



Blacks Corners

Land Evaluation & Area Review

Township of Amaranth
Draft Mapping Public Open House

February 19th, 2025



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



AGENDA

Overview *(approx. 45 mins)*

- a. Purpose of LEAR
- b. What is a LEAR
- c. Planning Policy Context
- d. LEAR Components
- e. LEAR Methodology
- f. Draft Mapping
- g. Next Steps

Discussion *(approx. 75 mins)*

This time is open for participants to ask questions and provide comment on the LEAR process and draft mapping. A comment form is available for all participants to complete and provide to the project team.

PURPOSE OF LEAR

The purpose of the LEAR is to examine and refine the Agricultural and Rural designations of the Township of Amaranth's Official Plan in a systematic manner that adheres to Provincial guidance and reflects local circumstances.



WHAT IS A LEAR?

- A Land Evaluation and Area Review (LEAR) study is a technical evaluation system developed by the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFRA) to identify prime agricultural lands for long-term protection.
- LEAR assesses the relative importance of lands for agriculture based on the inherent characteristics of the land and other factors affecting agricultural potential
- LEAR are informed by a Steering Committee which provides guidance that reflects local conditions and knowledge.

WHAT ISN'T A LEAR?

- A LEAR does not compare lands within the Township to Agricultural lands outside of the Study Area (Township).
- A LEAR does not amend Official Plan land use designations. This is a separate process under the Planning Act.

DEFINITIONS

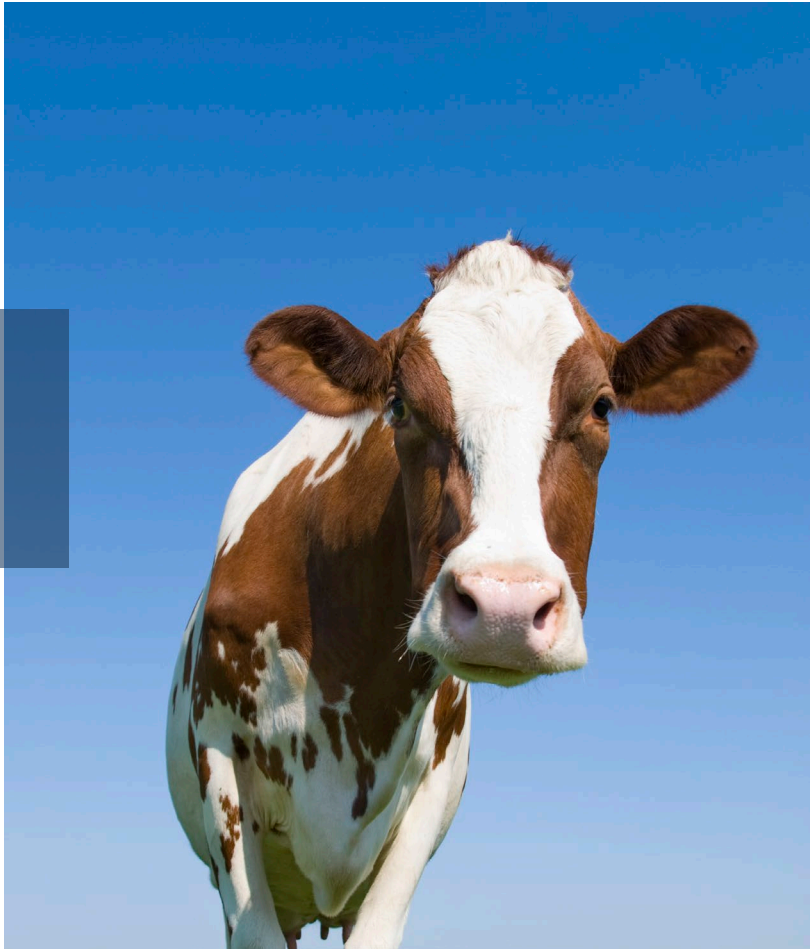
Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

PLANNING FRAMEWORK – PPS 2024

4.3.1 General Policies for Agriculture

1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.
2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.
3. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.



