



THE UNITED COUNTIES OF LEEDS and GRENVILLE

AGRICULTURAL AREA REVIEW STUDY

APPENDIX A - PROJECT PRESENTATIONS

March 15, 2024



Agriculture Area Review (AAR)

Public Information Session

December 12, 2022 at 4pm



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda



- Project Team Introductions
- Description of the Project
- Public Participation
- Project Timelines and Deliverables
- Questions and Answers

Introductions

Counties of Leeds and Grenville:

- Cherie Mills, Manager of Planning Services
- Elaine Mallory, Planner 1

Consultant Team:

- Margaret Walton, Senior Associate – Planscape Inc.
- Debbie Vandenakker, Senior Planner – Planscape Inc.
- Don King, Research Agronomist – The Soil Resource Group
- Greg Wall, Senior Soil Scientist – The Soil Resource Group
- Don Hodgson, Pedologist (GIS) – The Soil Resource Group



Project Description



- When the Counties Official Plan was approved, it identified that a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties needed to be completed prior to the next OP review (in 2026).
- This Agricultural Area Review is being undertaken to satisfy the provincial requirement.
- This project will identify and evaluate the candidate agricultural lands outside of the current Official Plan Agricultural Area designation and ultimately provide a map of the Counties agricultural system as the basis for an updated Counties Official Plan.



Project Workplan



Stage 1. Project Introduction (* we are here *)

- Introduce the project to the public, Advisory Committee and all stakeholders to review workplan, timing and deliverables. Feedback sought on any additional information sources, important known farming areas, local values etc. that should be used.

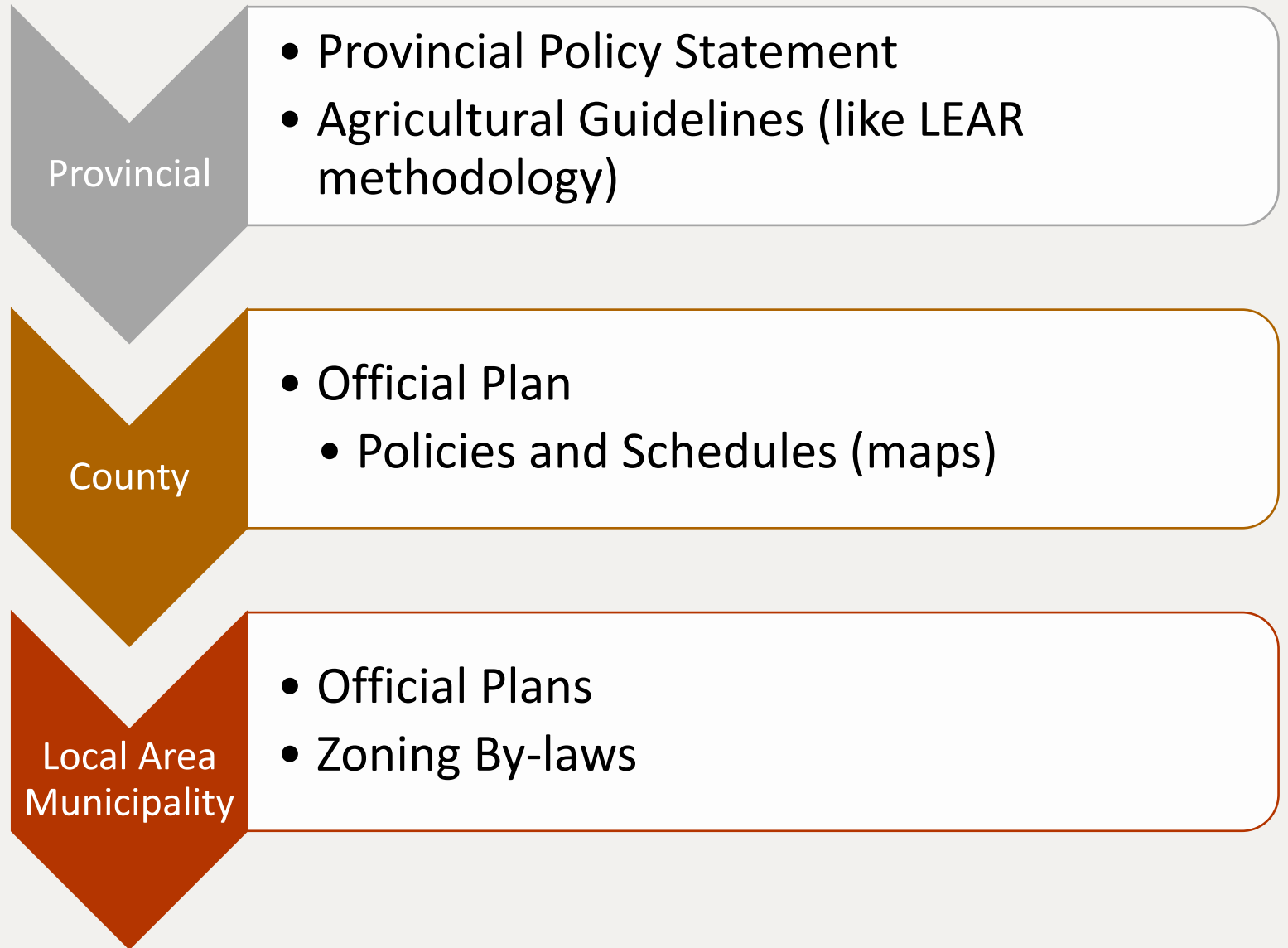
Stage 2. Technical Analysis and Candidate Agricultural Areas

- Undertake a modified LEAR methodology to rank the lands (more on this later).
- Maps of candidate lands will be produced from the analysis and consulted on with stakeholders.

Stage 3. Report with Recommendations and Mapping

- A recommendations report will be produced, consulted on and presented to stakeholders and the Council Planning Advisory Committee.
- An Official Plan Amendment and Official Plan Schedule (map) will be produced.

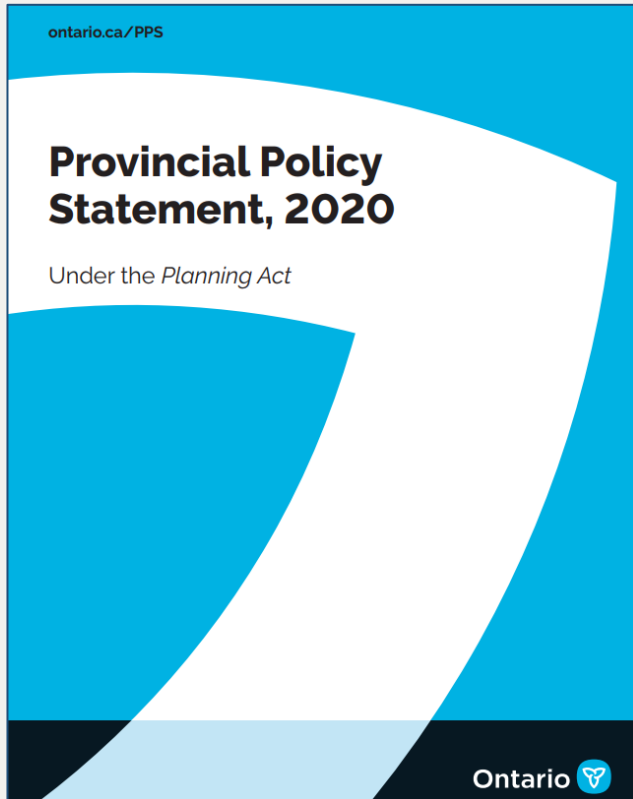
Agricultural Planning Hierarchy



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING

Provincial Policy

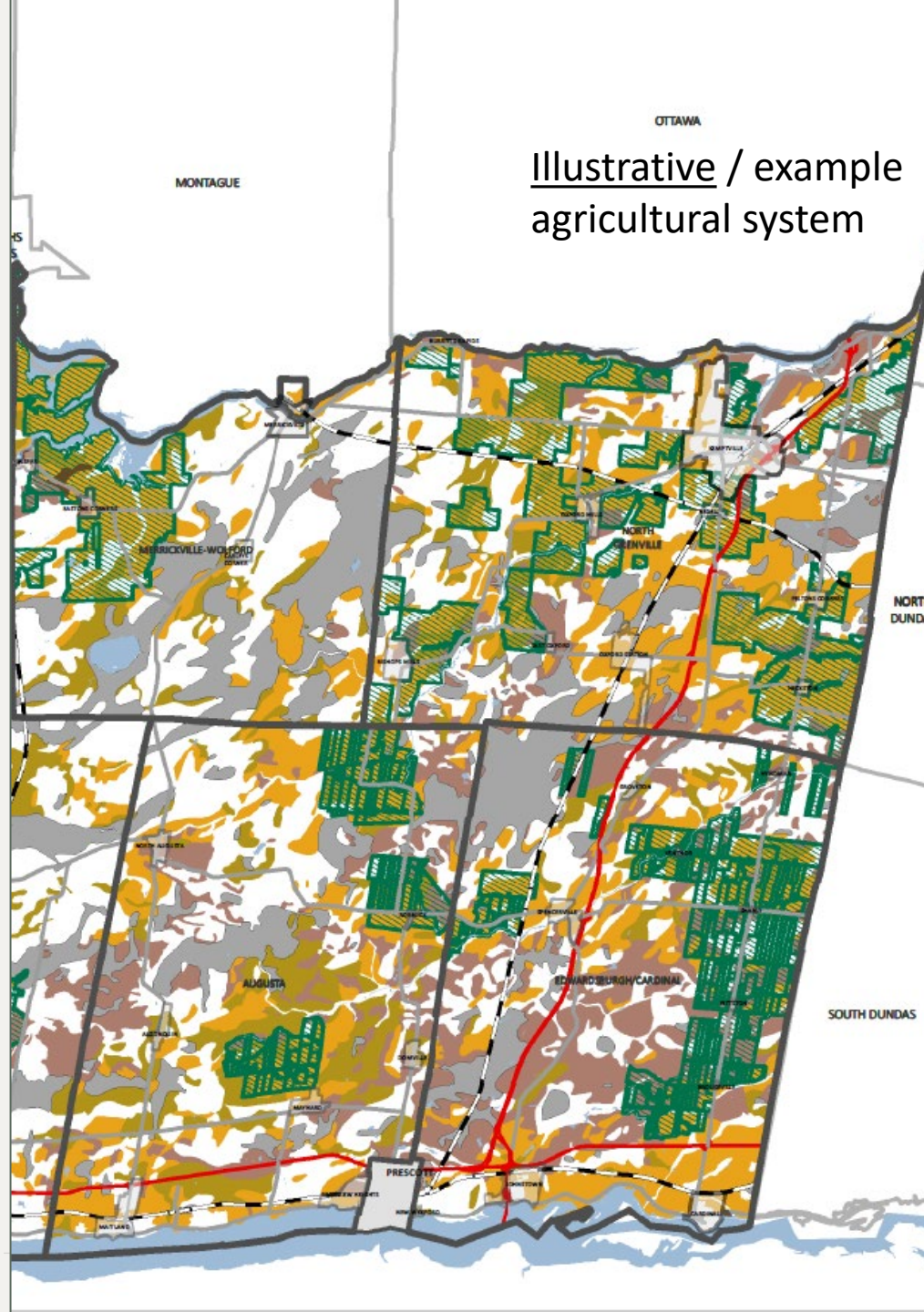


- **Prime agricultural areas** shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
- Planning authorities shall designate **prime agricultural areas** and **specialty crop areas** in accordance with guidelines developed by the Province, as amended from time to time.
- Planning authorities are encouraged to use an **agricultural system** approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.

Provincial Policy

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:


- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- a) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector





COUNTY OFFICIAL PLAN DESIGNATIONS


 PRIME AGRICULTURAL AREA


CANADA LAND INVENTORY (CLI)

 CLASS 1
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS

 CLASS 2
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES

 CLASS 3
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 CLASS 4
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES

What is a LEAR?



- A LEAR stands for Land Evaluation Area Revue.
- A Numerical rating system designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.
- A planning tool that assists in policy development and land-use decision-making... it is NOT A STAND-ALONE TECHNIQUE.
- A LEAR should be undertaken as a part of a larger agricultural system identification project – it is not intended for use on a site by site basis.

What is a LEAR?



- The Land Evaluation (LE) portion of the project will be done by The Soil Resources Group, soil specialists who will evaluate and score lands according to the quality of the soil.
- Results of the LE will be mapped.
- The Area Review (AR) portion will be undertaken by Planscape.
- AR factors will be evaluated, assigned a weighted score and then mapped according to the score.
- The lands will be evaluated in 100-acre (40 ha) blocks with non rural areas (settlements, employment lands) removed.
- The results of the LE and AR evaluations will be combined to produce a score for each 100-acre (40 ha) parcel.
- A scoring threshold will be set and the lands that score above the threshold will be mapped as Prime Agriculture.
- The result will be a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

Land Evaluation (LE) Study Method



A Guide to the Land Evaluation and Area Review (LEAR) System for Agriculture, OMAFRA, 2002

- The LE component provides a method of determining the importance of the study area's soil resources for agriculture.

LE Data Requirements



- Soils of Leeds County, Ontario Soil Survey Report No. 41
- Soil Survey of Grenville County, Ontario Soil Survey Report No. 12
- Soil Capability for Agriculture, Canada Land Inventory (CLI)

Agricultural Soil Capability Classification

	Leeds	Grenville
Prime agricultural land CLI 1-3	50,161 ha (123,950 acres)	59,282 ha (146,488 acres)

- Soil classification interpretation in 1960s
- 7 class system (Canada Land Inventory - CLI)
- Within Leeds soil report, Grenville updated after

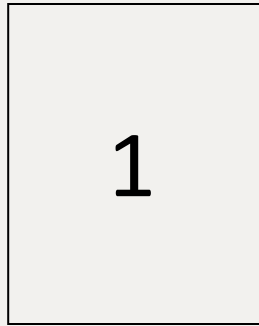


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

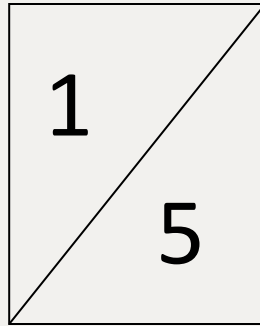
Land Evaluation (LE) Scores

Soil Capability Class	Score (LE)
1	1
2	0.8
3	0.65
4	0.55
5	0.5
6	0.4
7	0

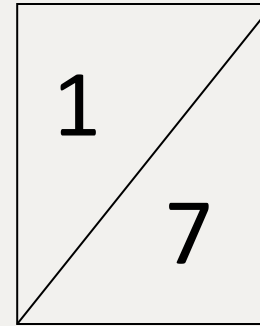
Unit of Evaluation LE Calculation



LE = 1



LE = 0.75



LE = 0.5

LE Score – Weighted Average of LE Values

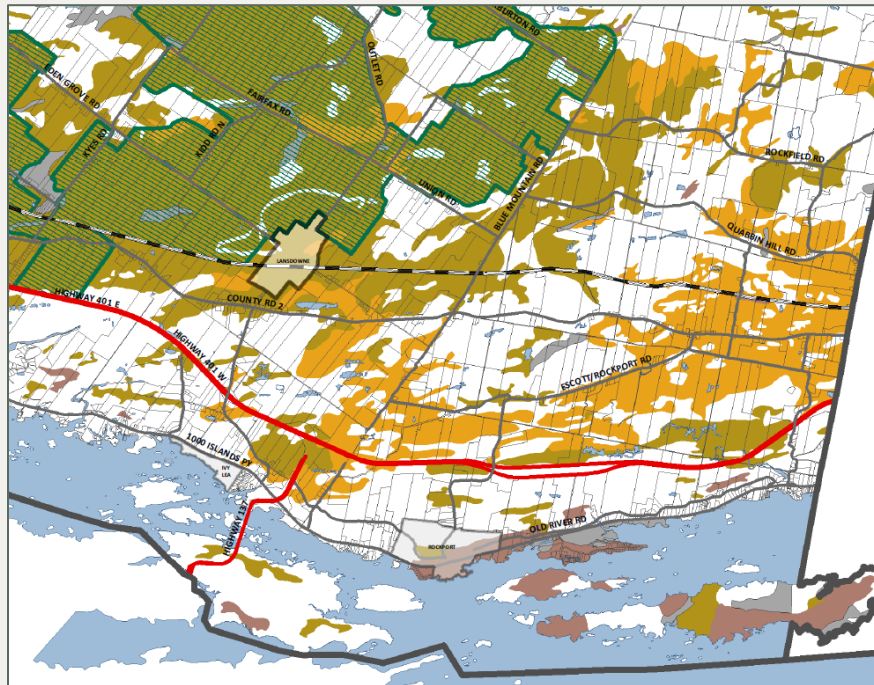
Leeds and Grenville LE Approach



Next Steps:

- LE Scores
- LE Weighting
- Data confirmations
- Draft LE mapping

Area Review (AR) Process



Objectives:

- Determine those non-physical factors that affect long-term agricultural production;
- Be consistently applicable within a study area
- Identify and evaluate factors which could include:
 - Conflicting Lands Uses
 - Fragmentation of Land
 - System Contribution

Process Summary

Drawing a diagram of the LE and AR processes ending in a LEAR



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Consultation



- We encourage the public to attend the public information session / meetings (December 2022, May 2023, September 2023)
- Use the project website to keep up to date on the project and share your ideas with us: [Agriculture Area Review - Leeds & Grenville \(leedsgrenville.com\)](https://leedsgrenville.com)
- An Agricultural Advisory Committee with local municipalities and agricultural representatives has been formed. They will be consulted at key points throughout the project.
- The Counties Planning Advisory Committee will be consulted at key intervals in the project.
- The final report, Official Plan Amendment (OPA) and Schedule will be presented to the public at a Statutory Public Meeting.
- The Final documents, report and mapping will be prepared following the final Statutory Public Meeting and presented to the Planning Advisory Committee and Council for approval.

Project Schedule



Questions and Answers

We'd love to hear from you and add your expertise to this project

Are there any lands you would like to bring to our attention?

Local knowledge is a key component of getting this right.

What should we know about your area that we may not glean from soil classifications and reports?

What questions do you have for the project team?



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Technical Advisory Committee (TAC)

First Project Meeting

December 12, 2022 at 1pm



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda



- Project Team Introductions
- Description of the Project
- Public Participation
- Project Timelines and Deliverables
- Working Session

Introductions

Counties of Leeds and Grenville:

- Elaine Mallory, Planner 1
- Cherie Mills, Manager of Planning Services

Consultant Team:

- Margaret Walton, Senior Associate – Planscape Inc.
- Debbie Vandenakker, Senior Planner – Planscape Inc.
- Don King, Research Agronomist – The Soil Resource Group
- Greg Wall, Senior Soil Scientist – The Soil Resource Group
- Don Hodgson, Pedologist (GIS) – The Soil Resource Group



Project Description



- When the Counties Official Plan was approved, it identified that a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties needed to be completed prior to the next OP review (in 2026).
- This Agricultural Area Review is being undertaken to satisfy the provincial requirement.
- This project will identify and evaluate the candidate agricultural lands outside of the current Official Plan Agricultural Area designation and ultimately provide a map of the Counties agricultural system as the basis for an updated Counties Official Plan.



Project Workplan



Stage 1. Project Introduction (* we are here *)

- Introduce the project to the public, Advisory Committee and all stakeholders to review workplan, timing and deliverables. Feedback sought on any additional information that should be used (including community values, important known farmland etc.).

