAPPING
COMBINED AREA REVIEW FACTOR SCORE & MAPPING
LEAR SCORE & MAPPING
FORMS OF ANALYSIS

Jenks Natural Breaks Method

• Determines the best arrangement of values into different classes
• Seeks to reduce the variance within classes and to maximize the variance between classes.
FORMS OF ANALYSIS

Equal Distribution Method

- Classification is divided equally (example: a range of 200 score for each class)
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 selected by the Review Committee.

• 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.
RECOMMENDED THRESHOLD
• What is MDS?
• Why is this study reviewing MDS?
• What has the review found?
• Next steps
WHAT IS MINIMUM DISTANCE SEPARATION (MDS)?

• What is Minimum Distance Separation (MDS)?
  – Odour separation calculation
  – Applied to new or expanding farm and non-farm uses
  – Amount of the separation distance based on:
    • Type of use
    • Intensity of use

• How is it Implemented?
  – Provincial Policy Statement
  – MDS Guidelines
  – Region and Town Official Plans
MDS GUIDELINES

• MDS I – Setbacks for new or expanding non-farm use
  • Based on type of non-farm use & intensity of use

• MDS II – Setbacks for new or expanding livestock barns and/or permanent manure storage
  • Based on type & number of livestock in barn and/or manure storage capacity

• 46 Implementation Guidelines

• 5 weighting factors
Example of MDS I
New Lot

Example of MDS II – Proposed new barn or permanent manure storage
WHY IS THIS STUDY REVIEWING MDS?

- Ensure policy is effective as a planning tool
- Understand any restrictions to future agriculture opportunities
- Inform 5 year Provincial Review of MDS policy and guidelines
PRELIMINARY OBSERVATIONS

- Effective planning tool to mitigate land use conflicts due to odour

- It is appropriate for policy to be applied to both livestock and non-farm uses

Preliminary Recommendations:

- More technical guidance is needed for municipalities to apply and interpret MDS guidelines

- Greater Flexibility should be considered for farms close to urban areas to remain viable

- Provincial Review of setbacks for some types of outdoor recreational uses to ensure not unnecessarily restrictive
Public Comment
• Public comments are requested by April 30, 2014.

• 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.

MDS Review
• Reports providing recommendations form the MDS review will be given to both Town and Region Councils.

• MDS Review recommendations will be used to inform Region and Town comments on the next five year provincial review of MDS policies and guidelines.

QUESTION AND ANSWER SESSION UNTIL 9PM