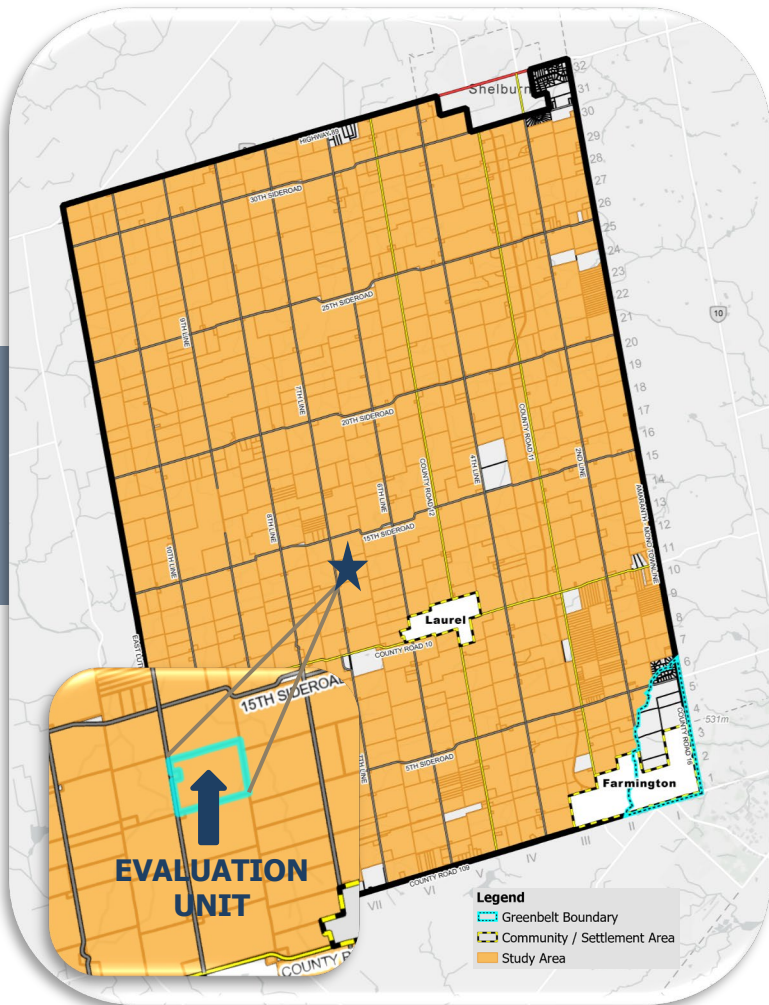
LEAR COMPONENTS

The methodology outlined in OMAFA's guidance document will provide the basis for the Township's LEAR study.

There are two key components of a LEAR study:

1. **LAND EVALUATION (LE)** – measures the significance of an area's land resources in terms of their use for agriculture. The LE component assesses inherent soil and climatic conditions for agriculture.
2. **AREA REVIEW (AR)** – identifies other important factors affecting the viability of agriculture such as existing land uses that affect the suitability of the lands for agricultural activities.

In a LEAR study, Land Evaluation and Area Review components are combined to provide an overall LEAR score for each evaluation unit within the study area.



STUDY AREA – The study area is the land which will be included in the LEAR study.

- Comprised of geographic boundaries of the Township of Amaranth
- Excludes areas that are not suitable for inclusion in the agricultural system or that are within the Greenbelt Plan area:
 - Lands within settlement areas and urban boundaries
 - Lands within the Greenbelt Plan area

EVALUATION UNIT - The evaluation unit is the geographic unit to which LEAR scores are applied

- Land ownership parcels have been selected as the evaluation unit for the following reasons:
 - The unit of evaluation is small & information is resultantly more detailed;
 - Individual properties are assessed, and results are not affected by agricultural capability of neighboring properties;
 - LEAR results are more context specific for farmers/landowners.

