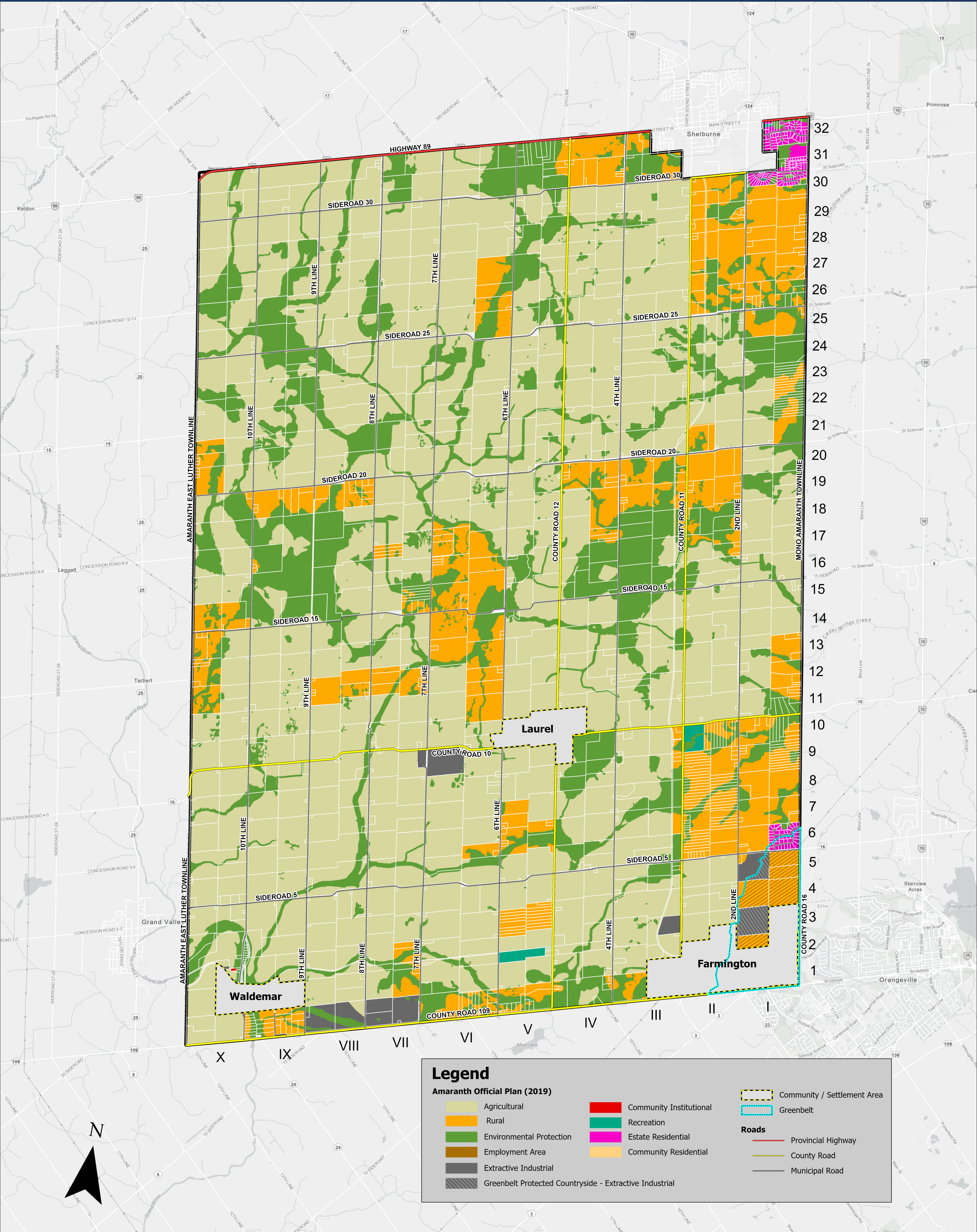


Township of Amaranth Official Plan Land Use Designations

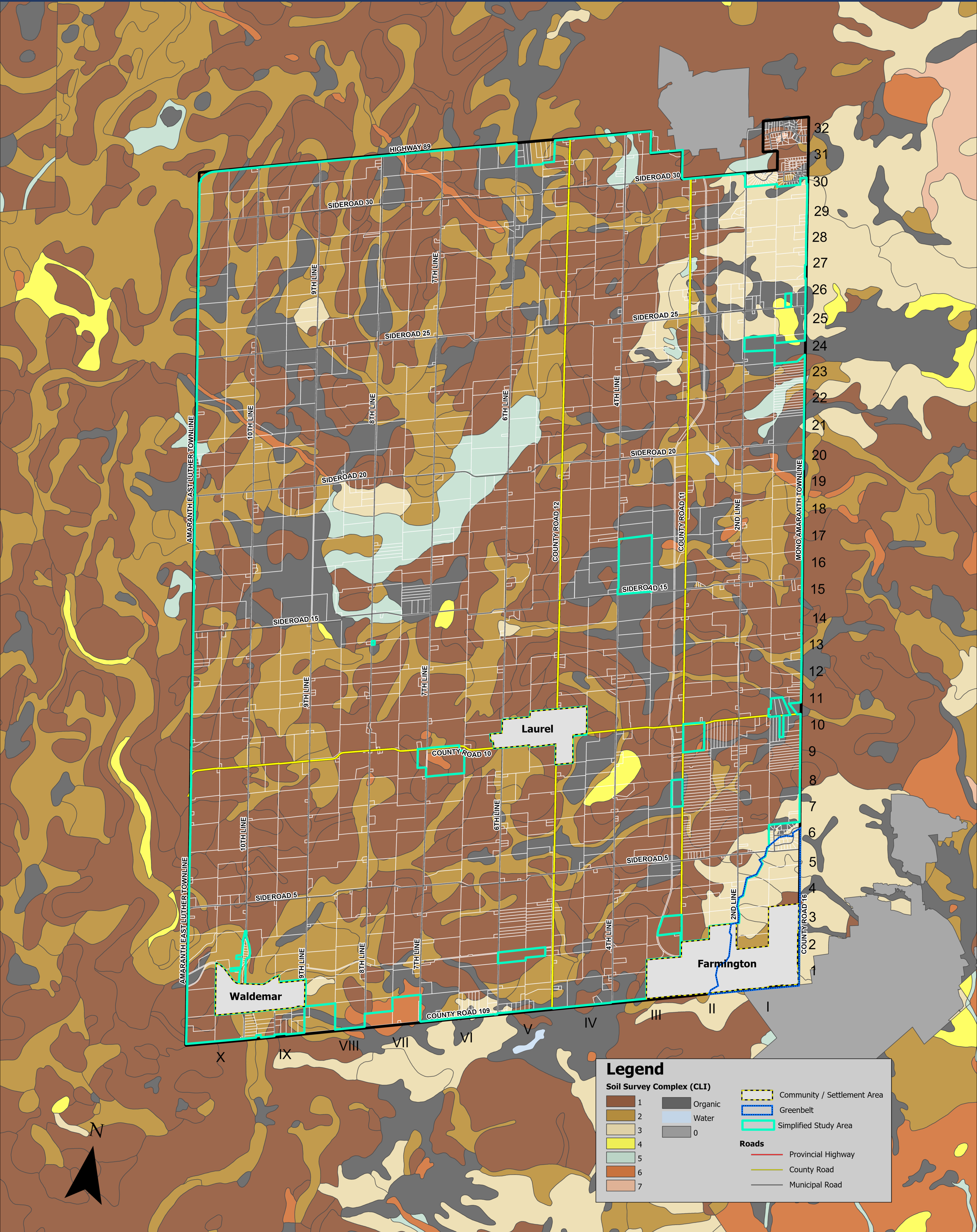


Legend

Amaranth Official Plan (2019)

Agricultural	Community Institutional	Community / Settlement Area
Rural	Recreation	Greenbelt
Environmental Protection	Estate Residential	Roads
Employment Area	Community Residential	Provincial Highway
Extractive Industrial		County Road
Greenbelt Protected Countryside - Extractive Industrial		Municipal Road