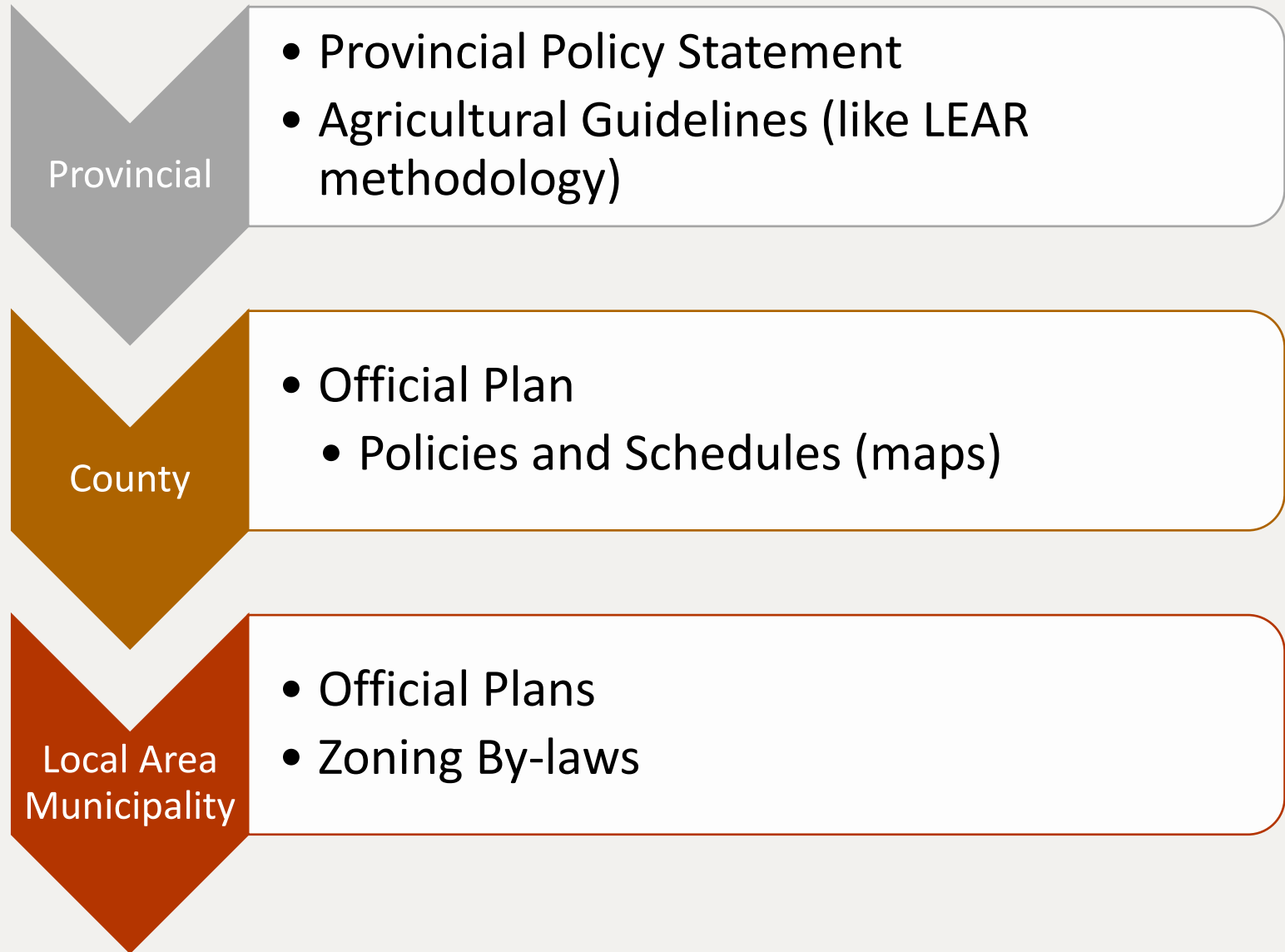
Stage 2. Technical Analysis and Candidate Agricultural Areas

- Undertake a modified LEAR methodology to rank the lands (more on this later)
- A map of candidate lands will be produced from the analysis and consulted on with stakeholders (public and agricultural community).

Stage 3. Report with Recommendations and Mapping

- A recommendations report will be produced, consulted on and presented to stakeholders and the Council Planning Advisory Committee.
- An Official Plan Amendment and Official Plan Schedule (map) will be produced.

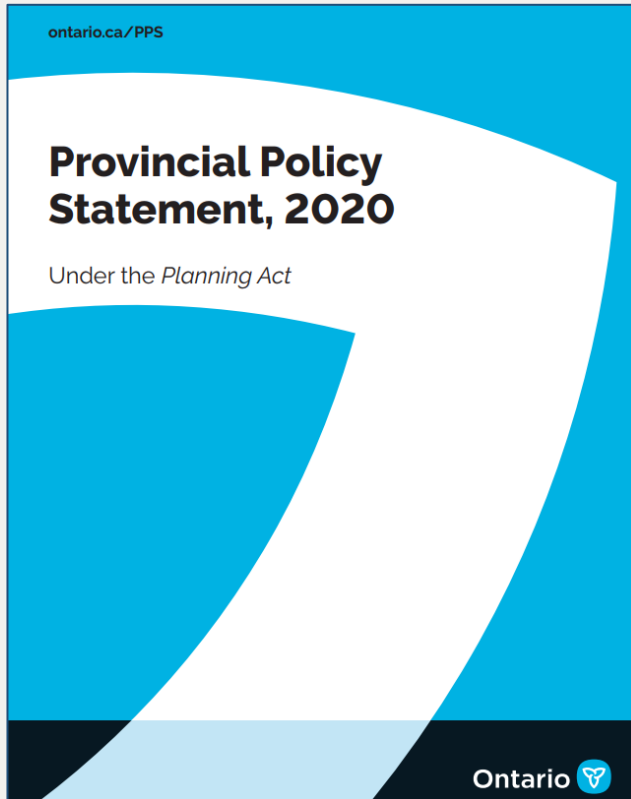
Agricultural Planning Hierarchy



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING

Provincial Policy

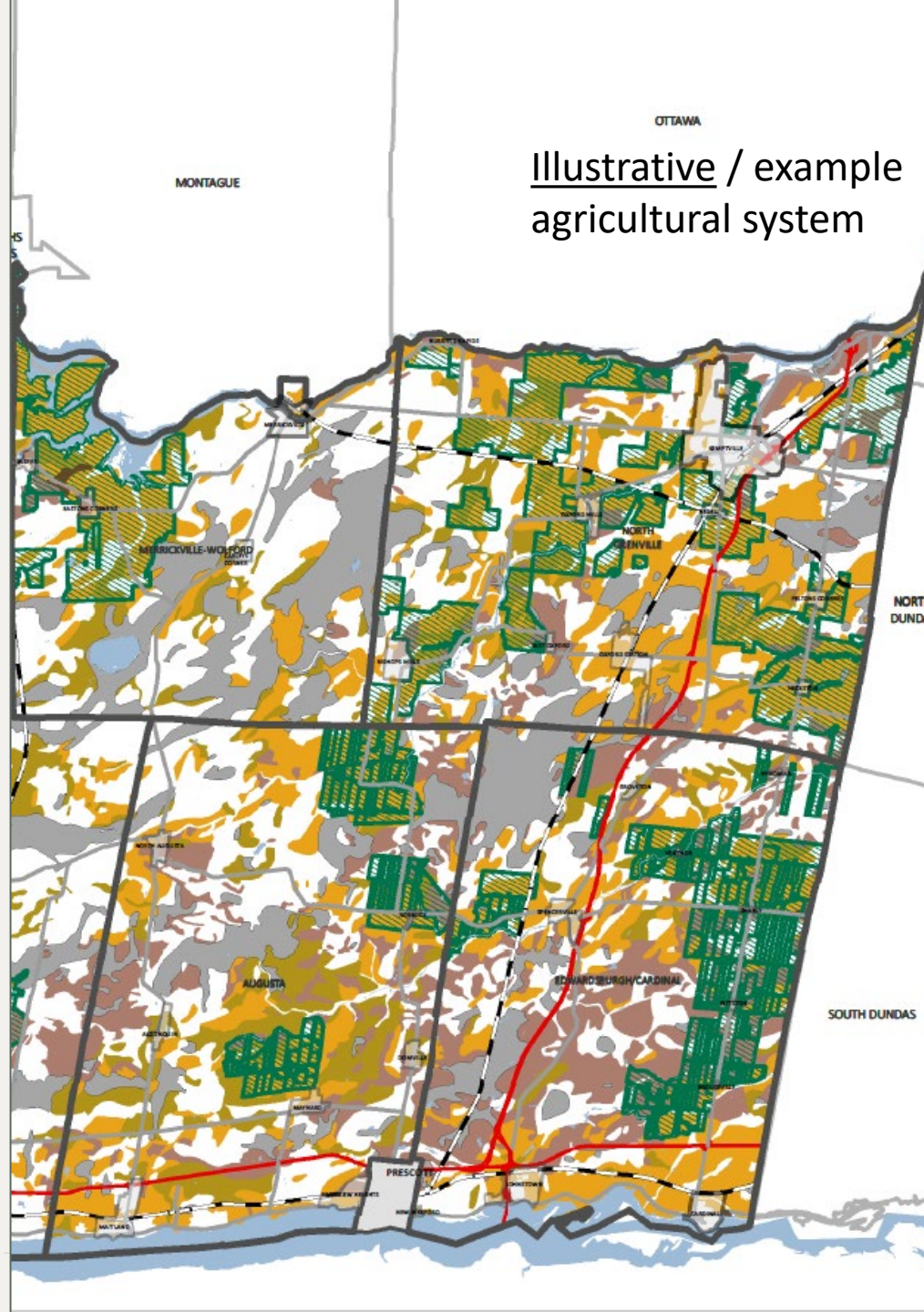


- **Prime agricultural areas** shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
- Planning authorities shall designate **prime agricultural areas** and **specialty crop areas** in accordance with guidelines developed by the Province, as amended from time to time.
- Planning authorities are encouraged to use an **agricultural system** approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.

Provincial Policy

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:


- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- a) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector





COUNTY OFFICIAL PLAN DESIGNATIONS


 PRIME AGRICULTURAL AREA


CANADA LAND INVENTORY (CLI)

 CLASS 1
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS

 CLASS 2
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES

 CLASS 3
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 CLASS 4
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES

What is a LEAR?



- A LEAR stands for Land Evaluation Area Revue.
- A Numerical rating system designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.
- A planning tool that assists in policy development and land-use decision-making... it is NOT A STAND-ALONE TECHNIQUE.
- A LEAR should be undertaken as apart of a larger agricultural system identification project – it is not intended for use on a site by sit basis.

What is a LEAR?



- The Land Evaluation (LE) portion of the project will be done by The Soil Resources Group, soil specialists who will evaluate and score lands according to the quality of the soil.
- Results of the LE will be mapped.
- The Area Review (AR) portion will be undertaken by Planscape.
- AR factors will be evaluated, assigned a weighted score and then mapped according to the score.
- The lands will be evaluated in 100-acre (40 ha) blocks with non rural areas (settlements, employment lands) removed.
- The results of the LE and AR evaluations will be combined to produce a score for each 100-acre (40 ha) parcel.
- A scoring threshold will be set and the lands that score above the threshold will be mapped as Prime Agriculture.
- The result will be a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

Land Evaluation (LE) Study Method



A Guide to the Land Evaluation and Area Review (LEAR) System for Agriculture, OMAFRA, 2002

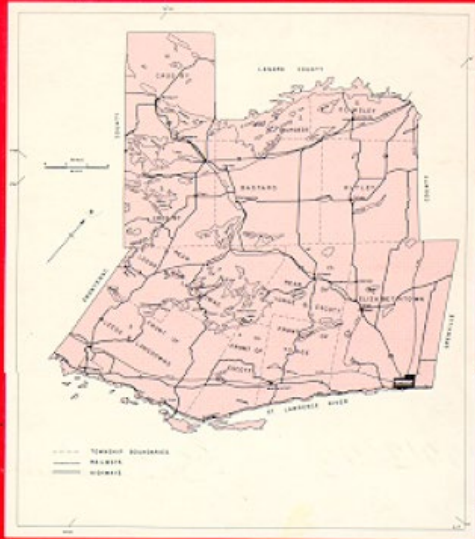
- The LE component provides a method of determining the importance of the study area's soil resources for agriculture.

LE Data Requirements



- Soils of Leeds County, Ontario Soil Survey Report No. 41
- Soil Survey of Grenville County, Ontario Soil Survey Report No. 12
- Soil Capability for Agriculture, Canada Land Inventory (CLI)

SOILS OF LEEDS COUNTY



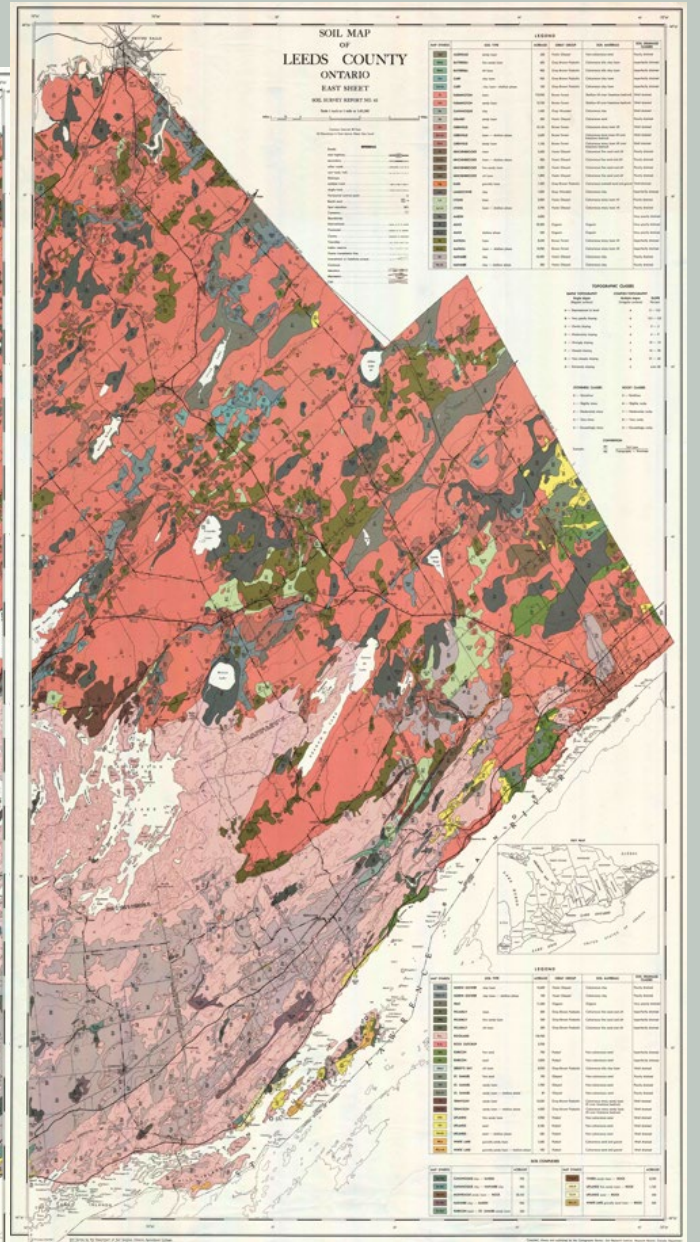
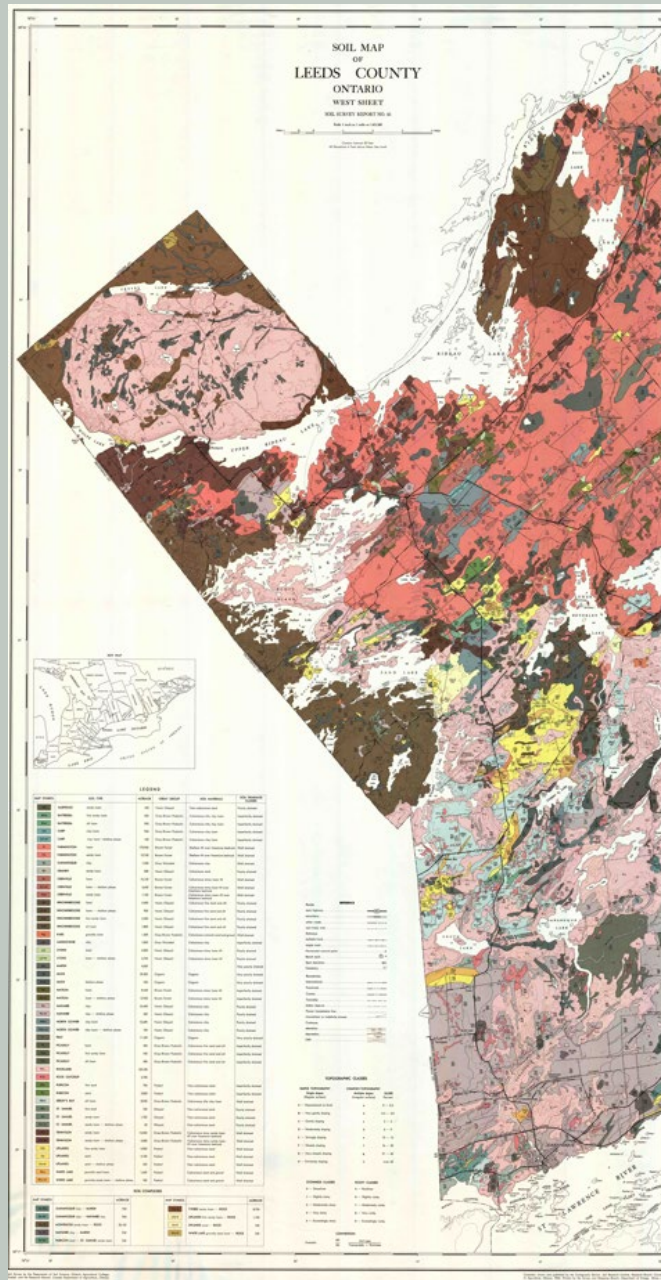
Report No. 41 of the Ontario Soil Survey

*Prepared jointly by The Research Branch,
Canada Department of Agriculture and the Ontario Agricultural College*

ONTARIO DEPARTMENT OF AGRICULTURE AND FOOD, TORONTO
CANADA DEPARTMENT OF AGRICULTURE, OTTAWA

631.47713 93

SAINTE LAWRENCE RIVER COUNTIES
LEEDS



Agricultural Soil Capability Classification

	Leeds	Grenville
Prime agr land CLI 1-3	50,161 ha (123,950 acres)	59,282 ha (146,488 acres)

- Soil classification interpretation in 1960s
- 7 class system (Canada Land Inventory - CLI)
- Within Leeds soil report, Grenville updated after