AREA REVIEW (AR) FACTORS

The Area Review (AR) portion of the LEAR evaluation applies non-physical, local factors that affect long-term agricultural production.

We are using the following AR factors:

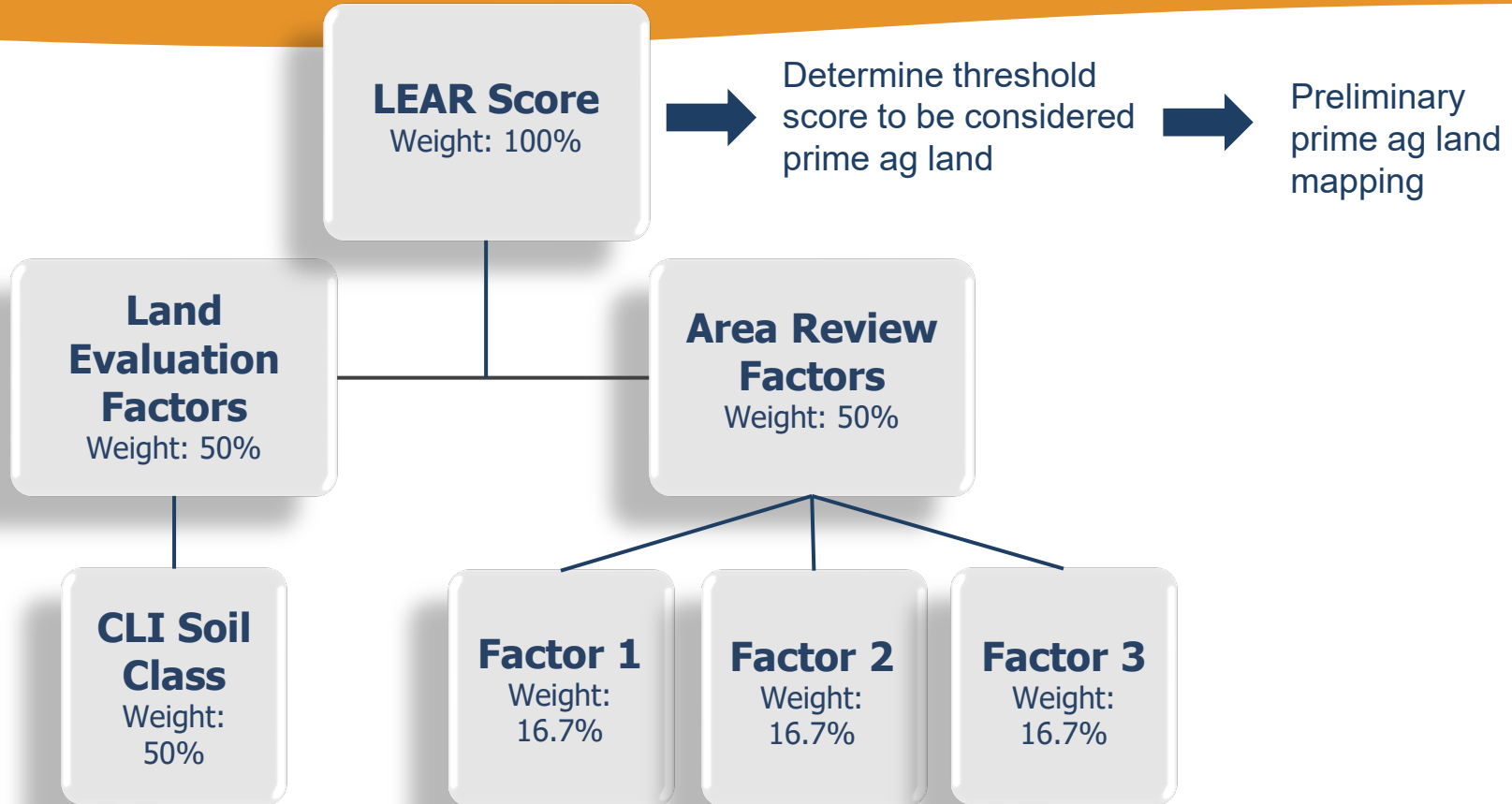
1. Percentage of Evaluation Unit in agricultural use
2. Percentage of agricultural lands in production within one kilometer of the evaluation unit
3. Parcel Size