Township of Amaranth Soil Classification

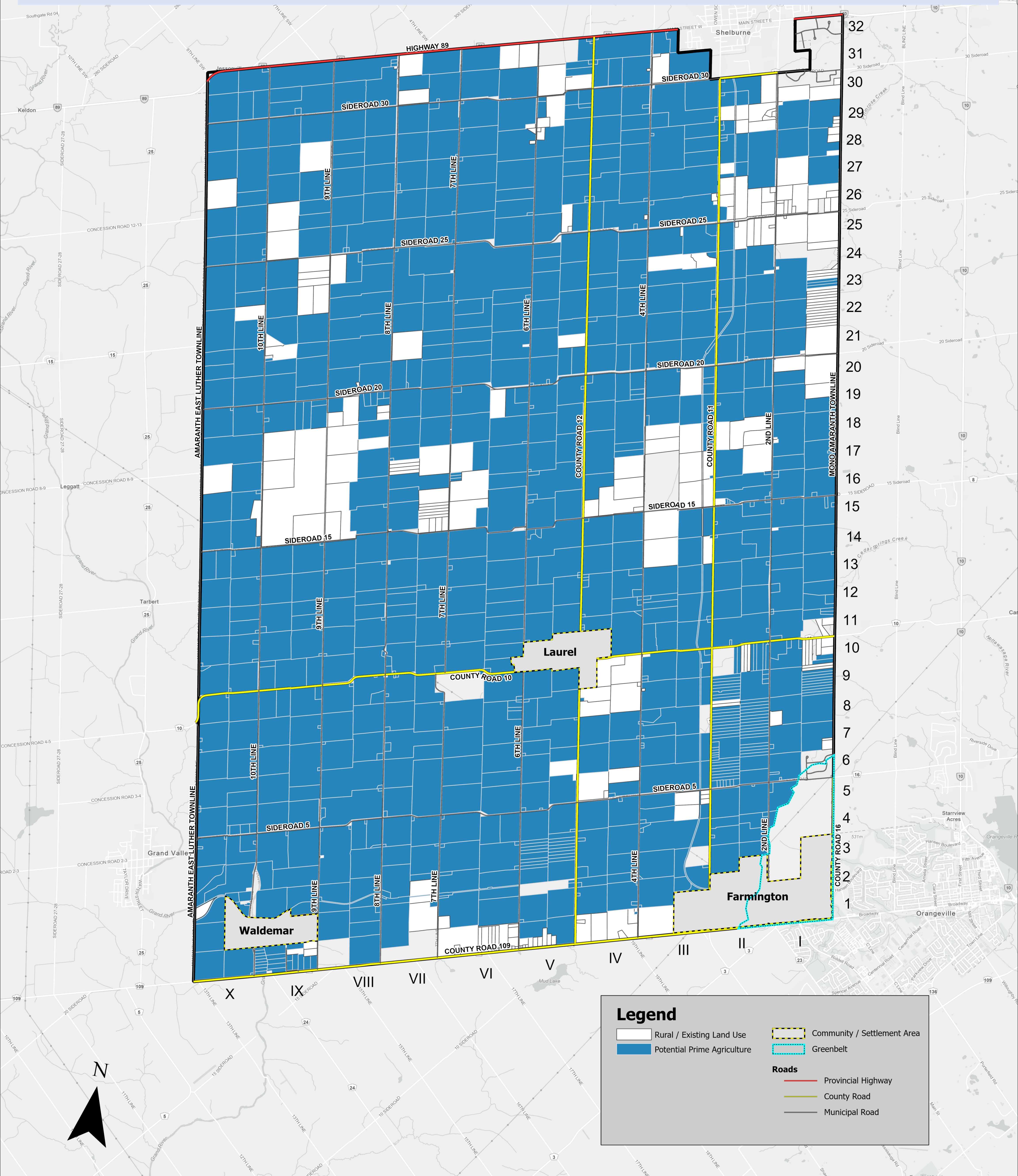


Township of Amaranth LEAR 60% Threshold

What is a Threshold?

After each Evaluation Unit is given its LEAR score the entire Study Area can be assessed. The analysis considers the pattern and distribution of high scoring Evaluation Units.

A LEAR score is selected to determine which lands above this Threshold score and range may potentially be considered as a Recommended LEAR Prime Agricultural Area. Lands that fall below the Threshold score and range may retain or be considered for a General Agriculture or Rural Area land use designation.



Welcome to the Township of Amaranth LEAR Study Community Open House

Welcome!

Welcome to the Community Open House for the Township of Amaranth LEAR Study! Please, follow the panels to gain an understanding of what a LEAR Study is, the overall process, and what the Project Team has been working on. We have now prepared the Draft LEAR threshold mapping, and we are pleased to make this available for public review. Members of the Project Team are available for questions and comments, and we also welcome you to provide feedback by filling out our comment form. If you have any questions or comments following the open house, you can send these to the project team. Contact information is provided on the final panel for any future comments or questions which can be submitted via telephone or email.

Acknowledgement of Indigenous Nations

The Township of Amaranth acknowledges that the Township of Amaranth resides within the traditional territory and ancestral lands of the Haudenosaunee and Anishinaabe peoples. We also acknowledge that various lands within the Township of Amaranth reside within the treaty lands named under the Haldimand Deed of 1784 and one of the Williams Treaties of 1818: Treaty 18: the Nottawasaga Purchase. These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

Meet the Consultant Team

The Township has retained MHBC Planning to complete the LEAR study. Our project team members are:



MHBC
Pierre Chauvin, Partner



MHBC
Chelsea Brooks,
Intermediate Planner



DBH Soil Services
Dave Hodgson,
President

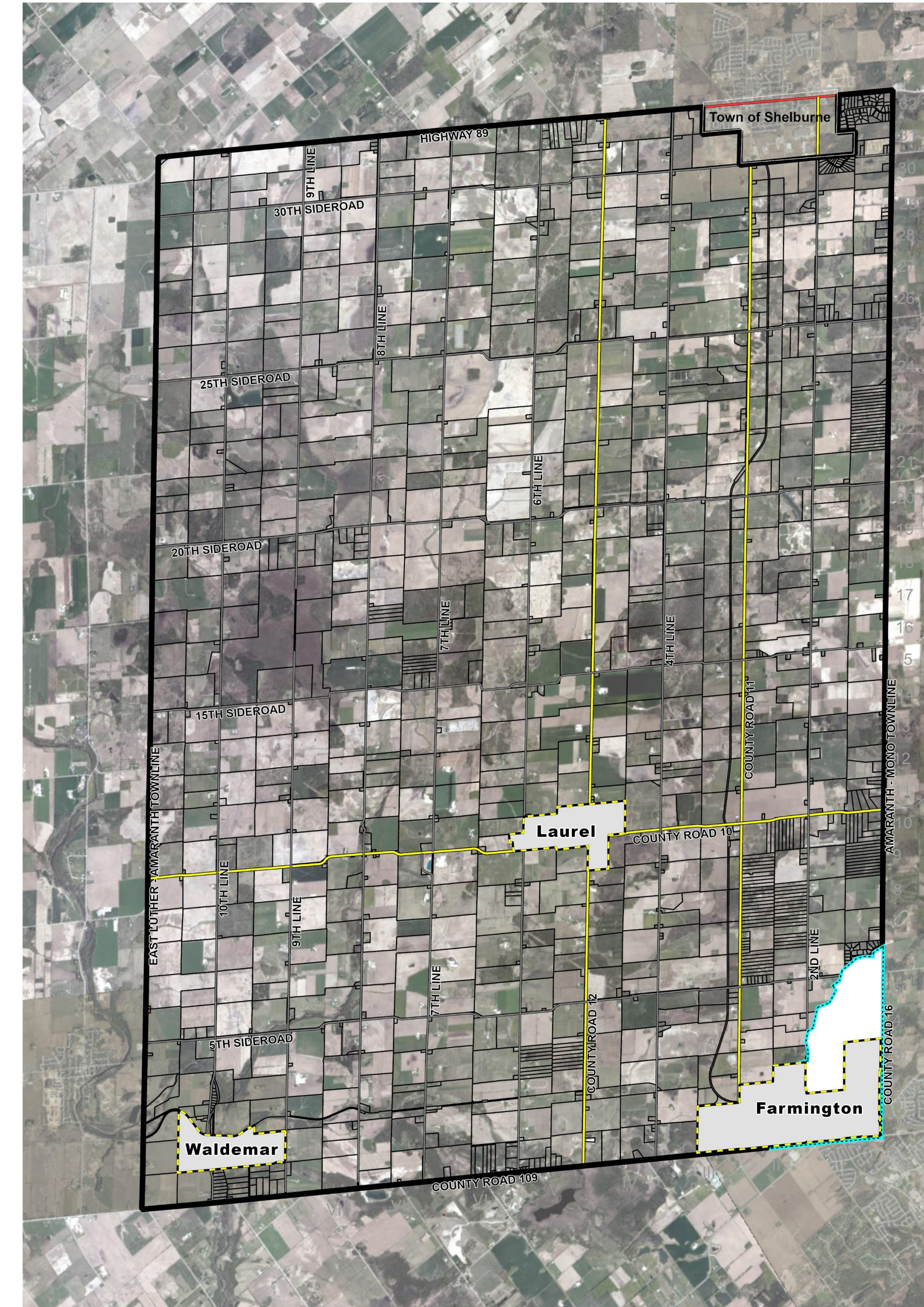


MHBC
Christine Fandrich, Planning
and Design Technician

Meet the Steering Committee

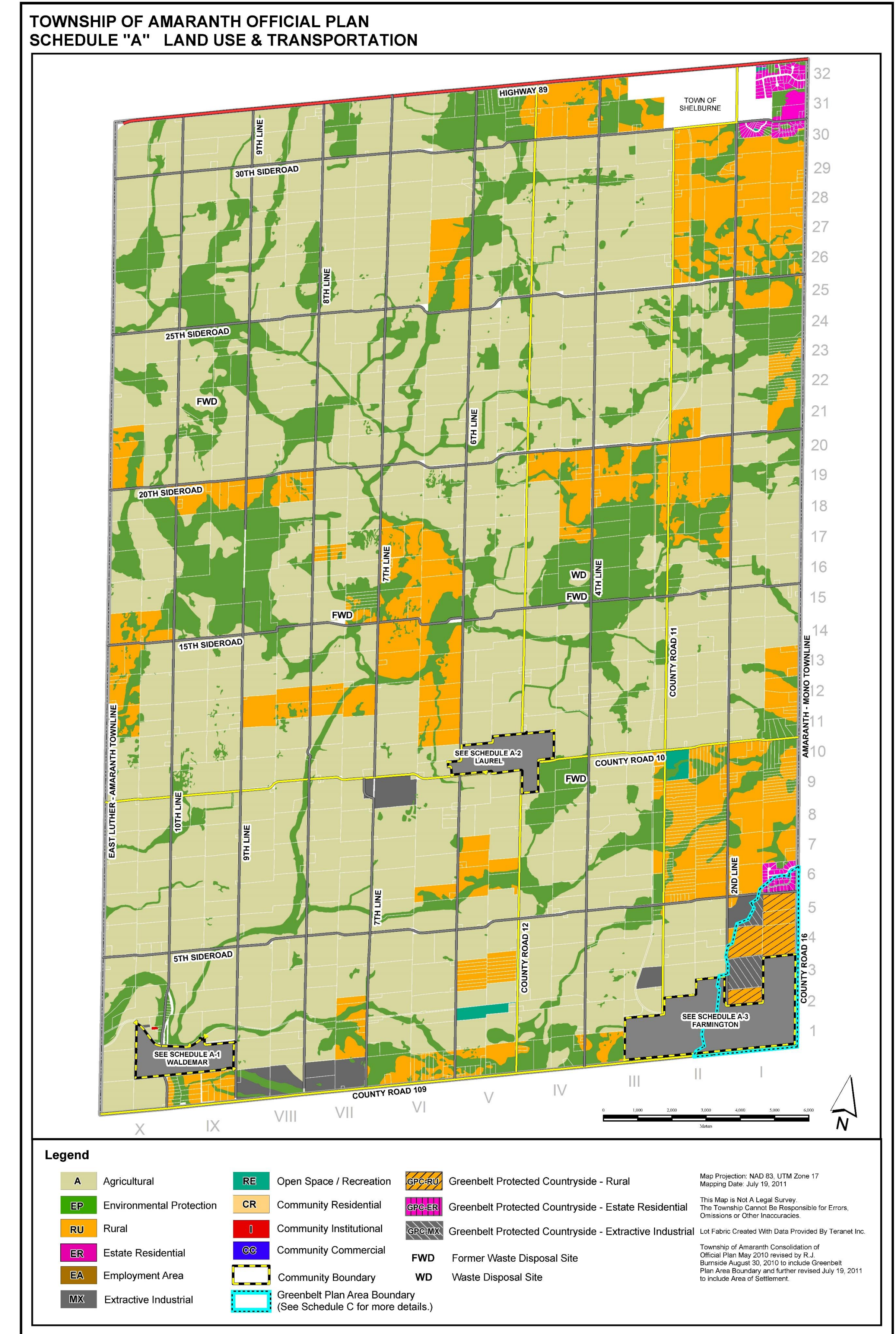
The Township has retained MHBC Planning to complete the LEAR study. Our project team members are:

- Nicole Martin, Township of Amaranth
- Ashley Harris, Township of Amaranth
- Rajbir Sian, Dufferin County
- Liam Morgan, Dufferin County
- Leo Blydorp, Dufferin Federation of Agriculture
- Nancy Rutherford, OMAFA



What is Prime Agricultural Area?

- Permits widest range of agriculture, agriculture-related and on-farm diversified uses.
- Provides highest degree of protection from incompatible non-farm uses.
- Ensures the best lands with the highest potential for agriculture are identified as Prime Agricultural Area.
- Prime agricultural lands are designated 'Agricultural' in the Township of Amaranth Official Plan



What is a Land Evaluation & Area Review (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.
- Factors are selected, weighted, scored and applied to land parcels within a study area to produce a 'recommended' identification or refinement of Prime Agricultural Areas for land use planning purposes.
- A LEAR identifies Prime Agricultural Areas based on two types of evaluation factors:

LE – Land Evaluation Factor

- Physical factors

Example:

- Canada Land Inventory (CLI)
soil capability

AR - Area Review Factor

- Social, environment and/or economic factors

Example:

- Parcel Size
- Percentage of Agricultural Use of parcel

What Does LEAR DO and NOT DO?

LEAR Does

- Ensures Prime Agricultural Area mapping in the Township of Amaranth is 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 Amaranth

LEAR Does Not

- 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.

POLICY DIRECTION & GUIDANCE FOR COMPLETING A LEAR

Provincial Planning Statement (PPS, 2024) (s4.3.1.3)

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.