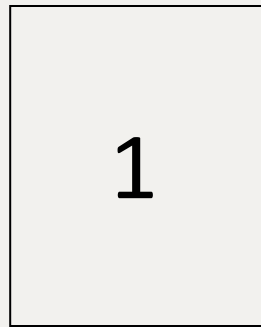


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

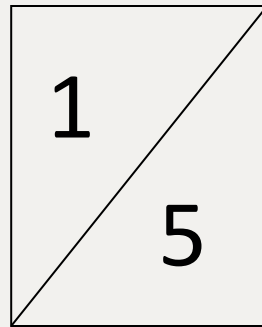
Land Evaluation (LE) Scores

Soil Capability Class	Score (LE)
1	1
2	0.8
3	0.65
4	0.55
5	0.5
6	0.4
7	0

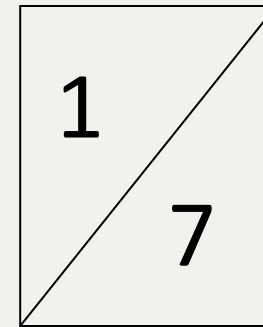
Unit of Evaluation LE Calculation



LE = 1



LE = 0.75



LE = 0.5

LE Score – Weighted Average of LE Values

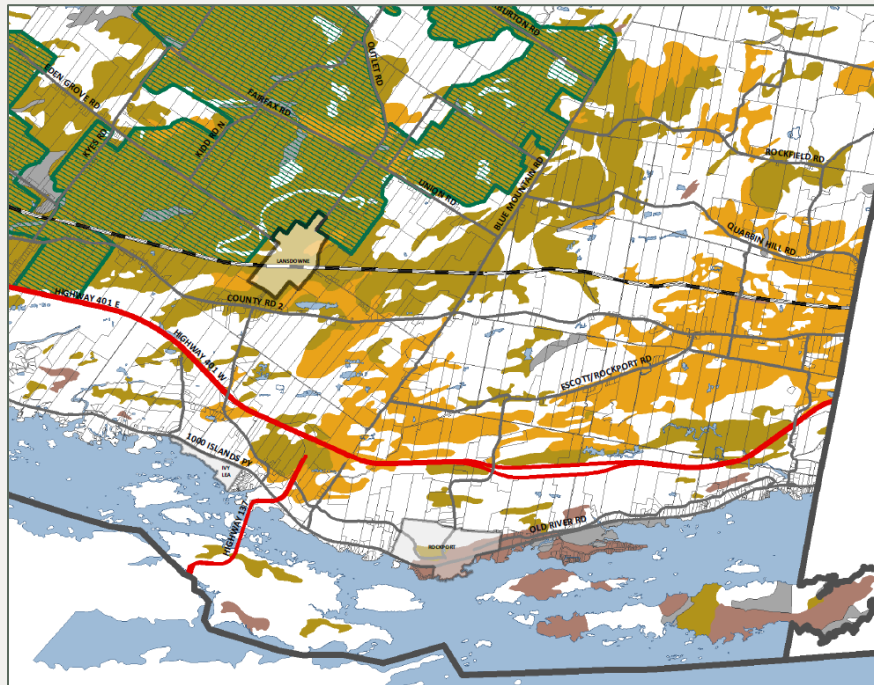
Leeds and Grenville LE Approach



Next Steps:

- LE Scores
- LE Weighting
- Data confirmations
- Draft LE mapping

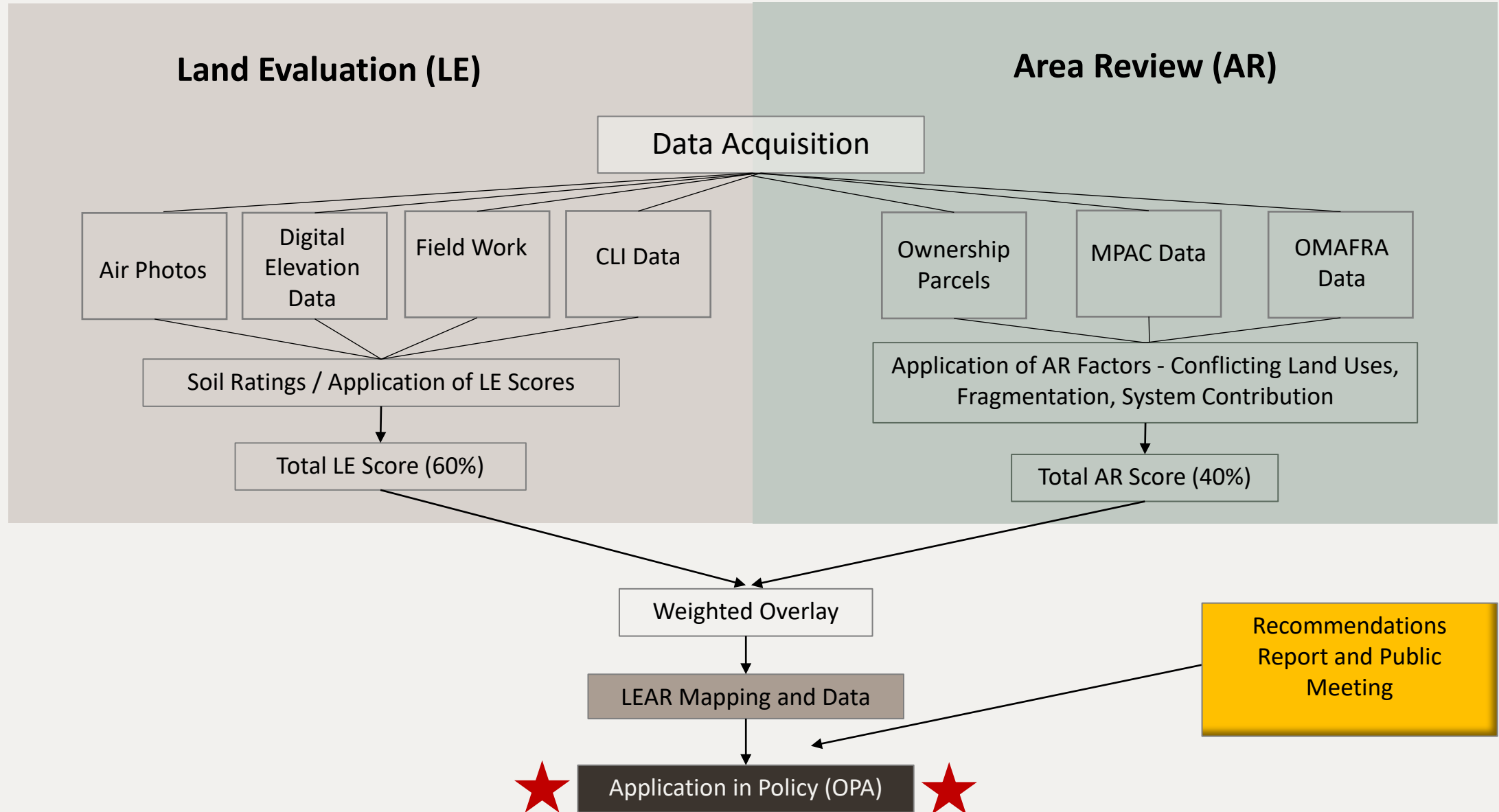
Area Review (AR) Process



Objectives:

- Determine those non-physical factors that affect long-term agricultural production;
- Be consistently applicable within a study area
- Identify and evaluate factors which could include:
 - Conflicting Lands Uses
 - Fragmentation of Land
 - System Contribution

Process Summary

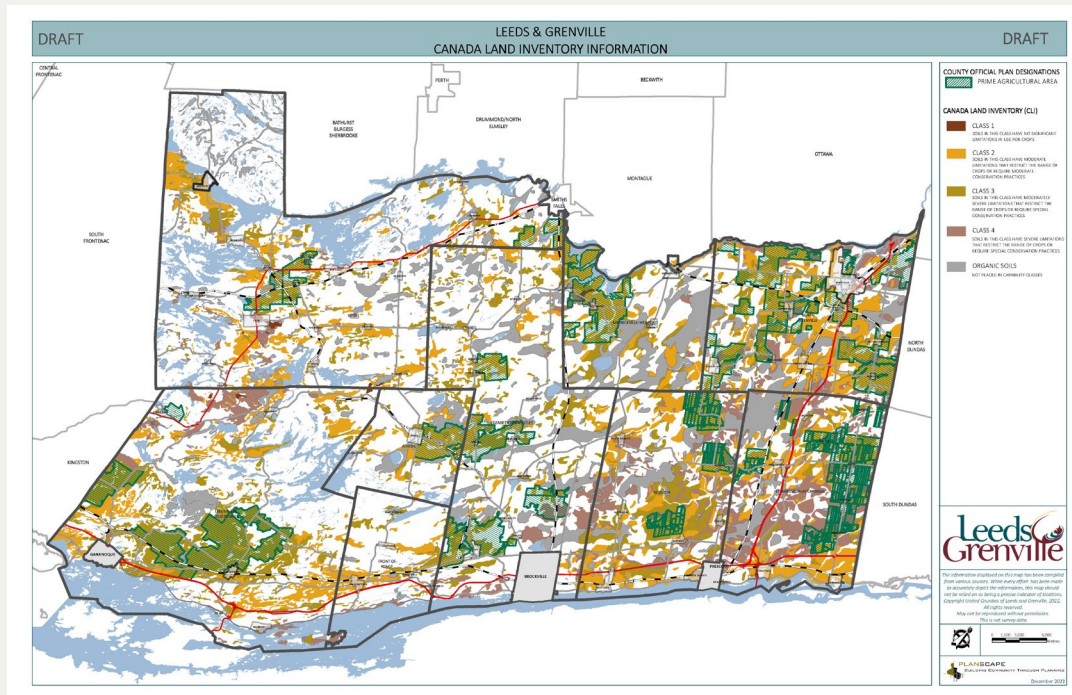


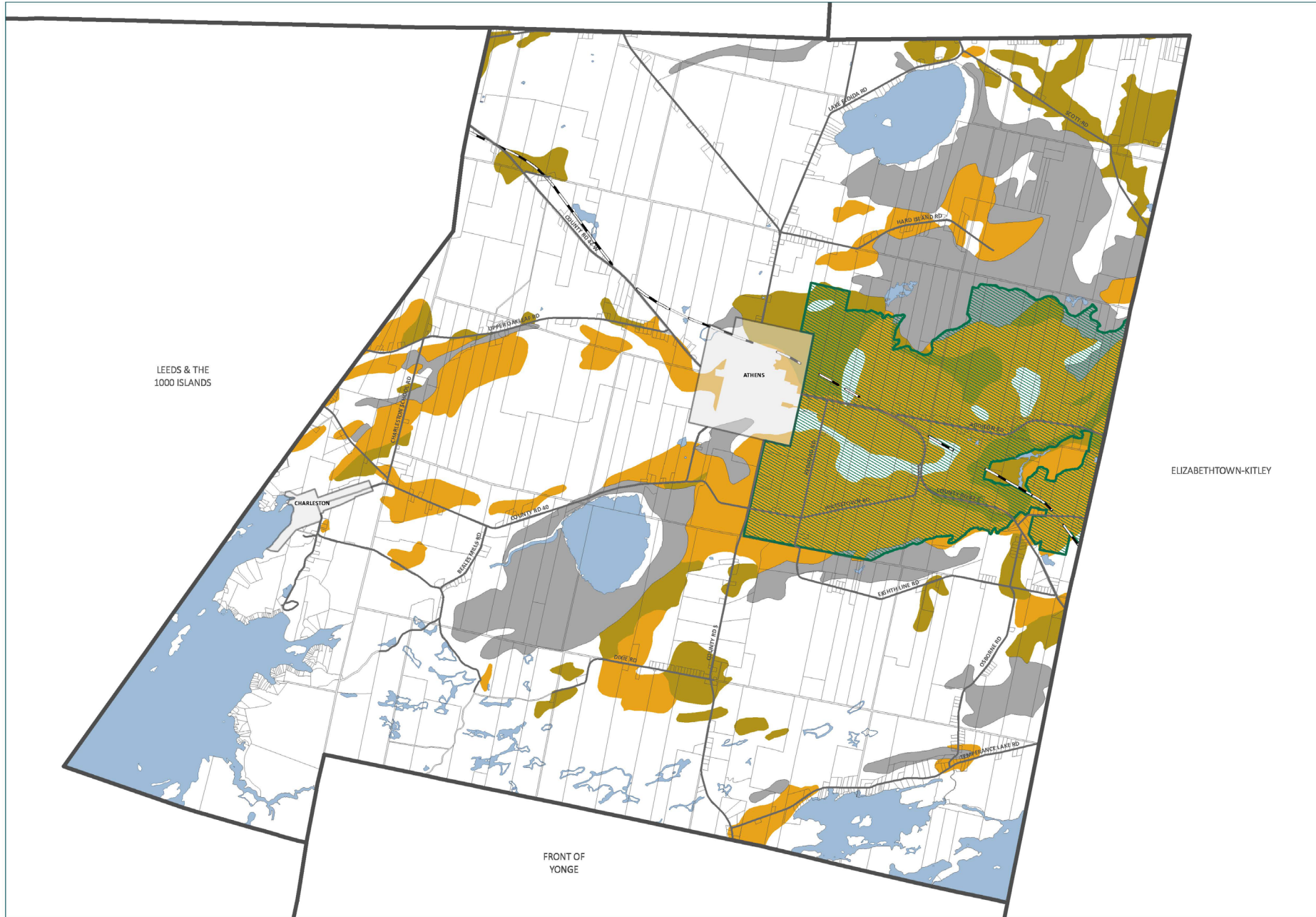
Project Schedule



Working Maps

- Plotted maps are provided of each municipality.
- Please review and mark them up with comments, areas of concern etc.
- The project team will do driven investigations tomorrow where possible.





COUNTY OFFICIAL PLAN DESIGNATIONS

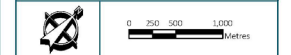
PRIME AGRICULTURAL AREA

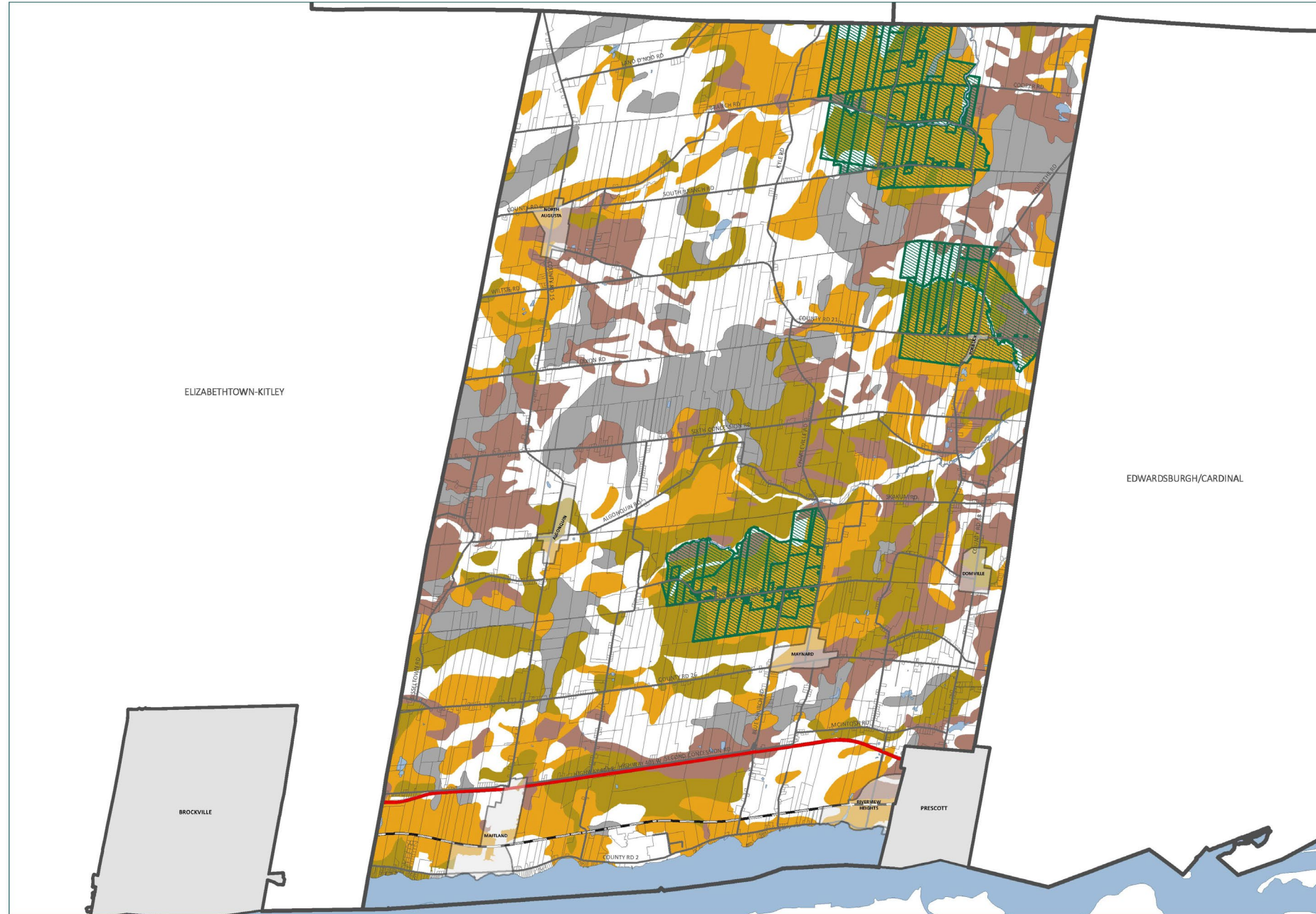
CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.





COUNTY OFFICIAL PLAN DESIGNATIONS

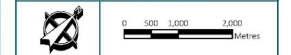
PRIME AGRICULTURAL AREA

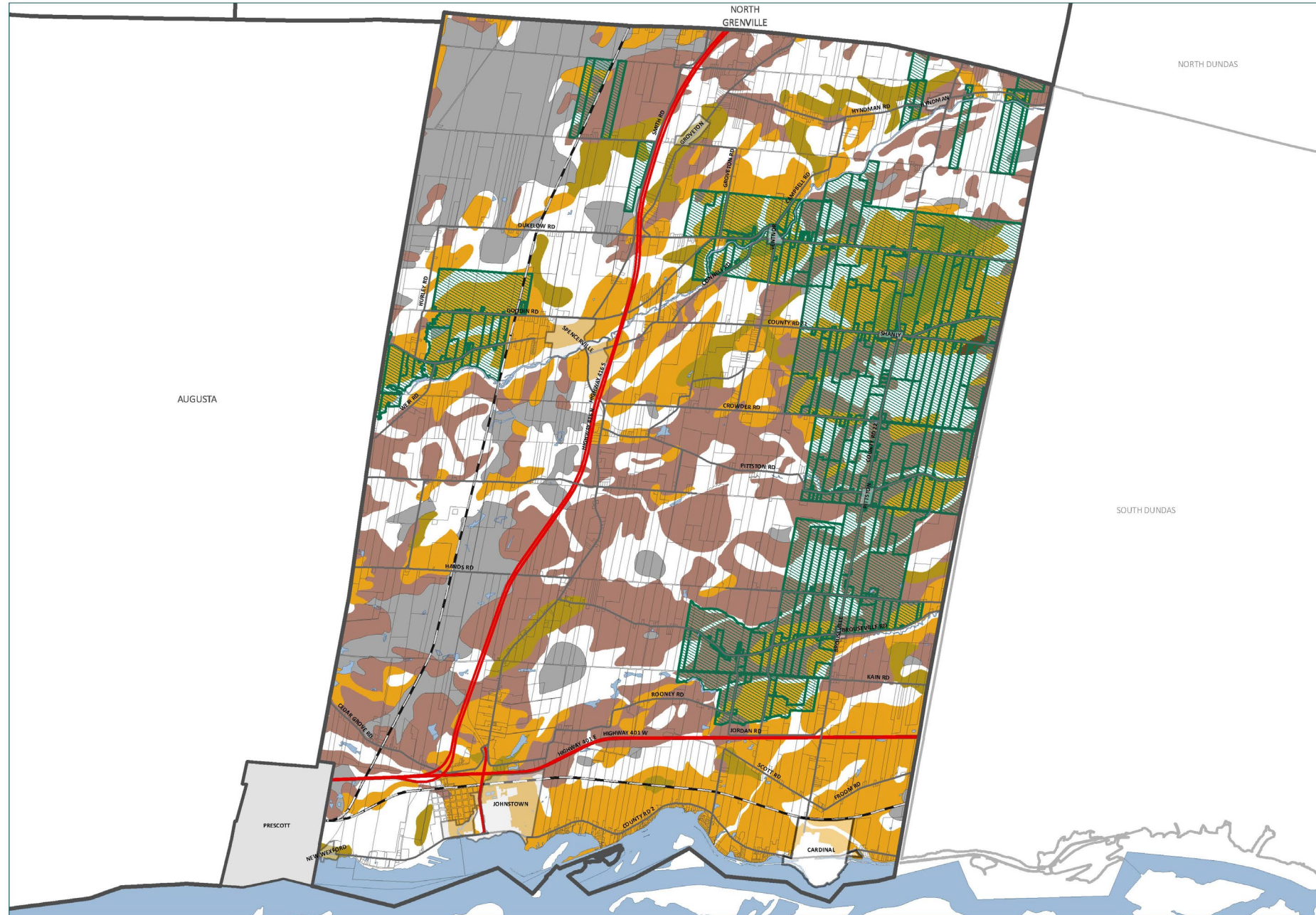
CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.