LAND EVALUATION (LE) FACTOR

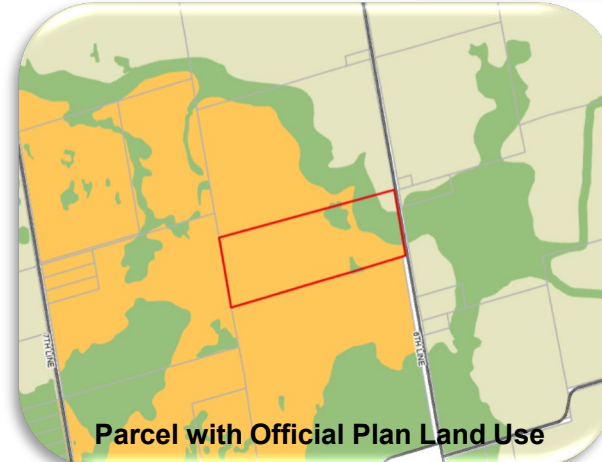
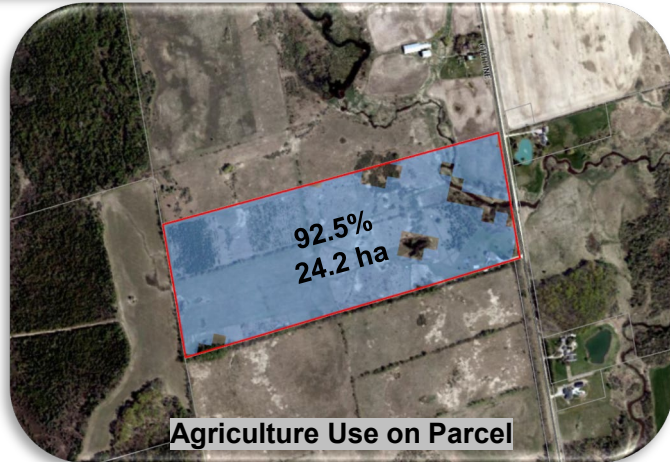
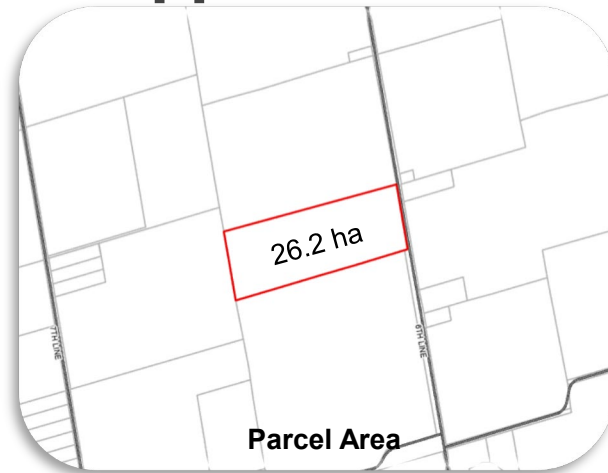
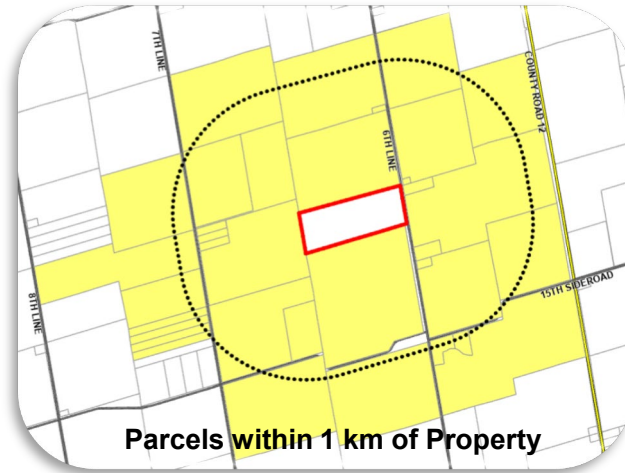
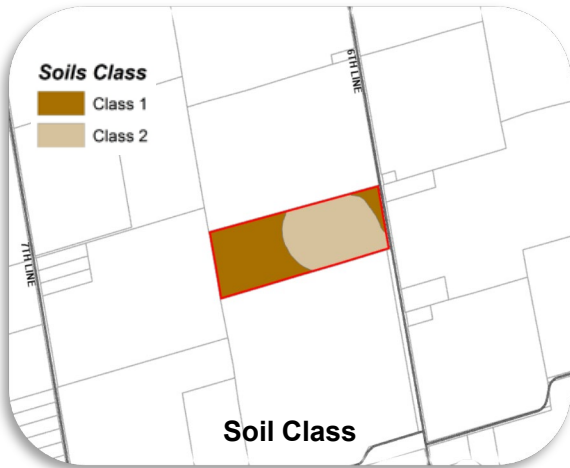
The land evaluation (LE) component of this study measures the significance of an area's land resources in terms of their use for agriculture.