The PPS, 2024 defines prime agricultural area as

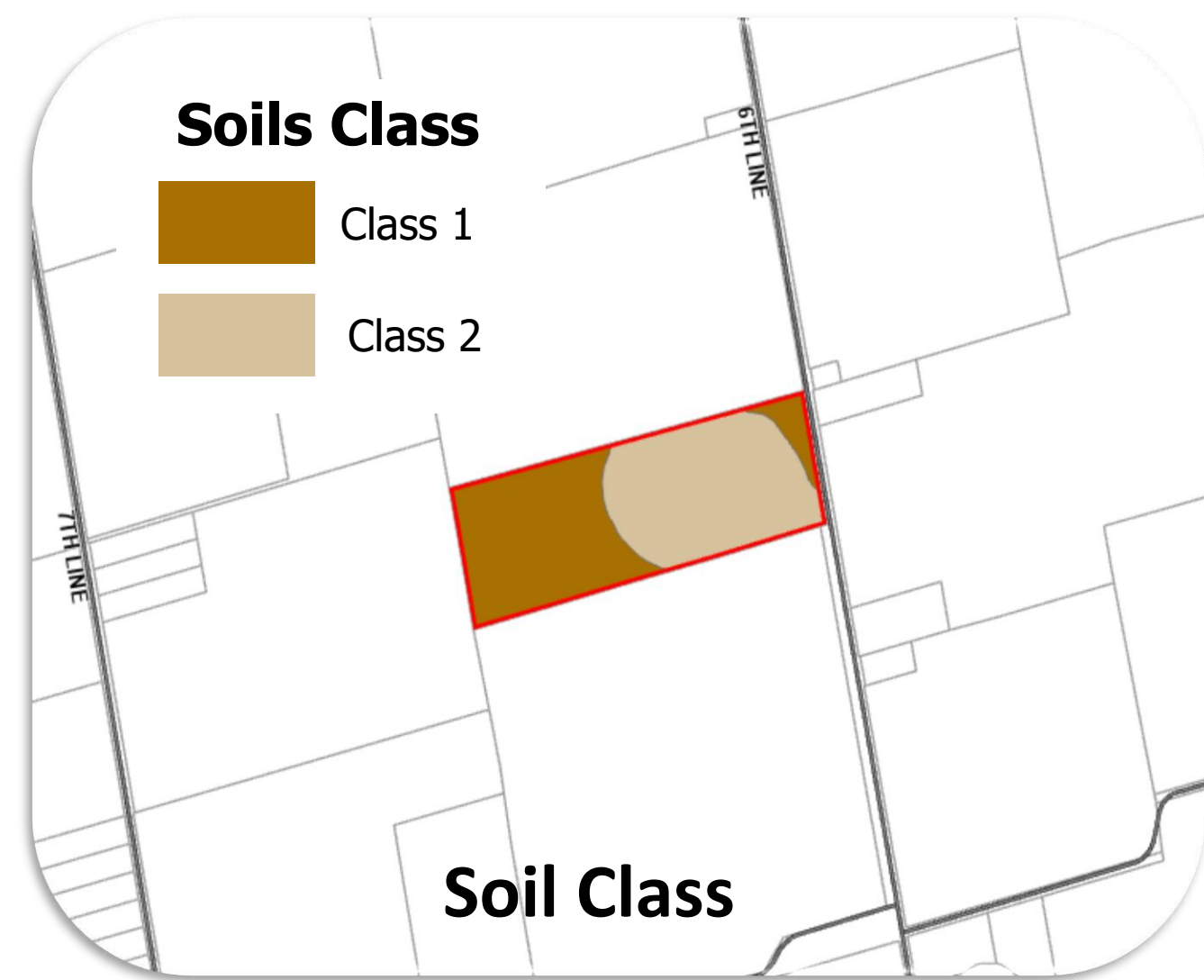
means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas 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.

Provincial LEAR Guidelines

Developed by OMAFA, the guidelines provide the direction on how to complete each component of the technical assessment.