COUNTY OFFICIAL PLAN DESIGNATIONS

PRIME AGRICULTURAL AREA

CANADA LAND INVENTORY (CLI)

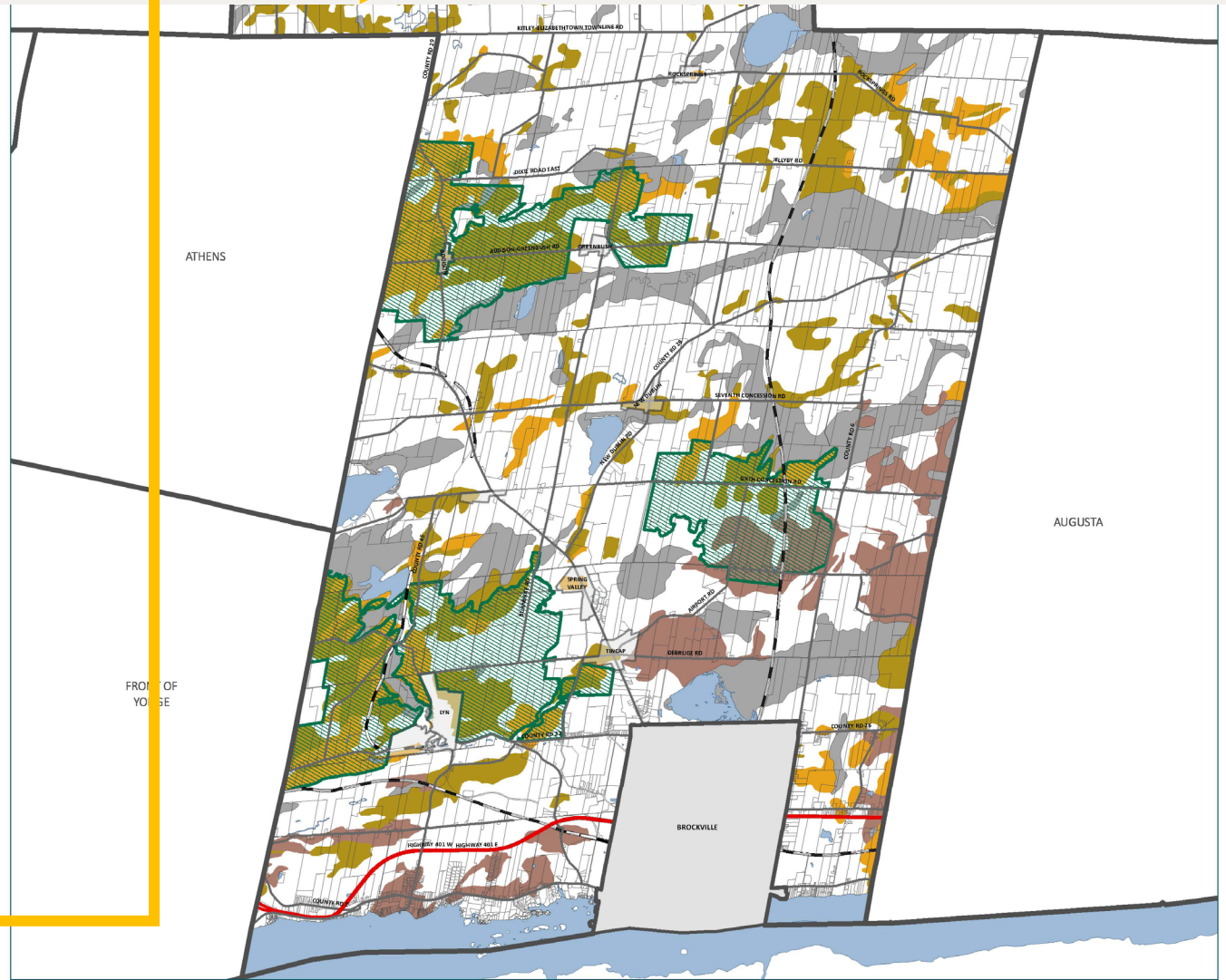
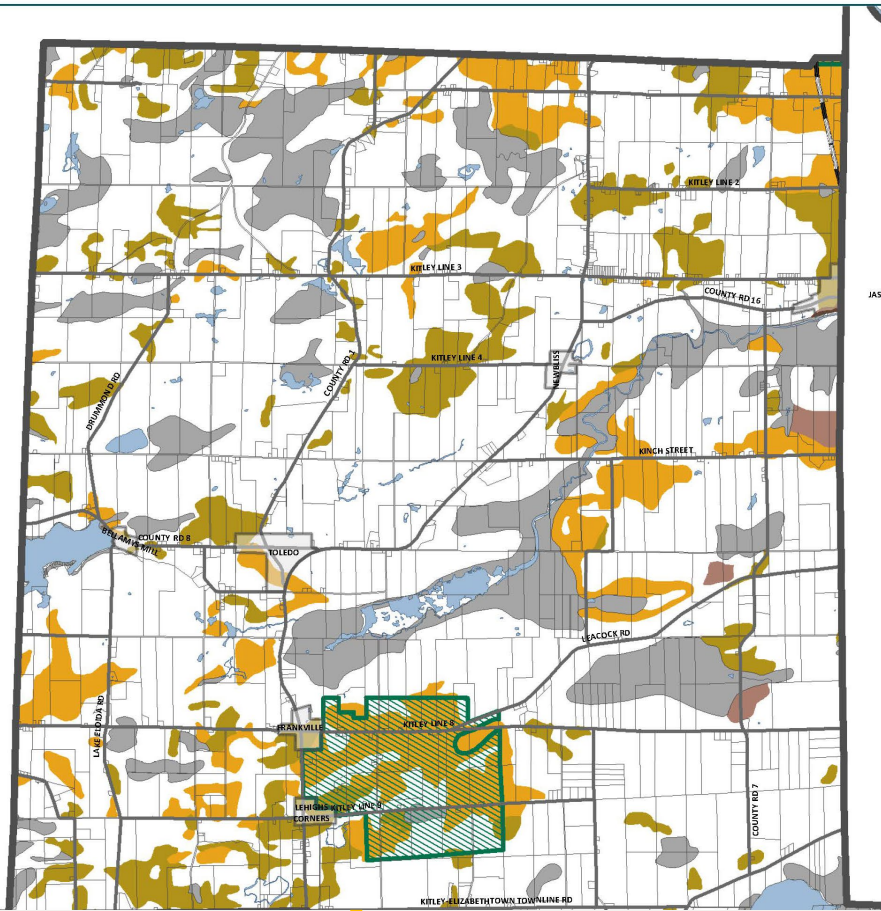
- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.



RIDEAU LAKES



COUNTY OFFICIAL PLAN DESIGNATIONS

PRIME AGRICULTURAL AREA

CANADA LAND INVENTORY (CLI)

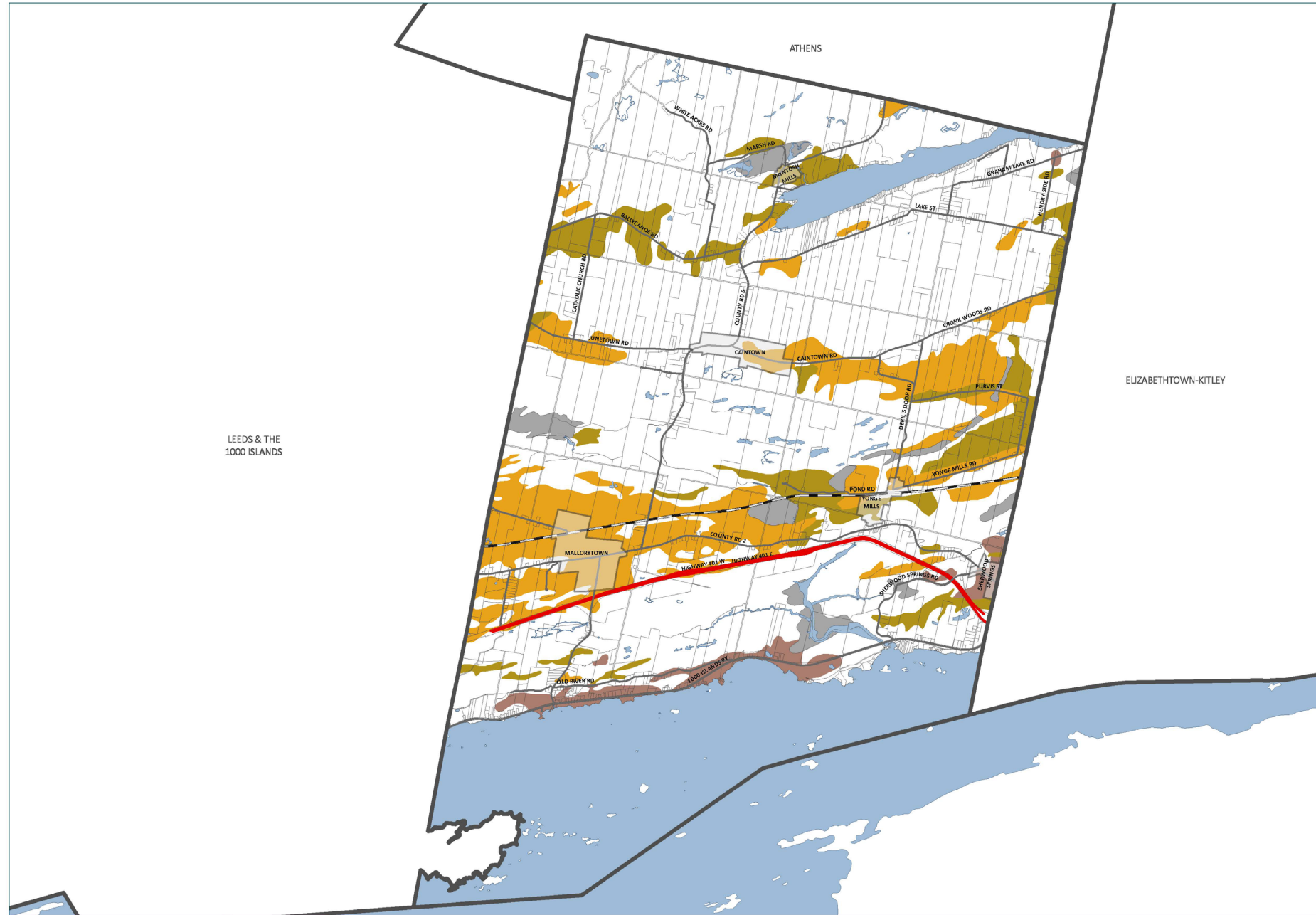
- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.



COUNTY OFFICIAL PLAN DESIGNATIONS
 PRIME AGRICULTURAL AREA

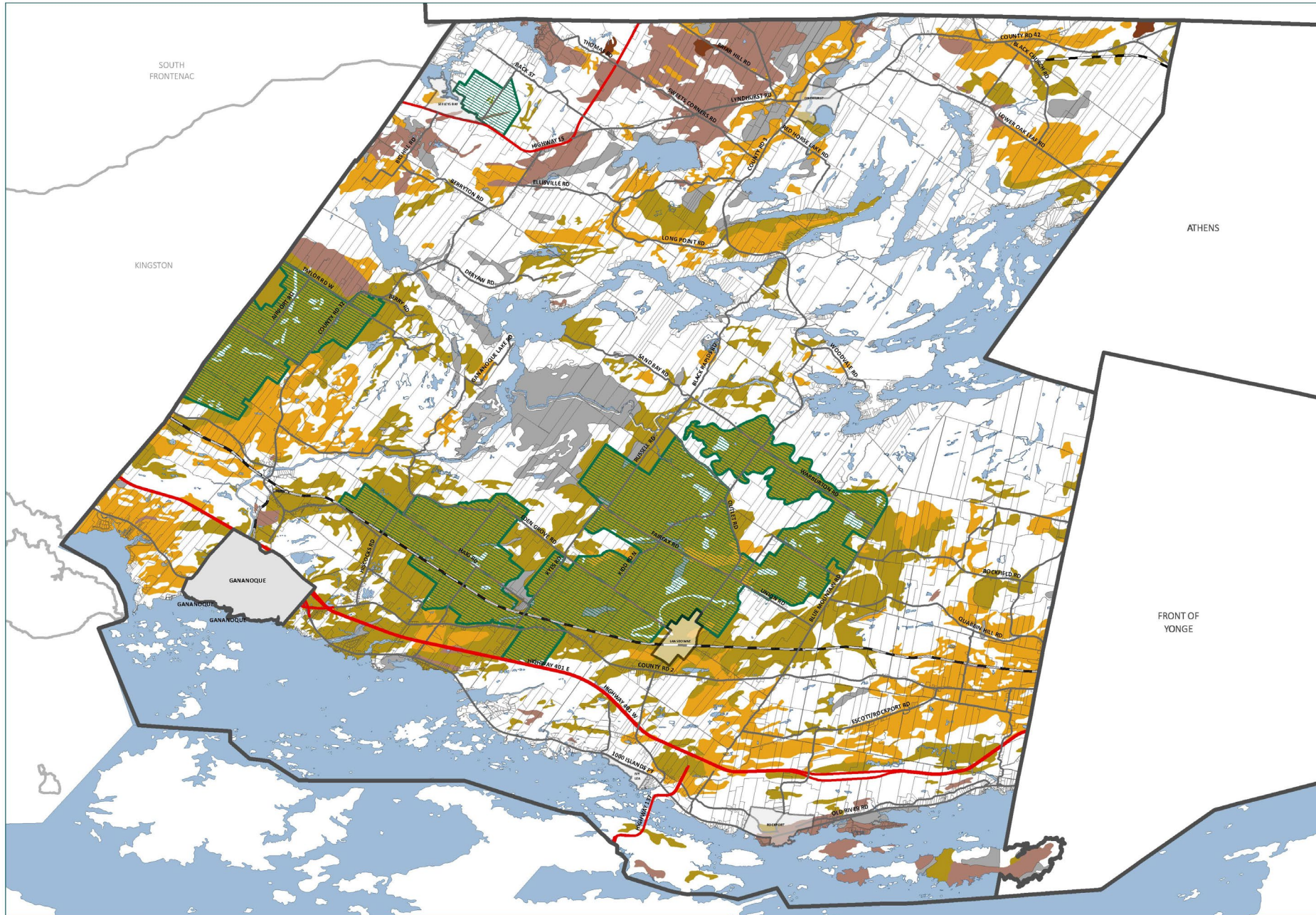
CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.





COUNTY OFFICIAL PLAN DESIGNATIONS

PRIME AGRICULTURAL AREA

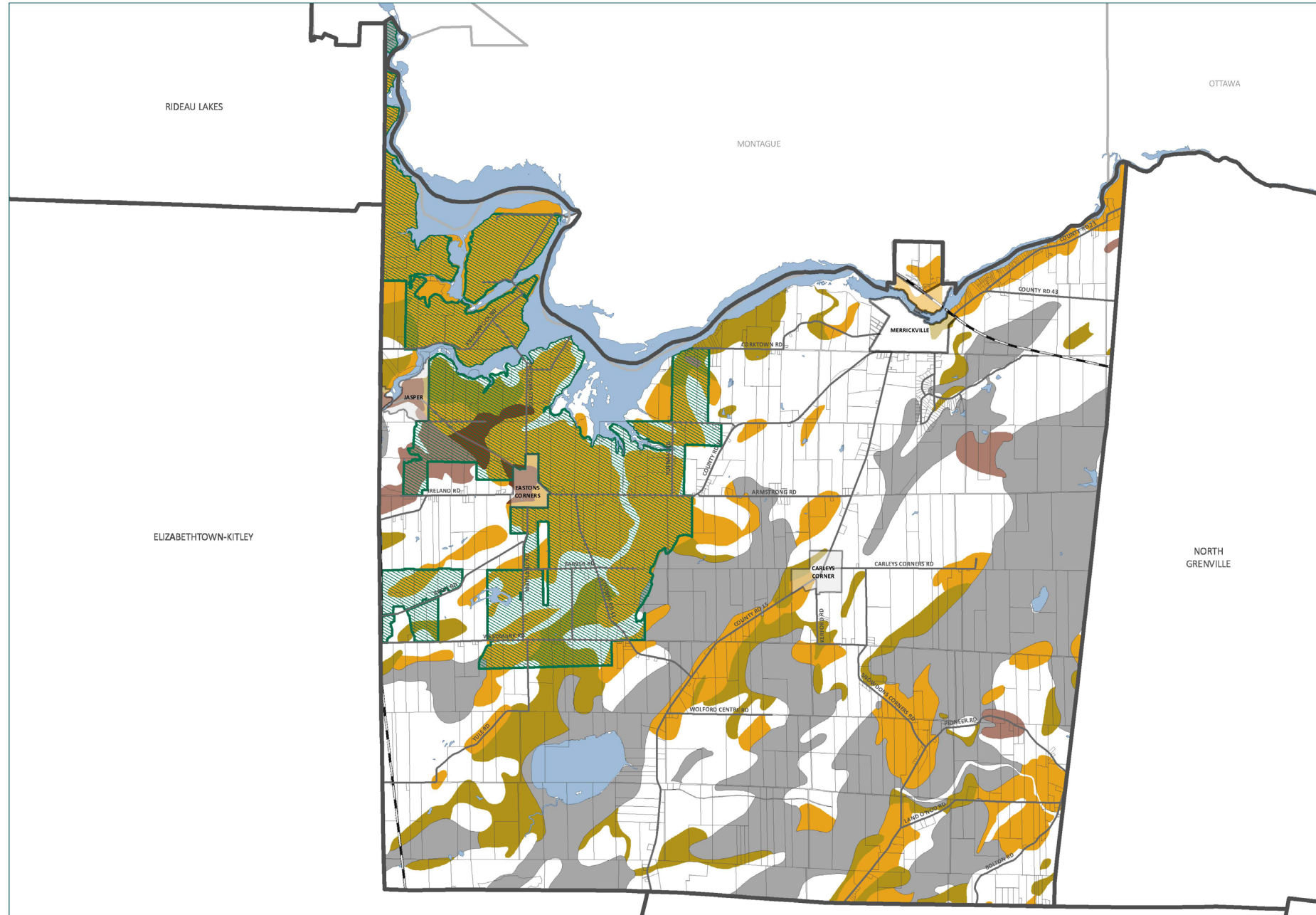
CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.