The LE component for this LEAR is Canada Land Inventory (CLI) Soil Capability for Agriculture mapping

LEAR METHODOLOGY

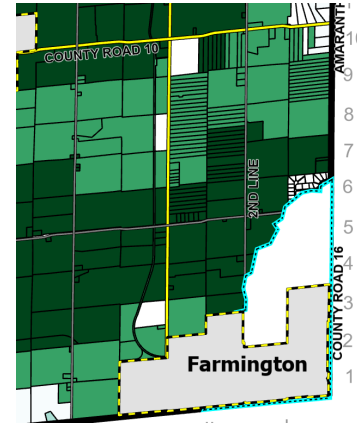
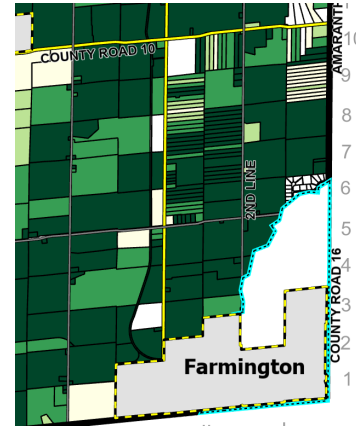
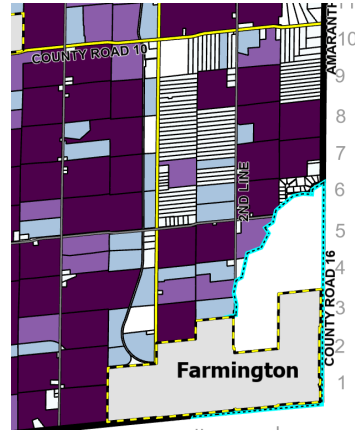
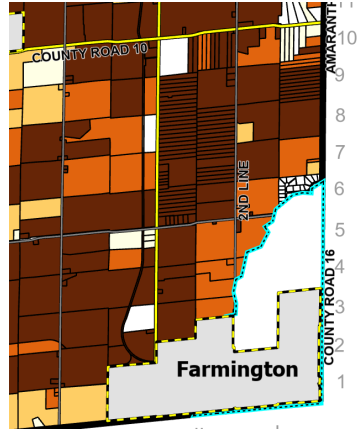
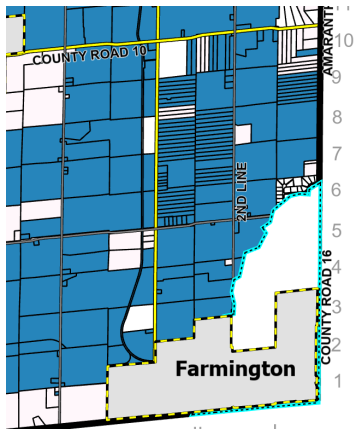


Example Parcel with each variable applied



Comparison 60% threshold with the LE and AR attribute Scores

Southeast of County Road 10 and County Road 12 looking at the scores before weights are applied compared to the 70% threshold after the weights have been applied.