Evaluation Unit with Variables Applied

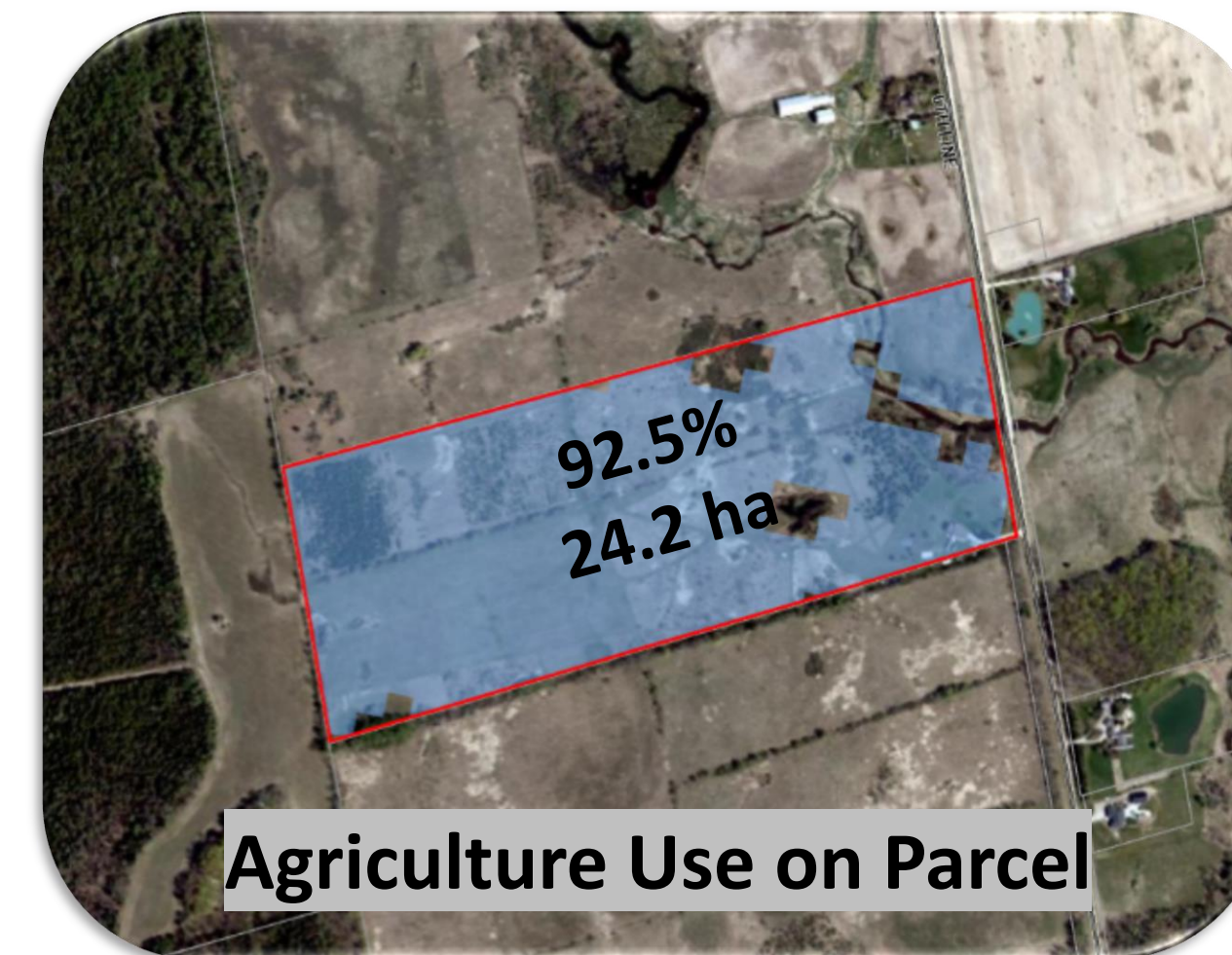
Land Evaluation Factors



Canada Land Inventory (CLI) soil capability

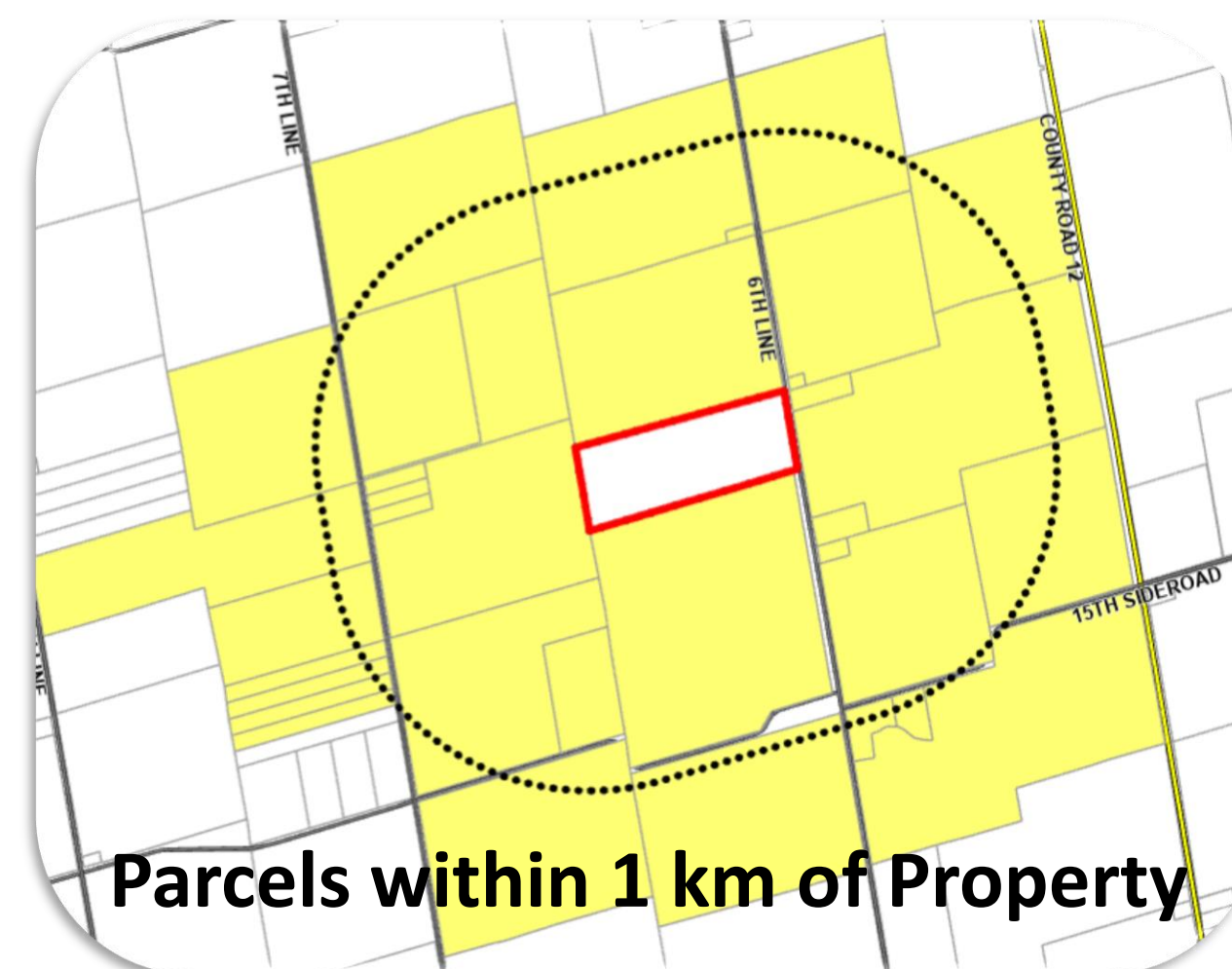
The CLI soil capability is a provincial document. Its information was used to identify and score the type of soil and topography for the Evaluation Unit.

Area Review Factors



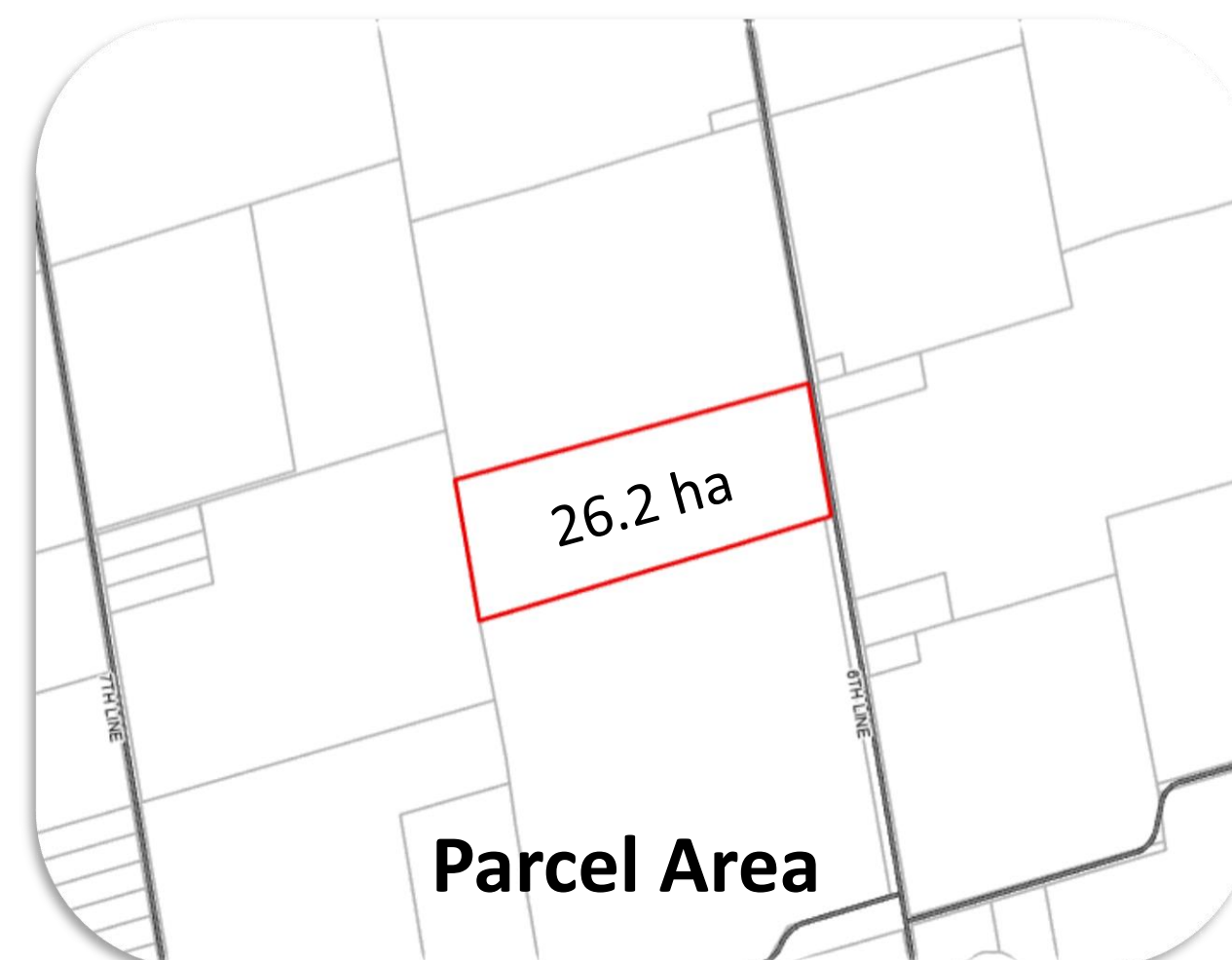
Percentage of Agricultural lands in production in the Evaluation Unit

Percentage of Agricultural lands in production in the Evaluation Unit assesses the percentage of land within that Evaluation Unit that is being used for agriculture.



Percentage of land in agricultural production within 1 km of the agricultural unit

A 1 km buffer was applied to each evaluation unit to capture the parcels within 1 km. The agricultural land use from these parcels will play a role in the LEAR score.



Parcel Size

The size of a parcel determines the types of agricultural uses and the likelihood of the land being viable for agricultural production.

LEAR Scoring

- Each Evaluation Unit receives a LEAR score out of 100.
- The closer an Evaluation Unit's score is to 100, indicates its potential of being prime agricultural land.
- Each LE and AR factor is given a percentage of the total LEAR score.
- The total LEAR score for each Evaluation Unit is calculated by adding the LE and AR Scores together.