COUNTY OFFICIAL PLAN DESIGNATIONS
 PRIME AGRICULTURAL AREA

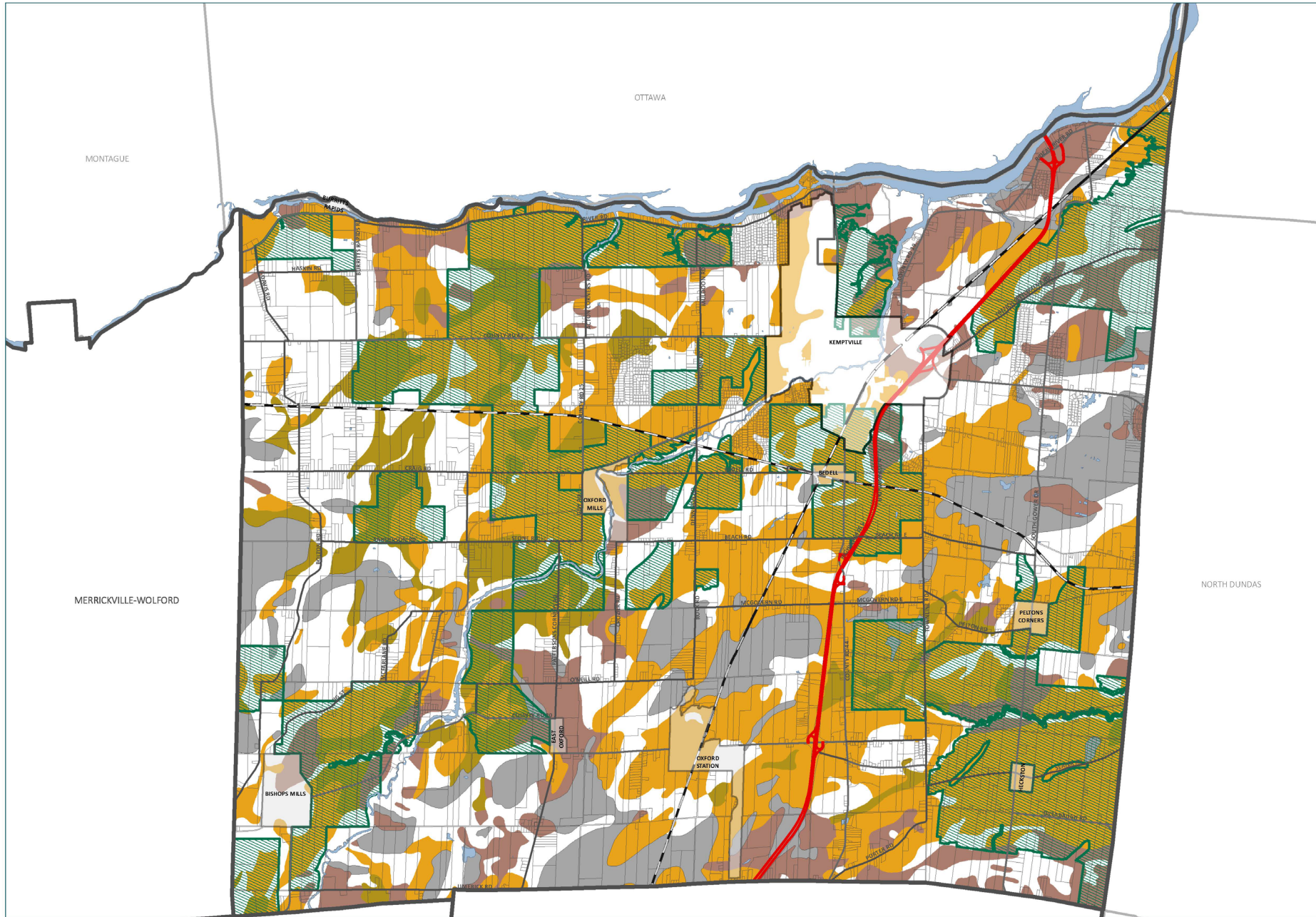
CANADA LAND INVENTORY (CLI)

- CLASS 1
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.





COUNTY OFFICIAL PLAN DESIGNATIONS

PRIME AGRICULTURAL AREA

CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.



COUNTY OFFICIAL PLAN DESIGNATIONS

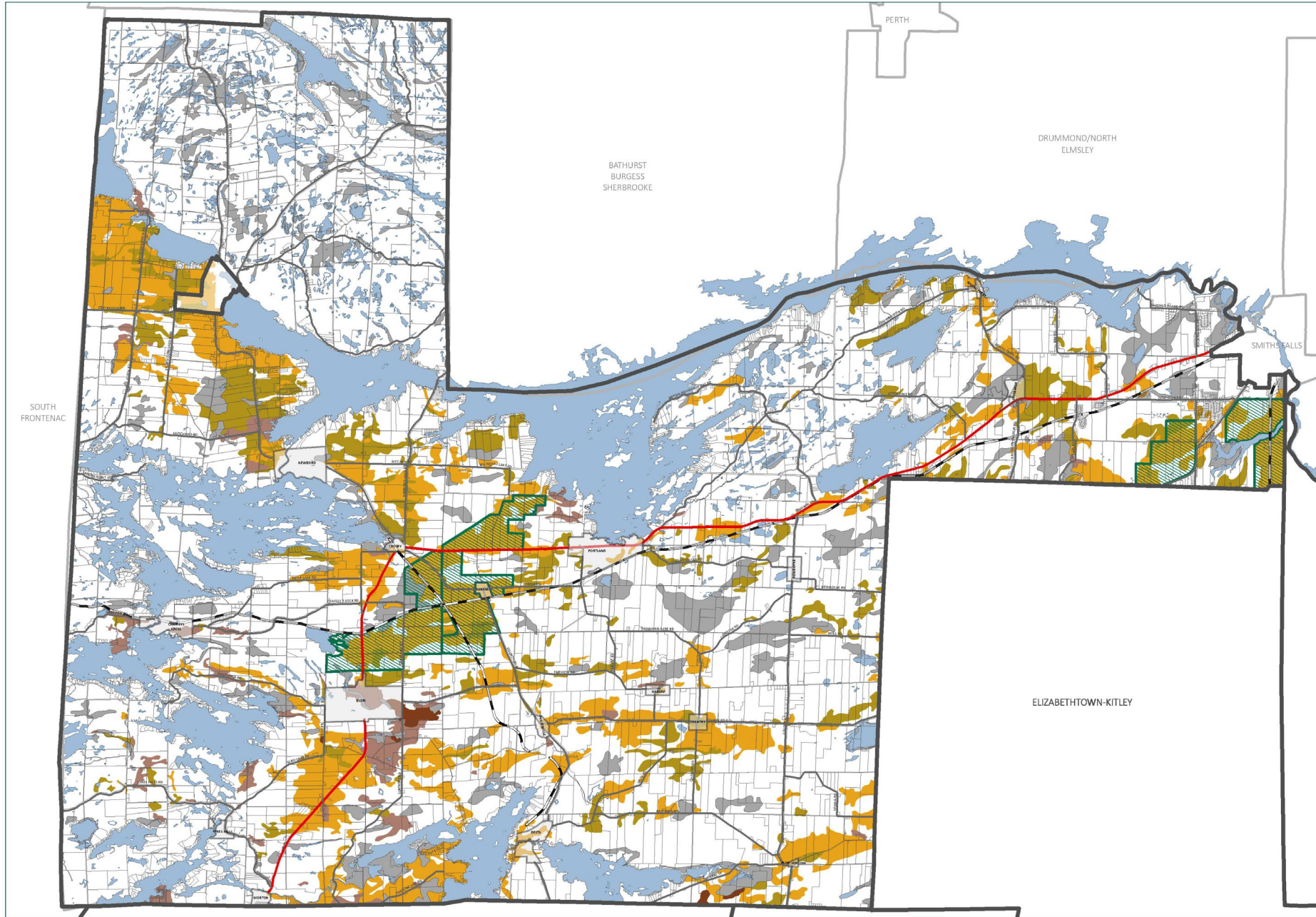
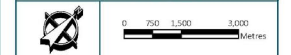
PRIME AGRICULTURAL AREA

CANADA LAND INVENTORY (CLI)

- CLASS 1**
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS
- CLASS 2**
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES
- CLASS 3**
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- CLASS 4**
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES
- ORGANIC SOILS**
NOT PLACED IN CAPABILITY CLASSES



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Planning Advisory Committee (PAC)

First Project Meeting

January 4, 2023



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda



- Project Team Introductions
- Description of the Project
- Consultation
- Project Timelines and Deliverables

Introductions

Counties of Leeds and Grenville:

- Elaine Mallory, Planner 1
- Cherie Mills, Manager of Planning Services

Consultant Team:

- Margaret Walton, Senior Associate – Planscape Inc.
- Debbie Vandenakker, Senior Planner – Planscape Inc.
- Don King, Research Agronomist – The Soil Resource Group
- Greg Wall, Senior Soil Scientist – The Soil Resource Group
- Don Hodgson, Pedologist (GIS) – The Soil Resource Group



Project Description



- When the Counties Official Plan was approved, it identified that a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties needed to be completed prior to the next OP review (in 2026).
- This Agricultural Area Review is being undertaken to satisfy the provincial requirement.
- This project will identify and evaluate the candidate agricultural lands outside of the current Official Plan Agricultural Area designation and ultimately provide a map of the Counties agricultural system as the basis for an updated Counties Official Plan.



Project Workplan



Stage 1. Project Introduction (* we are here *)

- Introduce the project to the public, Advisory Committees and all stakeholders to review workplan, timing and deliverables. Feedback sought on any additional information that should be used (including community values, important known farmland etc.).

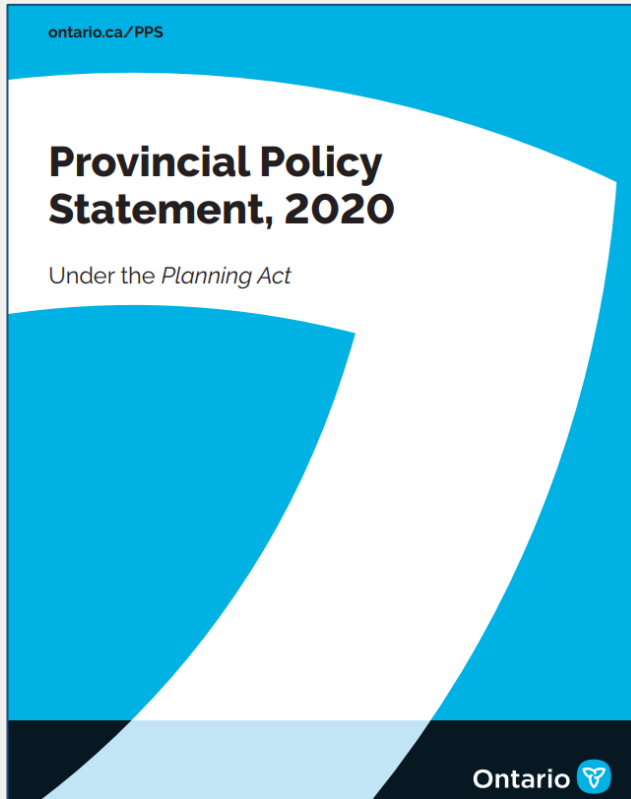
Stage 2. Technical Analysis and Candidate Agricultural Areas

- Undertake a modified LEAR methodology to rank the lands (more on this later)
- A map of candidate lands will be produced from the analysis and consulted on with stakeholders (public and agricultural community).

Stage 3. Report with Recommendations and Mapping

- A recommendations report will be produced, consulted on and presented to stakeholders and the Council Planning Advisory Committee.
- An Official Plan Amendment and Official Plan Schedule (map) will be produced.

Provincial Policy

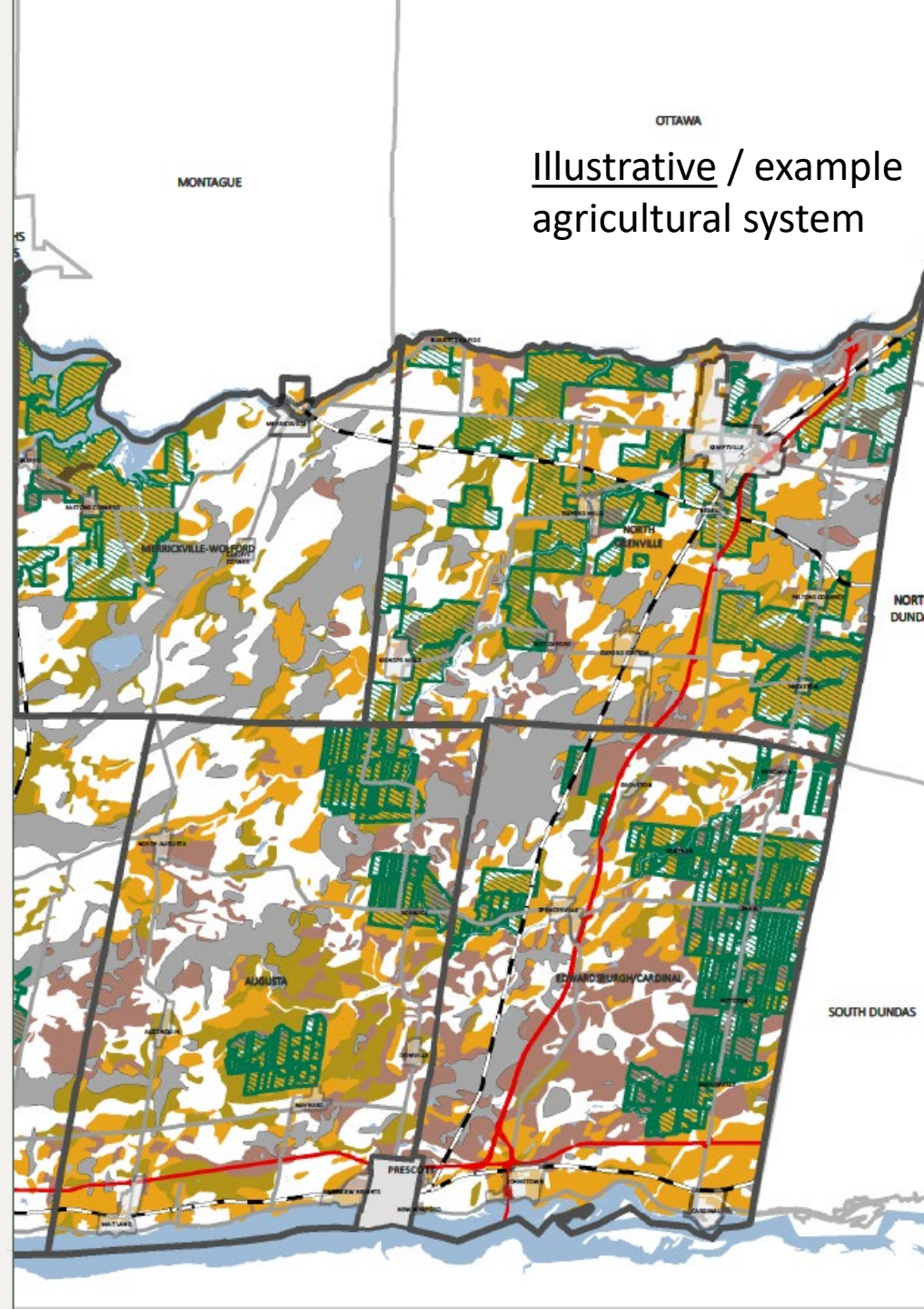


- **Prime agricultural areas** shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
- Planning authorities shall designate **prime agricultural areas** and **specialty crop areas** in accordance with guidelines developed by the Province, as amended from time to time.
- Planning authorities are encouraged to use an **agricultural system** approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.

Provincial Policy

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:


- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- a) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector





COUNTY OFFICIAL PLAN DESIGNATIONS


 PRIME AGRICULTURAL AREA


CANADA LAND INVENTORY (CLI)

 CLASS 1
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS

 CLASS 2
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES

 CLASS 3
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 CLASS 4
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES

What is a LEAR?



- A LEAR stands for Land Evaluation Area Revue.
- A Numerical rating system designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.
- A planning tool that assists in policy development and land-use decision-making... it is NOT A STAND-ALONE TECHNIQUE.
- A LEAR should be undertaken as apart of a larger agricultural system identification project – it is not intended for use on a site by sit basis.

What is a LEAR?



- The Land Evaluation (LE) portion of the project will be done by The Soil Resources Group, soil specialists who will evaluate and score lands according to the quality of the soil.
- Results of the LE will be mapped.
- The Area Review (AR) portion will be undertaken by Planscape.
- AR factors will be evaluated, assigned a weighted score and then mapped according to the score.
- The lands will be evaluated in 100-acre (40 ha) blocks with non rural areas (settlements, employment lands) removed.
- The results of the LE and AR evaluations will be combined to produce a score for each 100-acre (40 ha) parcel.
- A scoring threshold will be set and the lands that score above the threshold will be mapped as Prime Agriculture.
- The result will be a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

Land Evaluation (LE) Study Method



A Guide to the Land Evaluation and Area Review (LEAR) System for Agriculture, OMAFRA, 2002

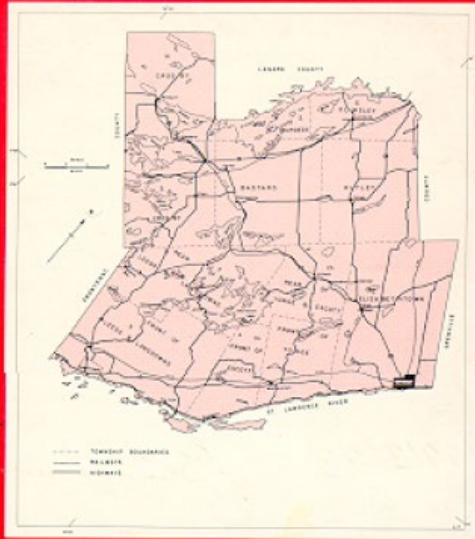
- The LE component provides a method of determining the importance of the study area's soil resources for agriculture.