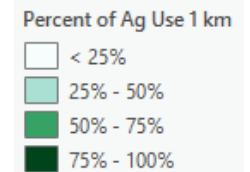
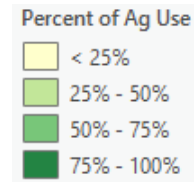
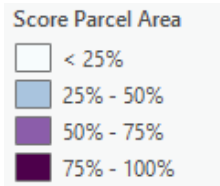
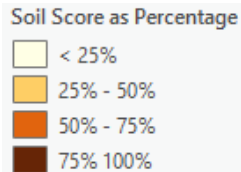
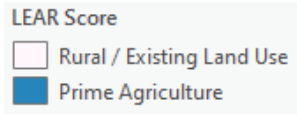
60% Threshold
Prime Ag

Soil Score

Parcel Size Score

% of Ag Use on
Parcel

% of Ag Use 1 km
around Parcel



Current Official Plan Mapping

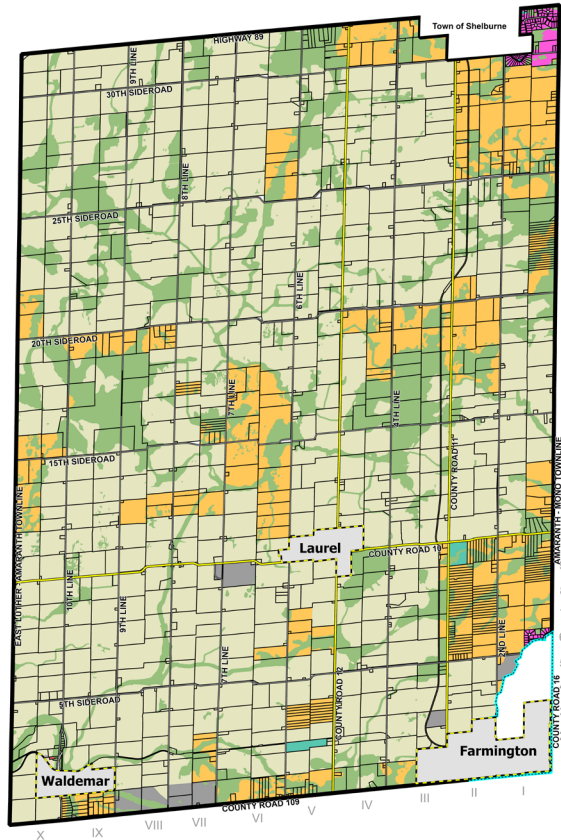
Legend

Amaranth Official Plan (2019)

- Agricultural
- Rural
- Environmental Protection
- Employment Area
- Extractive Industrial
- Greenbelt Protected Countryside - Extractive Industrial
- Community Institutional
- Recreation
- Estate Residential
- Community Residential
- Community / Settlement Area
- Greenbelt

Roads

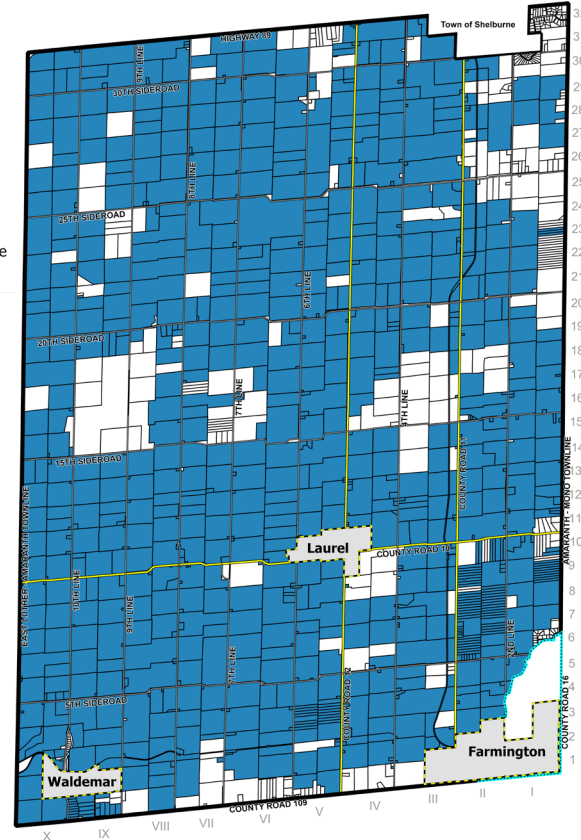
- Provincial Highway
- County Road
- Municipal Road