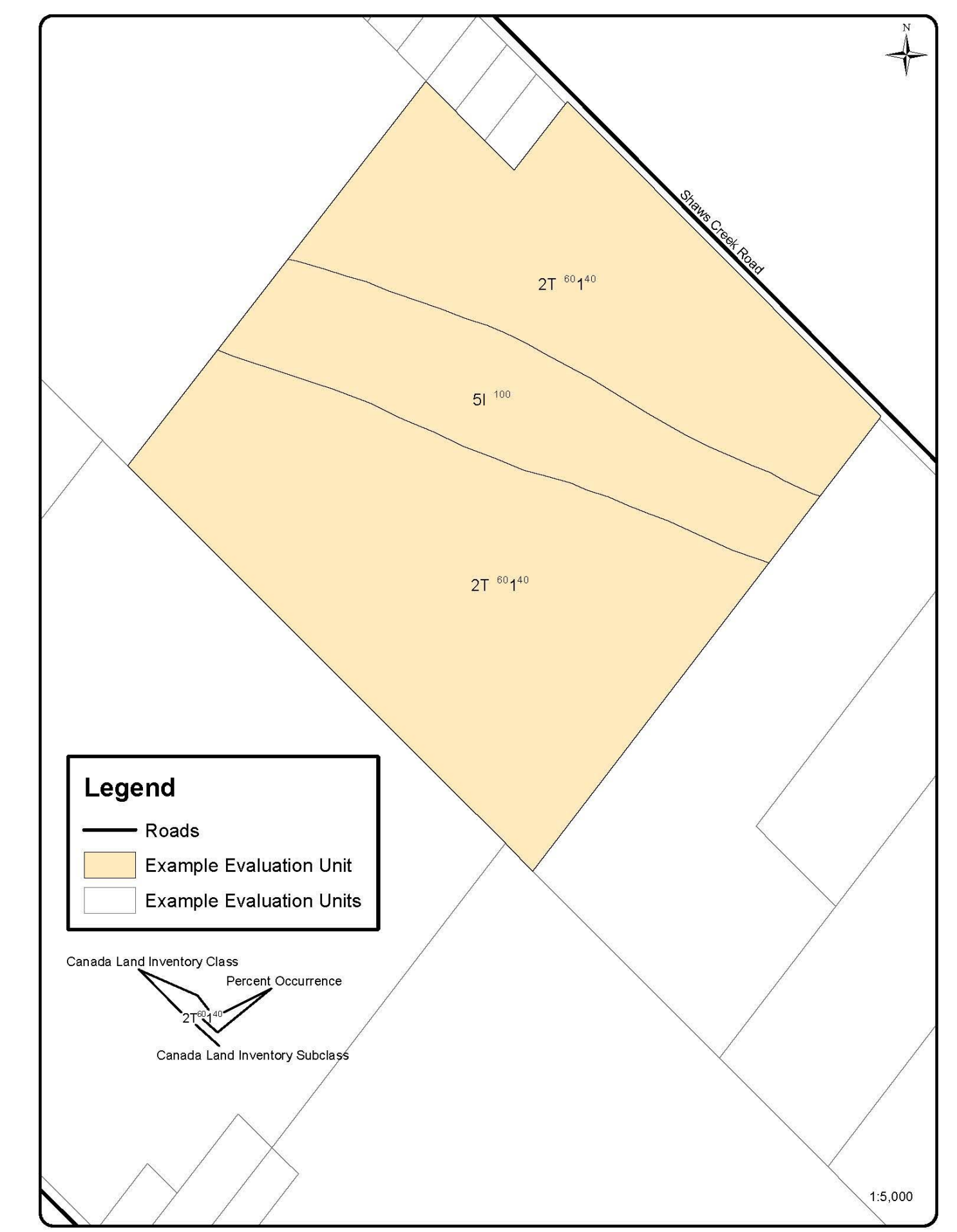
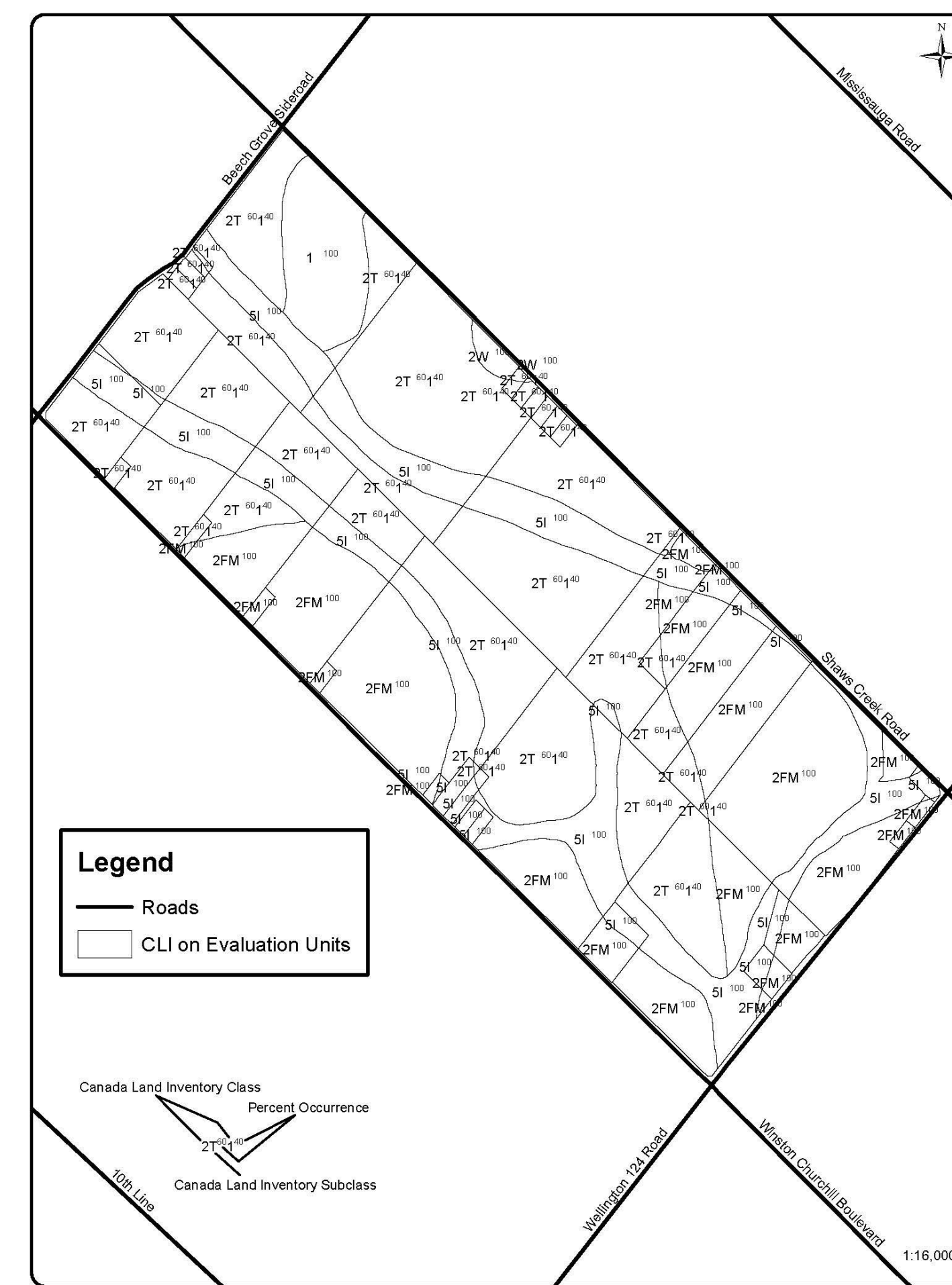
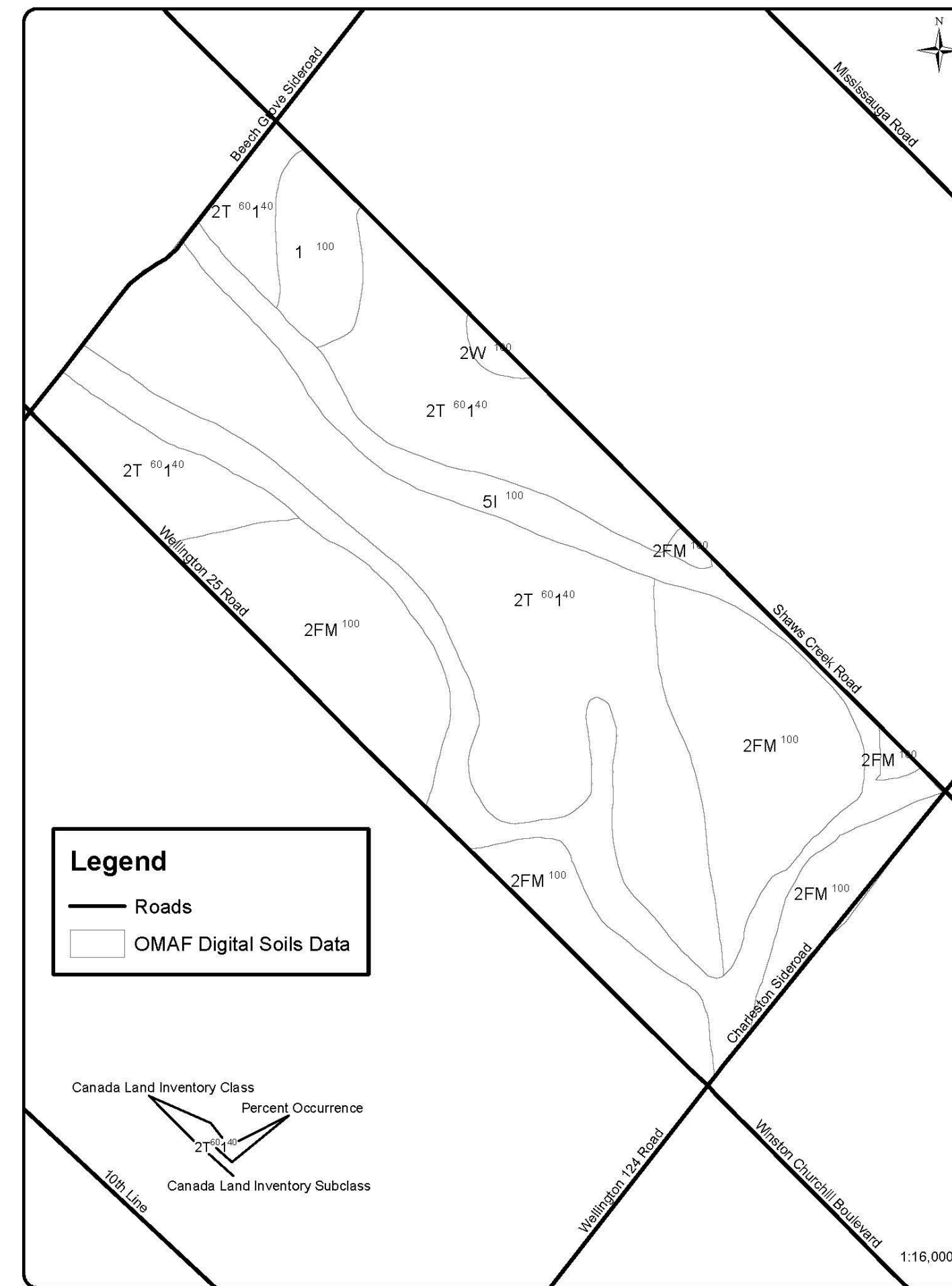
Land Evaluation (LE) Factor = 50% of Total LEAR Score