LE Data Requirements



- Soils of Leeds County, Ontario Soil Survey Report No. 41
- Soil Survey of Grenville County, Ontario Soil Survey Report No. 12
- Soil Capability for Agriculture, Canada Land Inventory (CLI)

SOILS OF LEEDS COUNTY



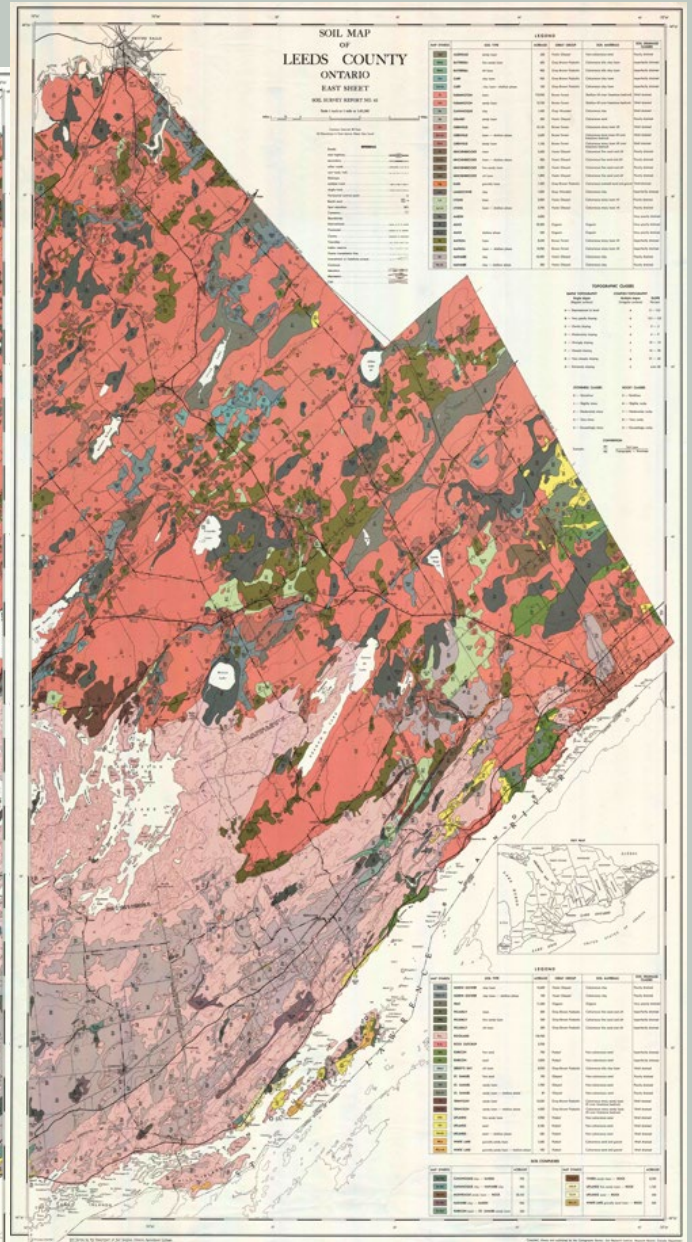
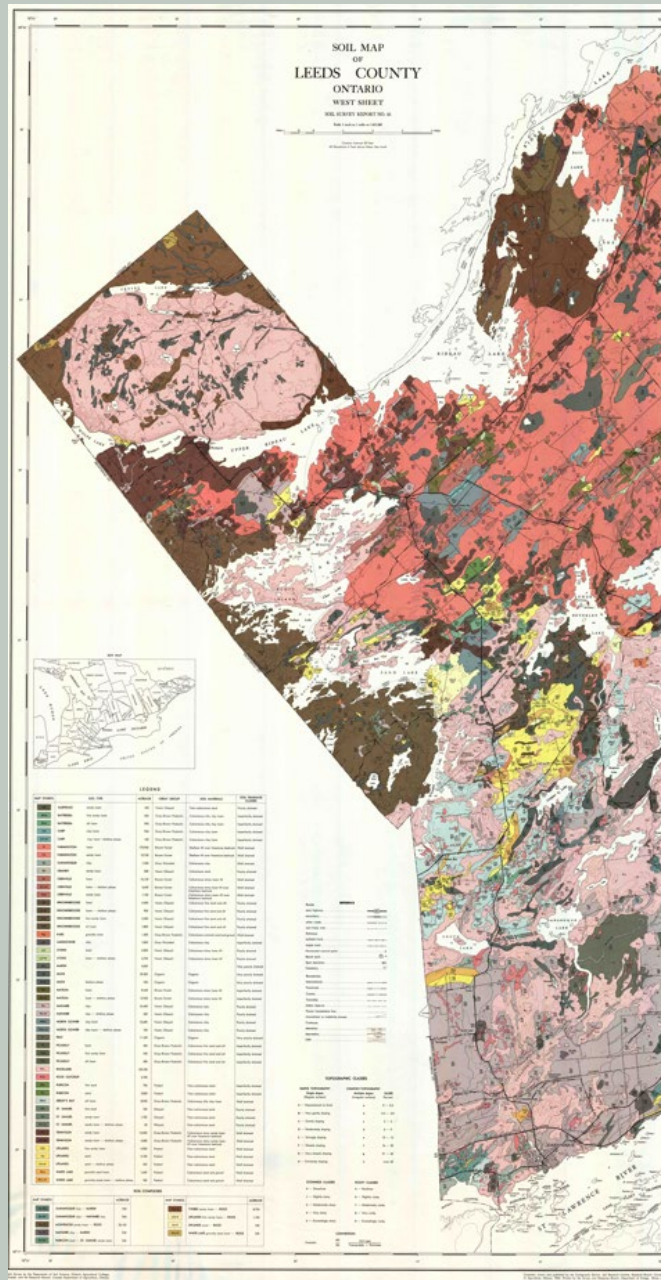
Report No. 41 of the Ontario Soil Survey

*Prepared jointly by The Research Branch,
Canada Department of Agriculture and the Ontario Agricultural College*

ONTARIO DEPARTMENT OF AGRICULTURE AND FOOD, TORONTO
CANADA DEPARTMENT OF AGRICULTURE, OTTAWA

631.47713 93

SAINTE LAWRENCE RIVER COUNTIES
LEEDS



Agricultural Soil Capability Classification

	Leeds	Grenville
Prime ag land CLI 1-3	50,161 ha (123,950 acres)	59,282 ha (146,488 acres)

- Soil classification interpretation in 1960s
- 7 class system (Canada Land Inventory - CLI)
- Within Leeds soil report, Grenville updated after

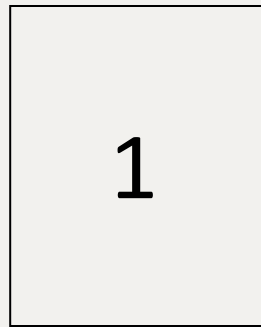


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

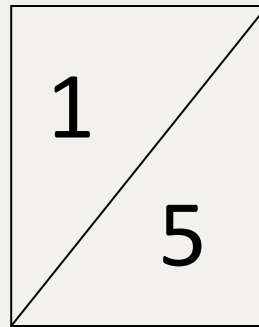
Land Evaluation (LE) Scores

Soil Capability Class	Score (LE)
1	1
2	0.8
3	0.65
4	0.55
5	0.5
6	0.4
7	0

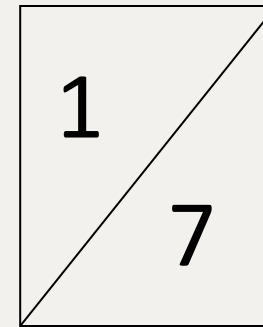
Unit of Evaluation LE Calculation



LE = 1



LE = 0.75



LE = 0.5

LE Score – Weighted Average of LE Values

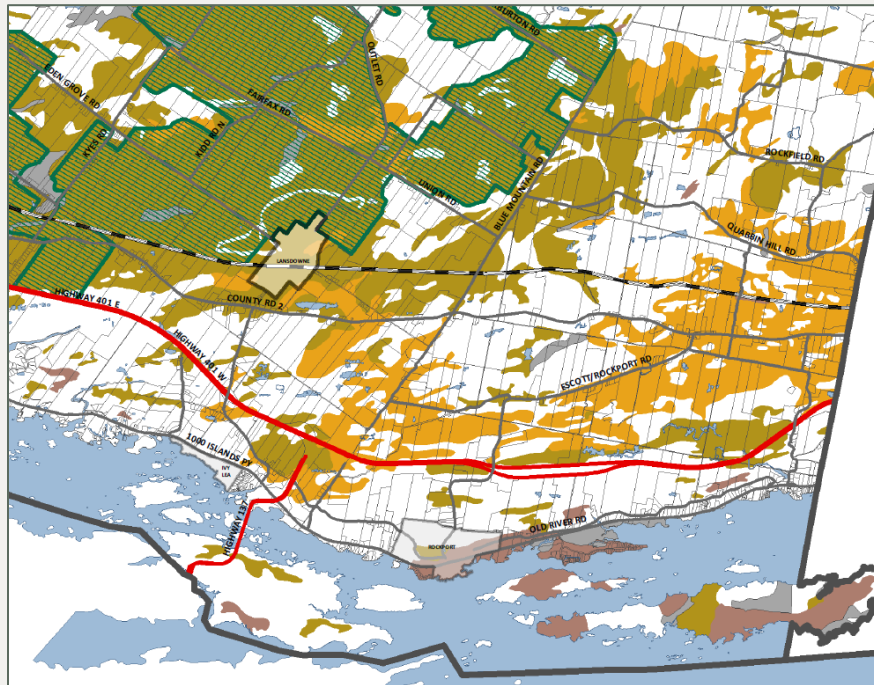
Leeds and Grenville LE Approach



Next Steps:

- LE Scores
- LE Weighting
- Data confirmations
- Draft LE mapping

Area Review (AR) Process



Objectives:

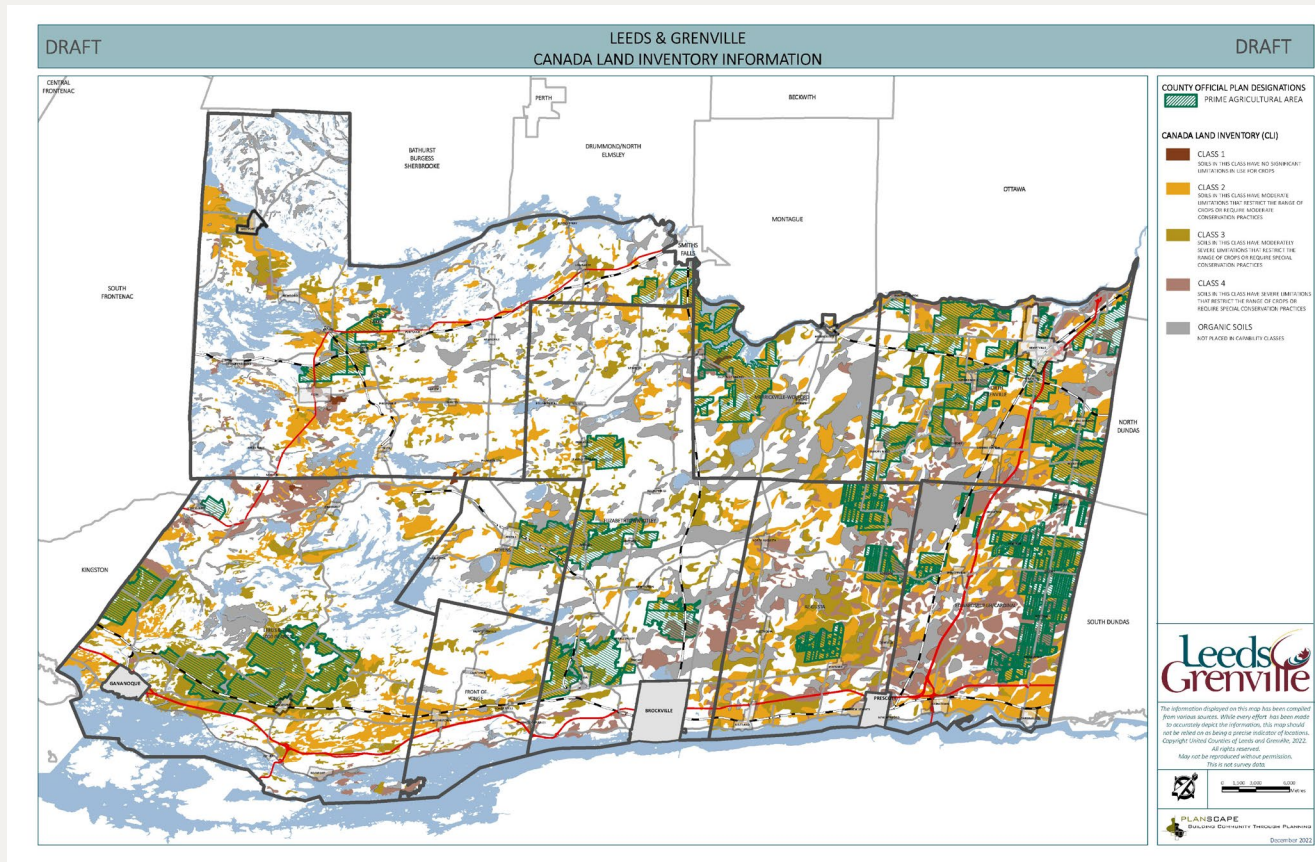
- Determine those non-physical factors that affect long-term agricultural production;
- Be consistently applicable within a study area
- Identify and evaluate factors which could include:
 - Conflicting Lands Uses
 - Fragmentation of Land
 - Agricultural Infrastructure
 - Apply additional consultation input / feedback / knowledge
 - Assess contribution to the system

Consultation



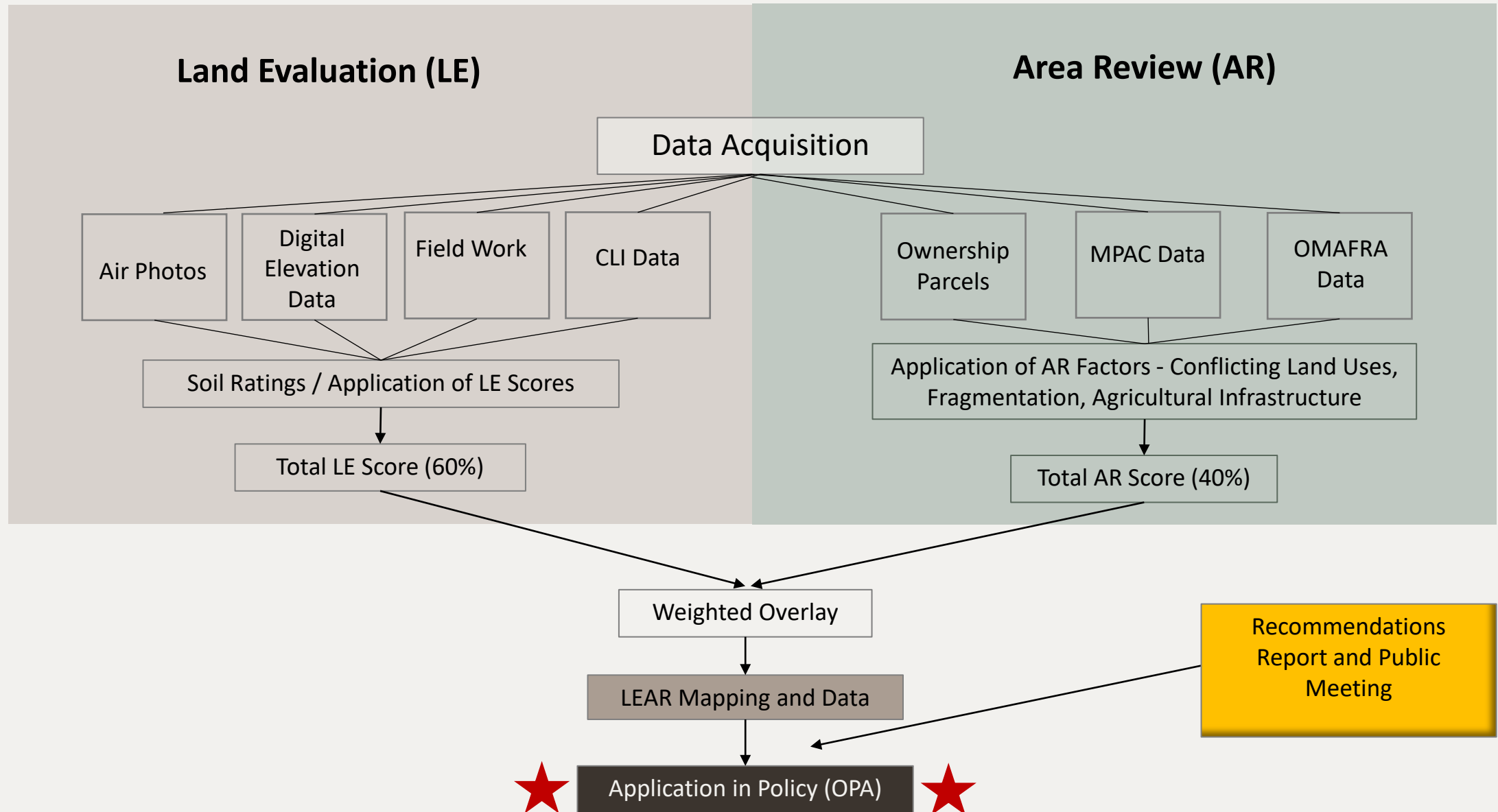
- We encourage the public to attend the public information session / meetings (December 2022, May 2023, September 2023)
- Use the project website to keep up to date on the project and share your ideas with us: [Agriculture Area Review - Leeds & Grenville \(leedsgrenville.com\)](https://leedsgrenville.com)
- An Agricultural Advisory Committee with local municipalities and agricultural representatives has been formed. They will be consulted at key points throughout the project.
- The Counties Planning Advisory Committee will be consulted at key intervals in the project with the next opportunity involving the selected methodology and draft maps.
- The final report, Official Plan Amendment (OPA) and Schedule will be presented to the public at a Statutory Public Meeting.
- The Final documents, report and mapping will be prepared following the final Statutory Public Meeting and presented to the Planning Advisory Committee and Council for approval.

Public and TAC Consultation to date



- Plotted maps were provided of each municipality.
- They were reviewed and marked up with comments, areas of concern etc.
- The project team conducted driven inspections on areas of interest / concern (e.g. along County Road 2)

Process Summary



Project Schedule



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Grenville Federation of Agriculture

Annual General Meeting

March 3, 2023



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda



- Why an agriculture area review?
- How will lands be reviewed and evaluated?
- How large does a block of agriculture land have to be?
- What happens if designations change?
- Where is development directed?
- How to stay involved in the process
- Project Schedule

Why an Agricultural Area Review (AAR)?

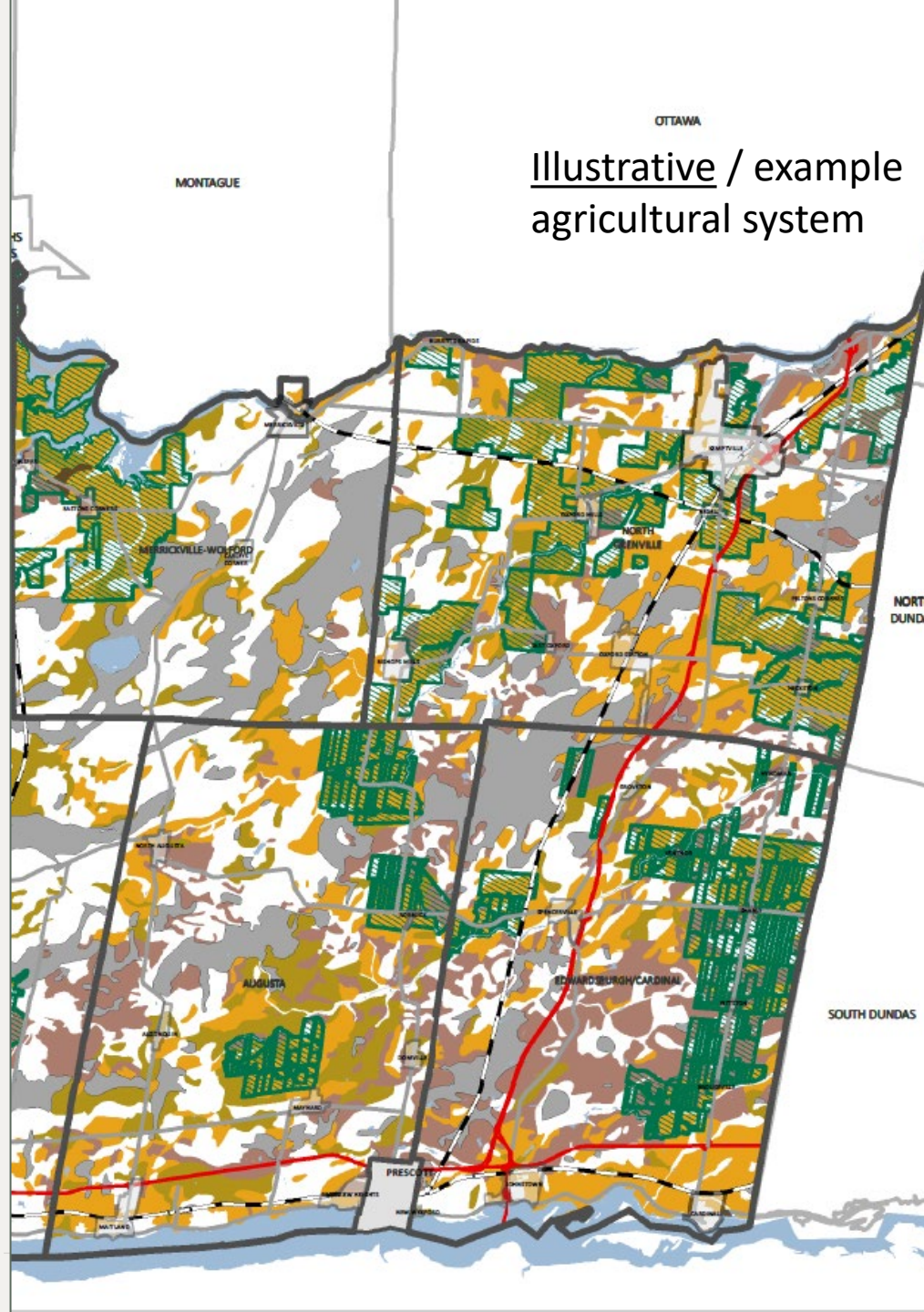


- When the Counties Official Plan was approved, it identified that a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties needed to be completed prior to the next OP review (in 2026).
- This Agricultural Area Review is being undertaken to satisfy the provincial requirement.
- This project will identify and evaluate the agricultural lands within the Counties and ultimately provide a map of the Counties agricultural system as the basis for an updated Counties Official Plan schedule.