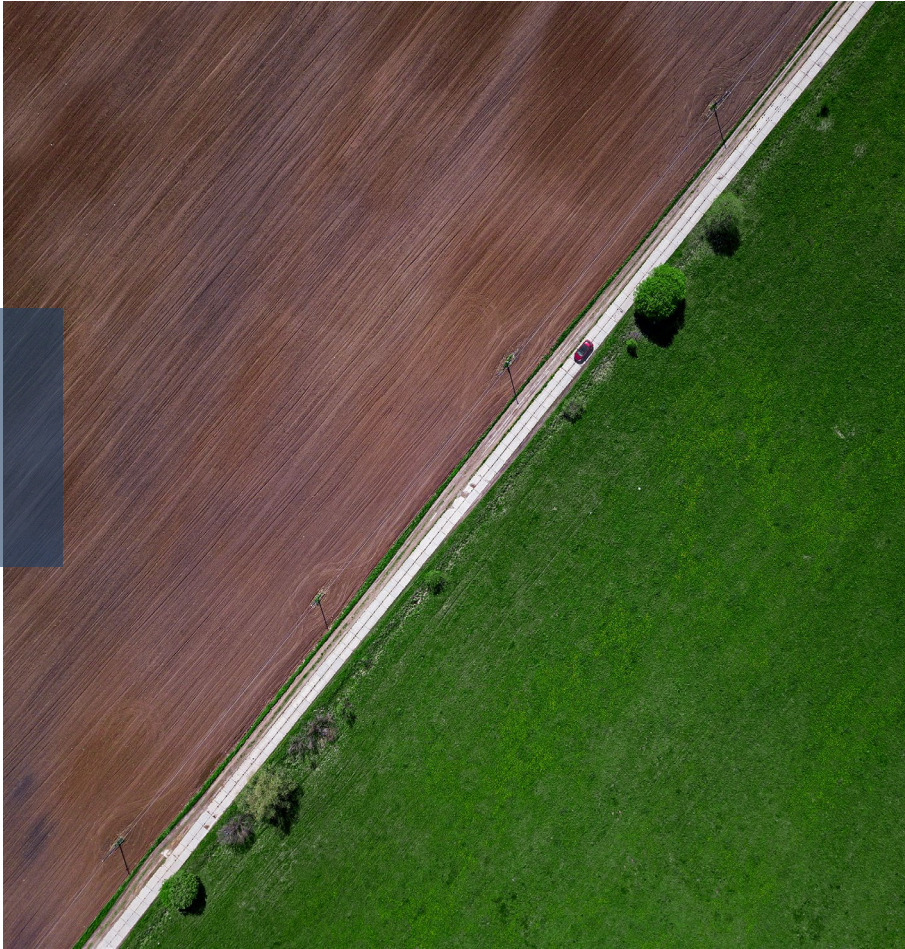


Draft Recommended Prime Agricultural Land Mapping

Legend

- Rural / Existing Land Use
- Potential Prime Agriculture





NEXT STEPS

Spring 2025:

- Receive and review input from the public
- Conduct additional field review, as required.
- Review and update recommended prime agricultural land mapping with input from Steering Committee.
- Finalize LEAR study report
- Present final mapping to Township Council.



Thank you!



Any questions?

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