One factor was selected by the Committee:
Canada Land Inventory soil capability (50%)

Area Review (AR) Factor = 50% of Total LEAR Score

- Three factors were selected by the Committee:
- Parcel Size (16.7%)
 - Percentage of Evaluation Unit in Agricultural Use (16.7%)
 - Agricultural Uses within One Kilometre of Evaluation Unit (16.7%)

Land Evaluation Factor – CLI Soil Capability



Evaluation Units are based on existing property boundaries

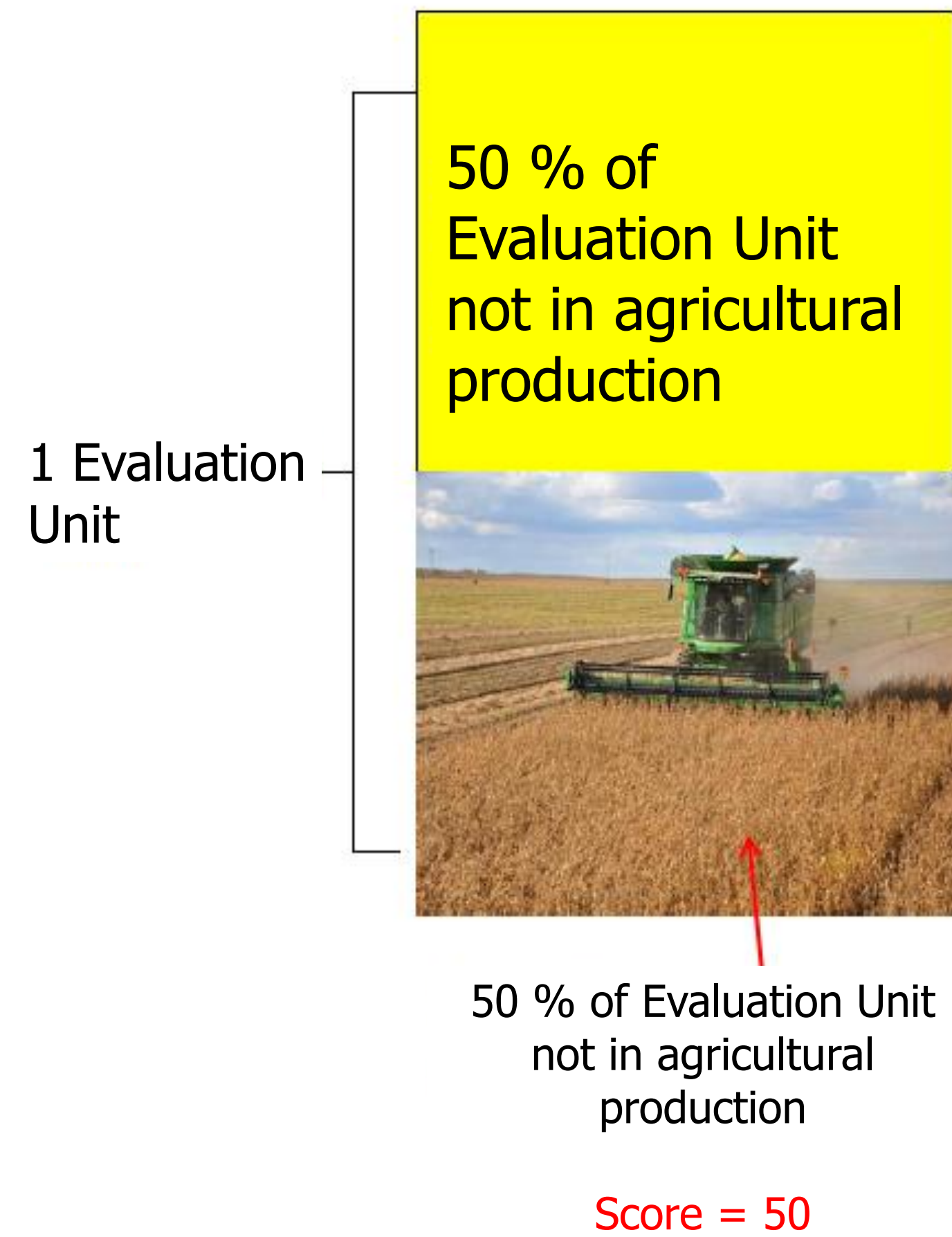
- OMAFA CLI soil information overlay for the same area
- Illustrates primary and secondary CLI for each soil polygon
- Illustrates percent occurrence of primary and secondary CLI

Intersection of CLI and Evaluation Unit data

- Example of one Property intersected with CLI soil data
- Illustrates primary and secondary CLI soil data (with percent occurrence)

Area Review Factors

Percentage of Agricultural Production on Property



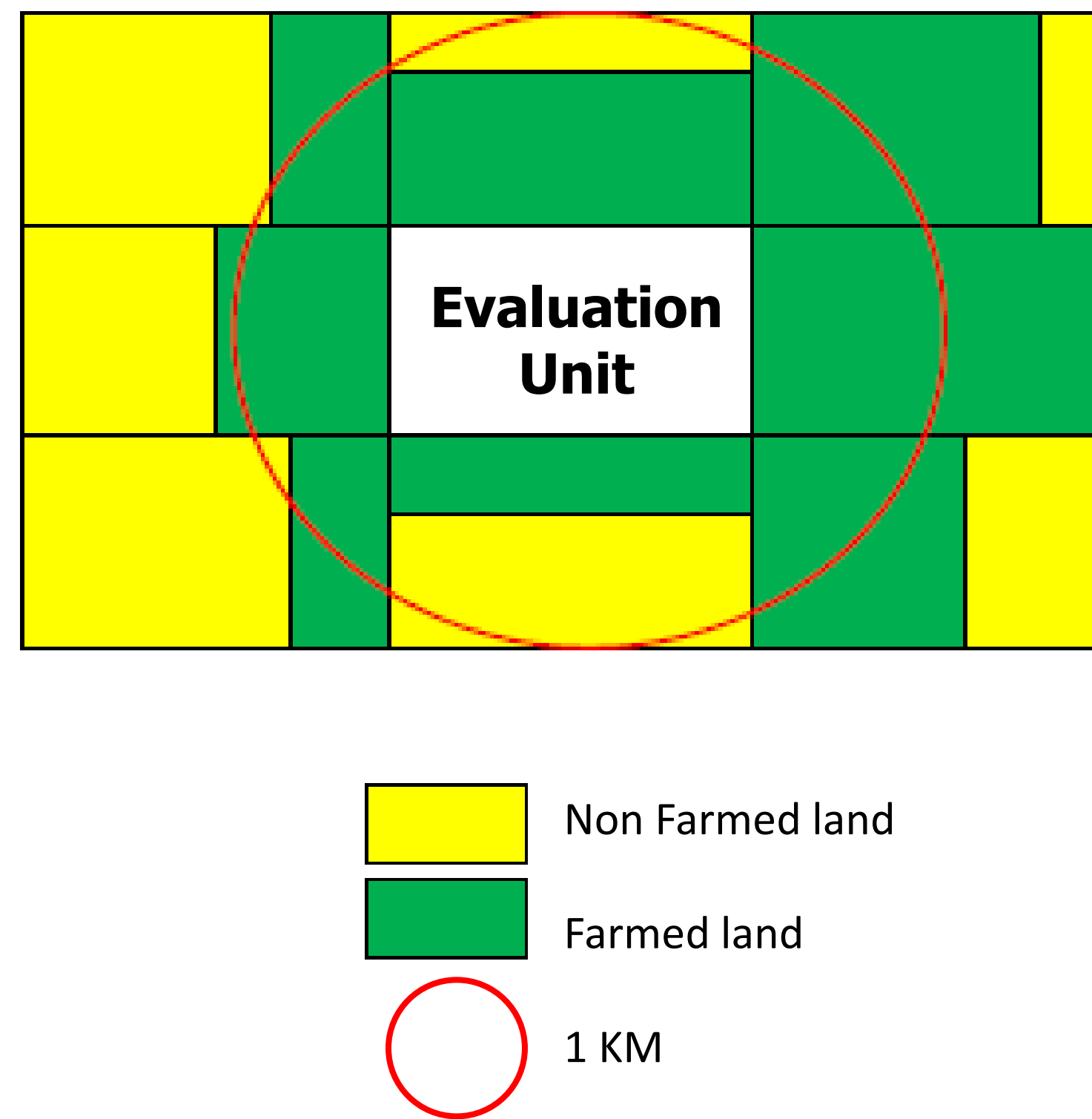
This factor is assessed on the percentage of land within the Evaluation Unit that is used for agriculture.

Using Agricultural and Agri-Food Canada data (2023) which shows land in agricultural production, a GIS program calculates the percentage of land within that Evaluation Unit that is used for agriculture.

This percentage was then applied to a scale of 0-100, using the percentage as the overall score.

EXAMPLE: If 50% of the Evaluation Unit was used for agricultural purposes, its score for this factor would be 50.

Percentage of Agricultural Production 1 km around Property

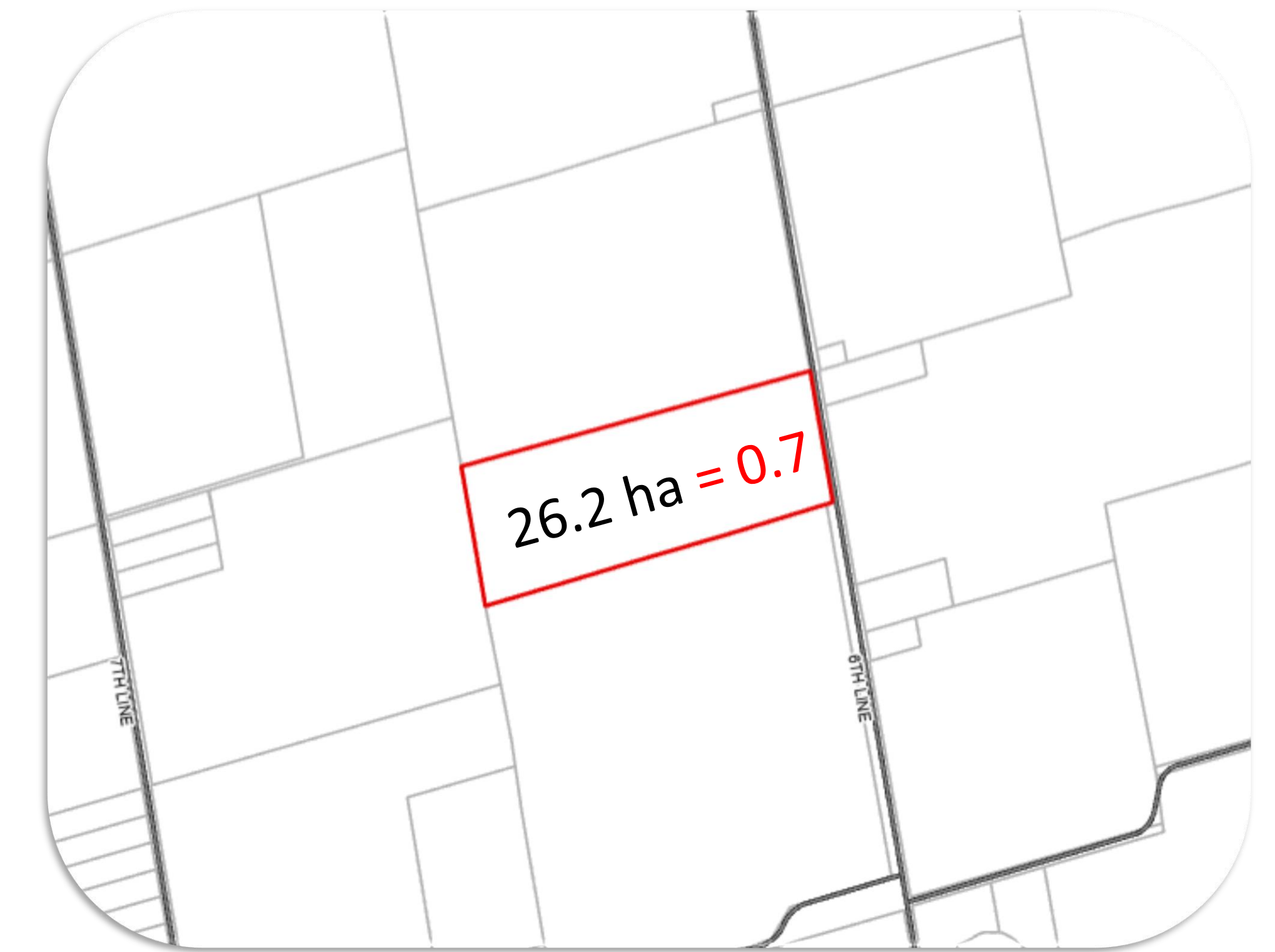


This factor is assessed based on the percentage of the total land within one kilometre of the Evaluation Unit that is used for agriculture.

The percentage was applied to a scale of 0-100, using the percentage as the total score.

EXAMPLE: If 80% of lands within one kilometre of the Evaluation Unit is used for agricultural purposes, its score for this factor would be 80.

Size of Property




This factor is assessed based on the size of the Evaluation Unit.

The score could range from 0 to 1, increasing by 0.1 increments. A score of 0 for a parcel less than 2 ha in size to a score of 1 for a parcel greater than 40 ha in size. The score is multiplied by 100 to determine the percentage which was used as the total score.


EXAMPLE: If a parcel is 26.6 ha, it is in the 25.01 to 30 ha range and would receive a score of 0.7. This is multiplied by 100 to find the Evaluation Unit's score for this factor which would be 70.

We want to hear from you!

How to provide feedback:

Complete 
Comment Card

Contact via
Telephone/Mail/Email

Post-it Notes → 

You can also
add your
comment(s)
directly on
printed maps!

What's next and where do we go from here?

- **Spring 2025:** Finalize LEAR Study and report
- **Spring 2025:** Present to Township Council (public meeting)

Contact Info

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Township of Amaranth:

Nicole Martin
CAO Clerk
nmartin@amaranth.ca



TOWNSHIP OF
AMARANTH