The AAR will create an Agricultural System

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:


- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- a) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector





COUNTY OFFICIAL PLAN DESIGNATIONS


 PRIME AGRICULTURAL AREA


CANADA LAND INVENTORY (CLI)

 CLASS 1
SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS

 CLASS 2
SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES

 CLASS 3
SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 CLASS 4
SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES

 ORGANIC SOILS
NOT PLACED IN CAPABILITY CLASSES

How Will the Lands Be Evaluated?



The AAR is a 3-stage study:

Stage 1. Project Introduction

Introduce the project to the public, Advisory Committees and all stakeholders to review workplan, timing and deliverables. Feedback sought on any additional information that should be used (including community values, important known farmland etc.).

Stage 2. Technical Analysis and Candidate Agricultural Areas

- Undertake a modified LEAR methodology to rank the lands (we are here in the process)
- A map of candidate lands will be produced from the analysis and consulted on with stakeholders (public and agricultural community).

Stage 3. Report with Recommendations and Mapping

- A recommendations report will be produced, consulted on and presented to stakeholders and the Council Planning Advisory Committee.
- An Official Plan Amendment and Official Plan Schedule (map) will be produced.

What is a LEAR?



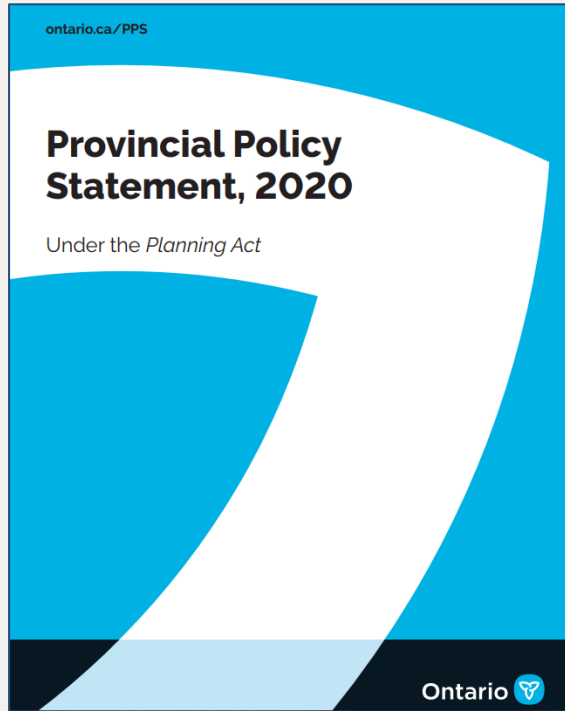
- A LEAR stands for Land Evaluation Area Review.
- A Numerical rating system designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.
- A planning tool that assists in policy development and land-use decision-making... it is NOT A STAND-ALONE TECHNIQUE.
- A LEAR should be undertaken as apart of a larger agricultural system identification project – it is not intended for use on a site by sit basis.

Lands are evaluated through the LEAR



- The Land Evaluation (LE) portion of the project is almost complete. It is being undertaken by The Soil Resources Group, who are soil specialists evaluating and scoring the lands according to the quality of the soil. This will produce an LE map.
- The Area Review (AR) portion will be undertaken by Planscape. AR factors are fragmentation and lands in production and will be evaluated, assigned a weighted score and then mapped according to the score.
- The results of the LE and AR evaluations will be combined to produce a score for each 100-acre (40 ha) evaluation parcel. This draft system map will be released for consultation.
- A scoring threshold will be set and the lands that score above the threshold will be mapped as Prime Agriculture. Please note that prime agricultural “areas” are 250 ha or more.
- The result will be a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

Size of an Agricultural “Block”



- **Prime agricultural areas** shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. 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.
 - OMAFRA identified prime agricultural areas as clusters 250 hectares and larger that have predominantly good soil, taking into account the amount of land in agricultural production and parcel fragmentation in the surrounding area.
- Planning authorities shall designate **prime agricultural areas** and **specialty crop areas** in accordance with guidelines developed by the Province, as amended from time to time.
- Planning authorities are encouraged to use an **agricultural system** approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.



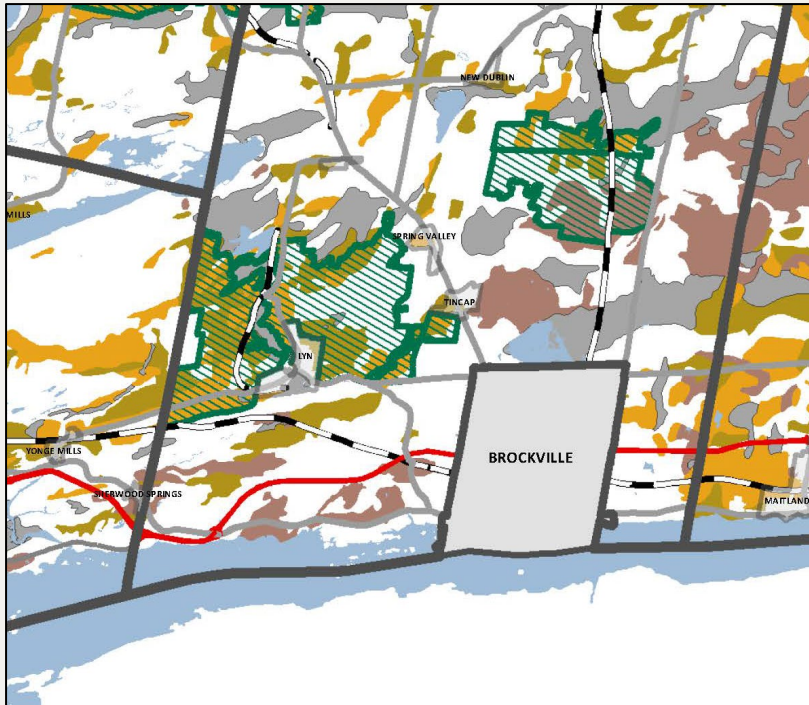
PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

What happens if designations change?

- Policies are derived from the Provincial Policy Statement, then the Counties Official Plan and then to each municipal Official Plan and Zoning By-law. Local plans must conform to the Counties Plan and the Counties Plan must conform to the PPS.
- When the new Agricultural Area system map is complete (following the LEAR maps and confirmation with stakeholders), the County will use the map and update the existing Agricultural Schedule in their Official Plan.
- The new system will now be considered “Prime” agricultural lands as per the province and severances will only be permitted in the “surplus farm severance” scenario that the province has laid out.



Where is development directed?



Development throughout the province is directed to “Settlement Areas”. They are noted as cities, towns and hamlets in all Official Plans across the province.

Generally speaking, development and growth are directed to settlement areas with minimal and appropriate growth occurring in rural / agricultural areas.

How to stay involved



- Use the project website to keep up to date on the project and share your ideas with us: [Agriculture Area Review - Leeds & Grenville \(leedsgrenville.com\)](http://leedsgrenville.com)
- An Agricultural Advisory Committee with local municipalities and agricultural representatives has been formed. They will be consulted at key points throughout the project.
- The Counties Planning Advisory Committee (that has Federation representation) will be consulted at key intervals in the project with the next opportunity involving the selected methodology and draft maps.
- The final report, Official Plan Amendment (OPA) and Schedule will be presented to the public at a Statutory Public Meeting.
- The Final documents, report and mapping will be prepared following the final Statutory Public Meeting and presented to the Planning Advisory Committee and Council for approval.

Next Steps



- The LE and AR maps are almost complete.
- The draft system map will be created by applying the AR map to the LE map.
- The maps as well as the methodology document for creating them will be circulated for comments and questions.
- Once the draft system map is available, this is when the local knowledge and data that is key to ensuring accuracy is applied.
- We encourage ALL stakeholders to have a close look at the draft system map and provide any and all feedback for the project team to consider for the final system map.

Project Timing



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Reference Slides for Questions

Introductions

Counties of Leeds and Grenville:

- Elaine Mallory, Planner 1
- Cherie Mills, Manager of Planning Services

Consultant Team:

- Margaret Walton, Senior Associate – Planscape Inc.
- Debbie Vandenakker, Senior Planner – Planscape Inc.
- Don King, Research Agronomist – The Soil Resource Group
- Greg Wall, Senior Soil Scientist – The Soil Resource Group
- Don Hodgson, Pedologist (GIS) – The Soil Resource Group



Land Evaluation (LE) Study Method



A Guide to the Land Evaluation and Area Review (LEAR) System for Agriculture, OMAFRA, 2002

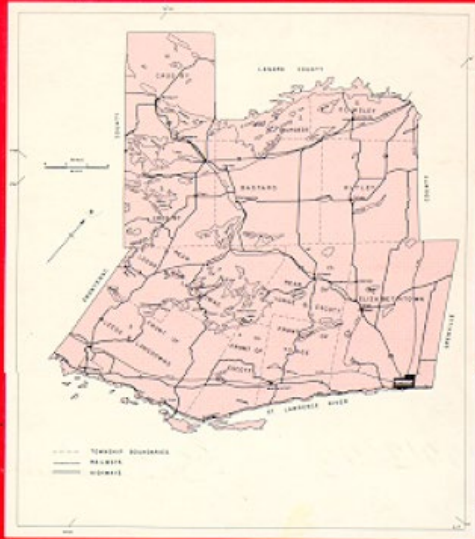
- The LE component provides a method of determining the importance of the study area's soil resources for agriculture.

LE Data Requirements



- Soils of Leeds County, Ontario Soil Survey Report No. 41
- Soil Survey of Grenville County, Ontario Soil Survey Report No. 12
- Soil Capability for Agriculture, Canada Land Inventory (CLI)

SOILS OF LEEDS COUNTY



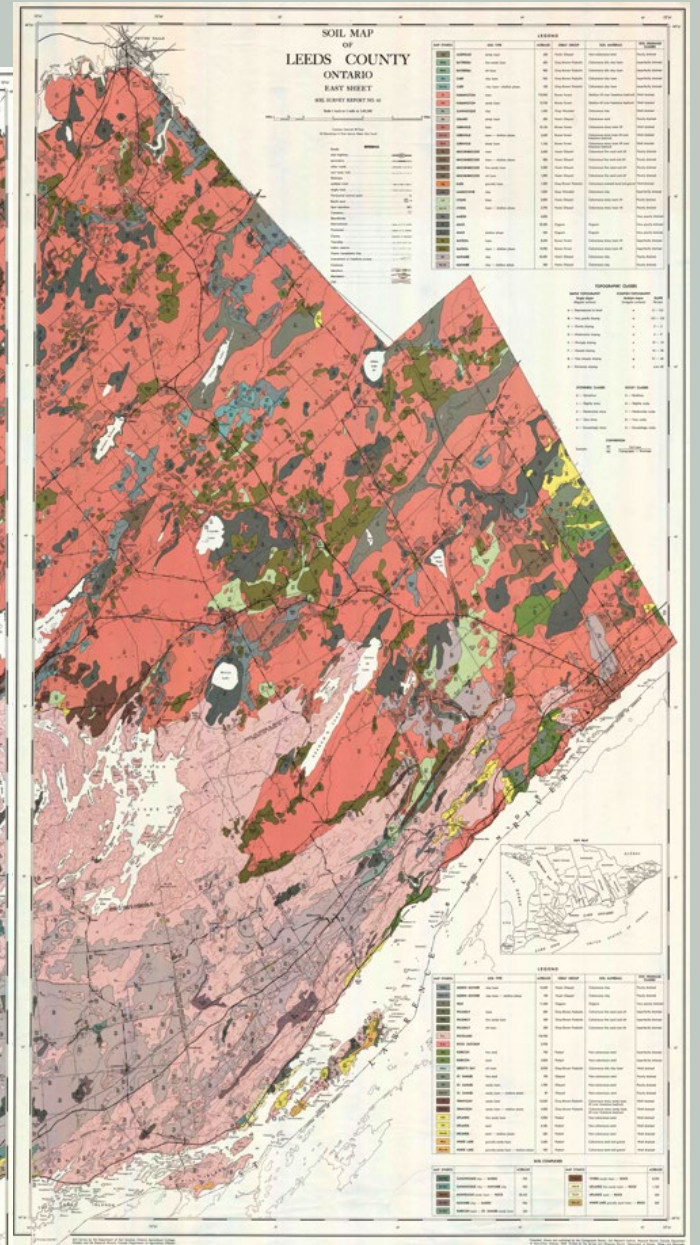
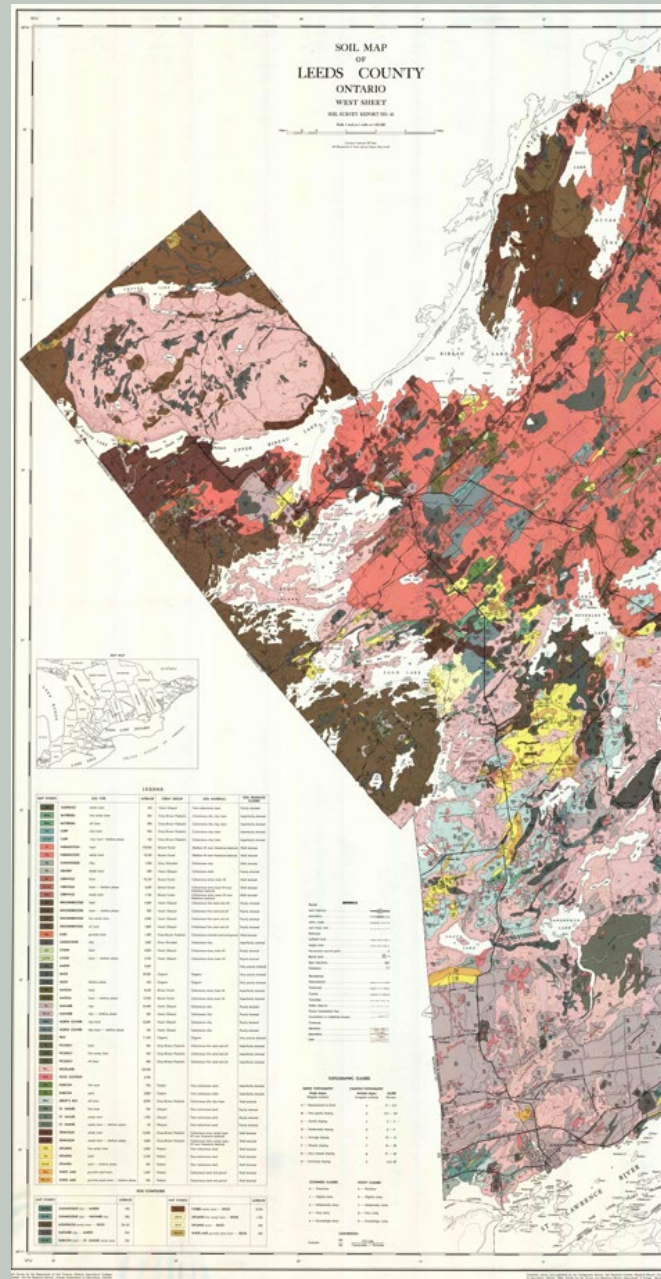
Report No. 41 of the Ontario Soil Survey

*Prepared jointly by The Research Branch,
Canada Department of Agriculture and the Ontario Agricultural College*

ONTARIO DEPARTMENT OF AGRICULTURE AND FOOD, TORONTO
CANADA DEPARTMENT OF AGRICULTURE, OTTAWA

631.47713 93

SAINTE LAWRENCE RIVER COUNTIES
LEEDS



Agricultural Soil Capability Classification

	Leeds	Grenville
Prime ag land CLI 1-3	50,161 ha (123,950 acres)	59,282 ha (146,488 acres)

- Soil classification interpretation in 1960s
- 7 class system (Canada Land Inventory - CLI)
- Within Leeds soil report, Grenville updated after

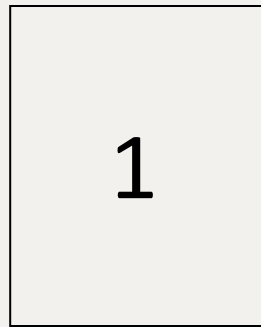


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

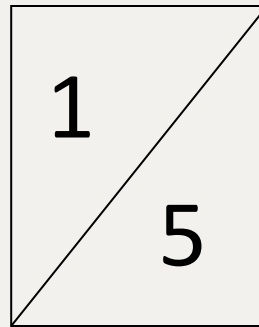
Land Evaluation (LE) Scores

Soil Capability Class	Score (LE)
1	1
2	0.8
3	0.65
4	0.55
5	0.5
6	0.4
7	0

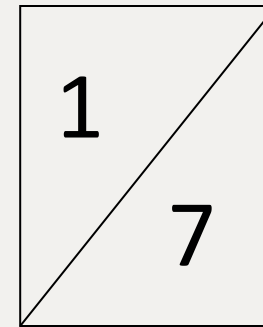
Unit of Evaluation LE Calculation



LE = 1



LE = 0.75



LE = 0.5

LE Score – Weighted Average of LE Values

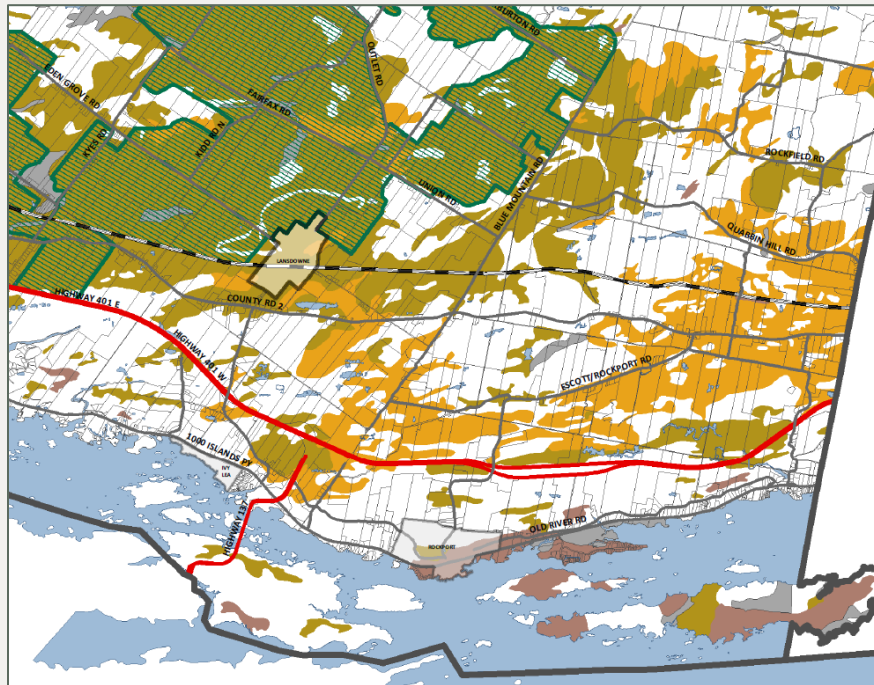
Leeds and Grenville LE Approach



Next Steps:

- LE Scores
- LE Weighting
- Data confirmations
- Draft LE mapping

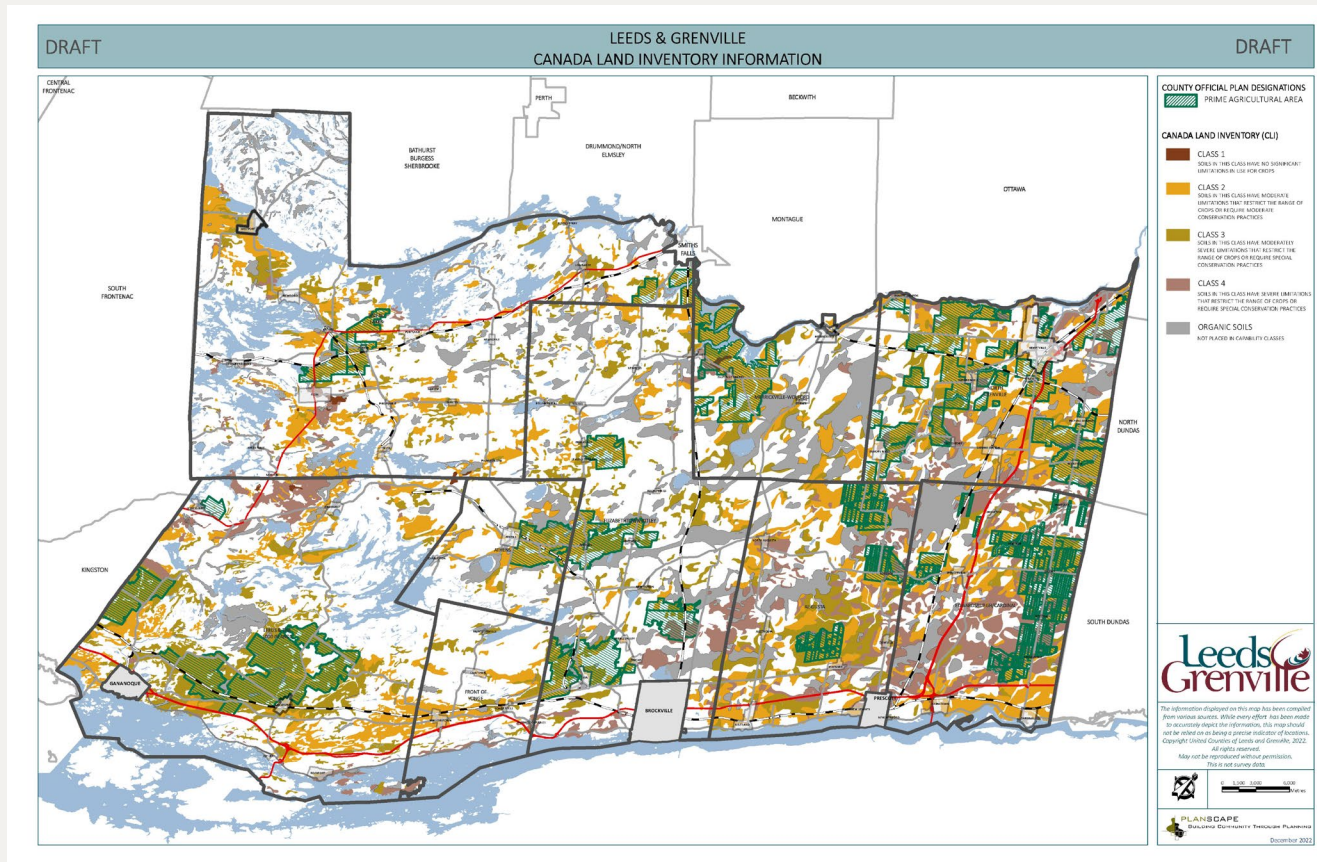
Area Review (AR) Process



Objectives:

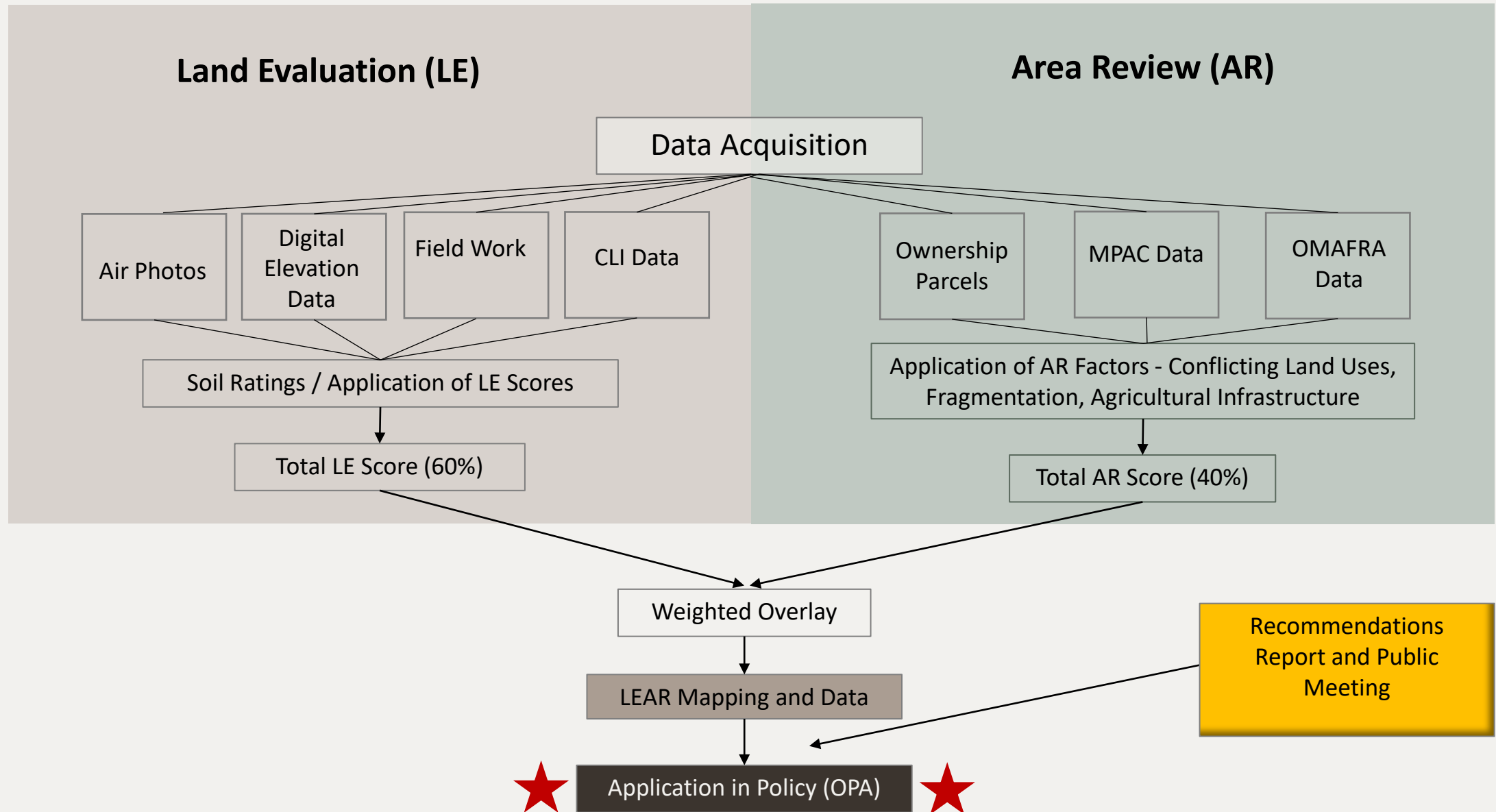
- Determine those non-physical factors that affect long-term agricultural production;
- Be consistently applicable within a study area
- Identify and evaluate factors which could include:
 - Conflicting Lands Uses
 - Fragmentation of Land
 - Agricultural Infrastructure
 - Apply additional consultation input / feedback / knowledge
 - Assess contribution to the system

Public and TAC Consultation to date



- Plotted maps were provided of each municipality.
- They were reviewed and marked up with comments, areas of concern etc.
- The project team conducted driven inspections on areas of interest / concern (e.g. along County Road 2)

Process Summary



Technical Advisory Committee (TAC)

Draft LEAR Report for
Consultation Meeting

May 11, 2023 at 1pm



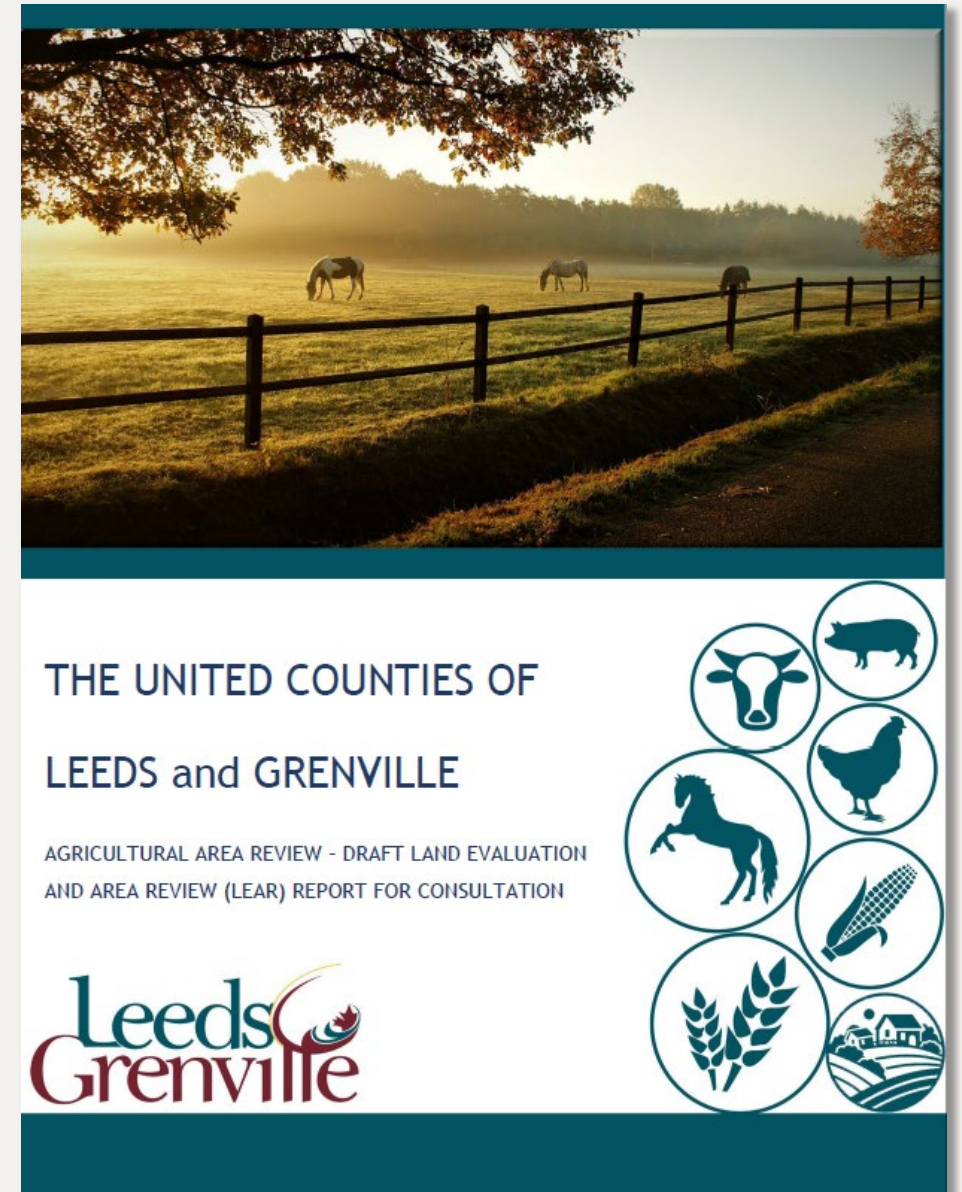
PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



Agenda

- Review of Draft Lear Report
 - Methodology
 - Area Municipal Maps for Comment



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Report Outline

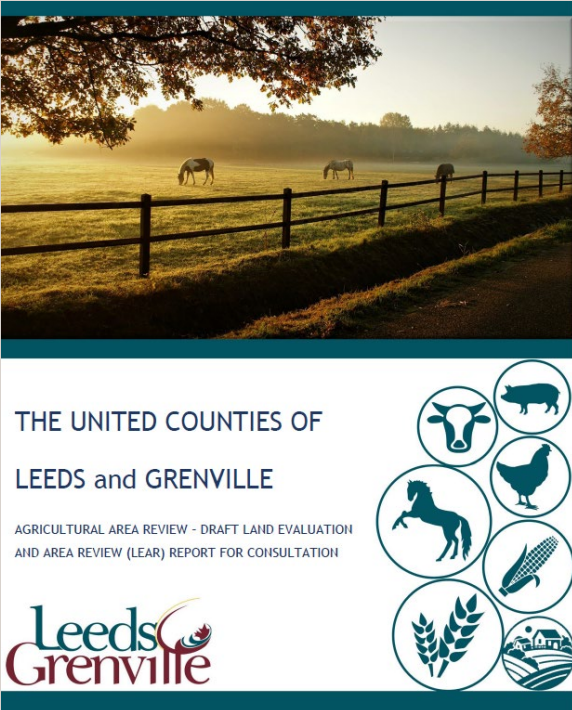
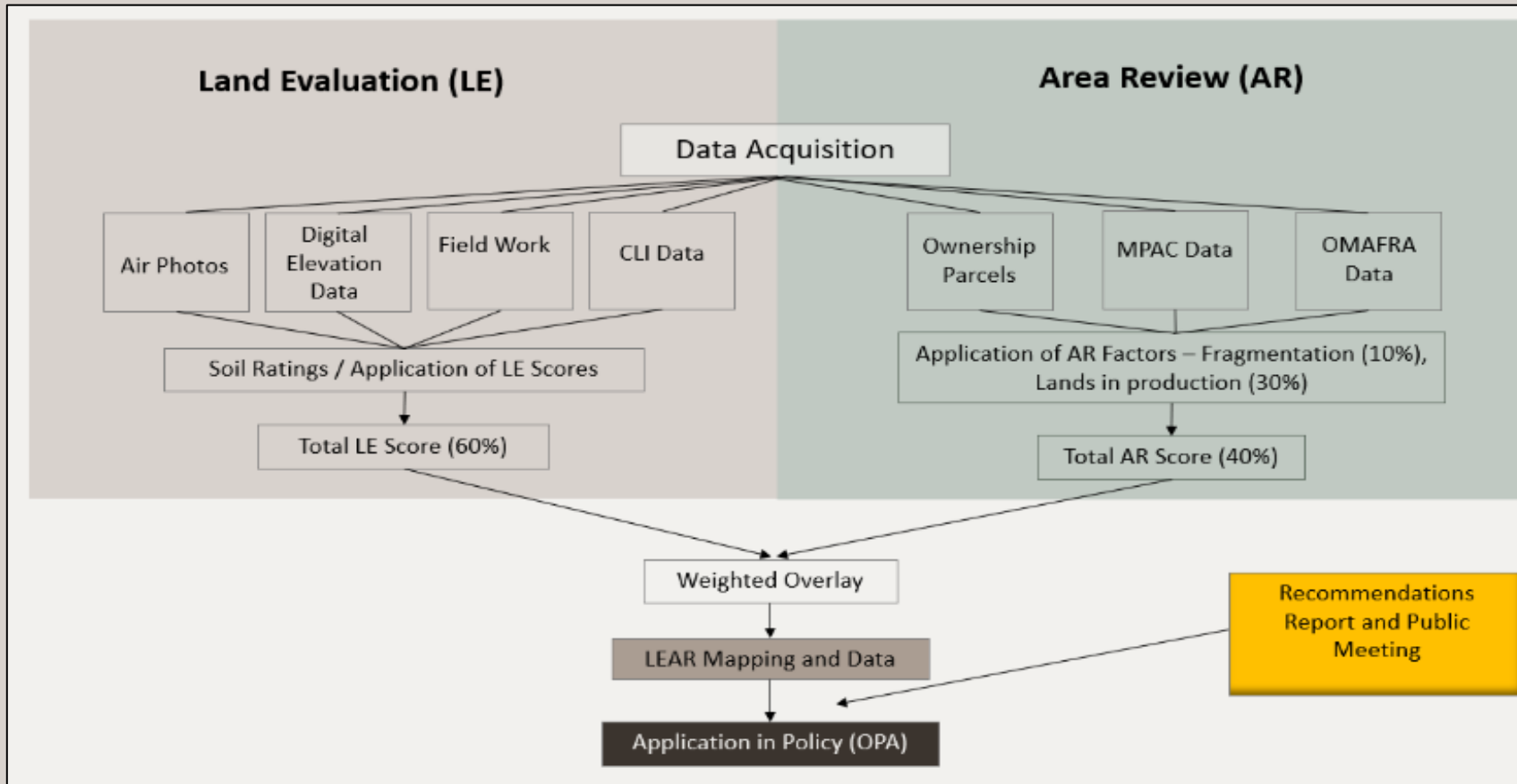


Table of Contents

Purpose of the Report.....	1
Project Background.....	1
Study Area.....	2
Land Evaluation and Area Review (LEAR) Process.....	4
Selecting an Evaluation Unit Size.....	5
Calculating the Land Evaluation (LE) Component.....	8
Land Evaluation Calculation.....	9
Establishing the Area Review (AR) Factors of the LEAR.....	11
Area Review (AR) Factors Procedure.....	14
Weighting the Factors of a LEAR.....	15
Land Evaluation (LE) and Area Review (AR) Mapping.....	16
Selecting the Threshold Score Through Scenario Comparison.....	17
Confirming the Draft LEAR Map.....	22
What we have Heard to Date.....	22
Project Next Steps.....	26



LEAR Process



Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process

A Geographic Information System (GIS) program was used to overlay 100-acre polygons over the entirety of the geographic area of Leeds and Grenville. Sections of the grid were removed for areas excluded from the study as noted previously. The evaluation unit grid minus the excluded areas was defined as the area within which the LEAR was completed.

Why not use parcel fabrics?

- Can be costly and may present privacy issues
- Soils data is not intended to be used at parcel level



- Land Evaluation and Area Review (LEAR) Process
- **Selecting an Evaluation Unit Size**
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison

LEAR Process

The Land Evaluation (LE) component measures the significance of an area's use for agriculture by assessing the soil conditions across the Counties of Leeds Grenville.

The Canada Land Inventory (CLI) system “is the recognized system in Ontario for classifying areas with mineral soils according to their inherent capability for growing common field crops”. The system does not classify soils for horticultural or other specialty crops.

The Canada Land Inventory (CLI) has two main components

- 1) the capability class, and
- 2) the capability subclass. The capability class indicates the general capability of the soil for growing common field crops. There are seven capability classes identified, and thirteen subclasses. [Use of Soil and Canada Land Inventory \(CLI\) Information for Agricultural Land Use Planning in Ontario \(gov.on.ca\)](http://gov.on.ca)



Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process

The seven capability classes as defined under the CLI and the point values are listed below:

Class	Description / Characteristics
Classes 1, 2 and 3	Capable of sustained use for growing common field crops; all or most crops can be grown.
Class 4	Marginal for sustained use for common field crops; choice of crops that can be grown is limited.
Class 5	Capable of use only for permanent pasture and hay.
Class 6	Capable of use only for unimproved pasture.
Class 7	No capability for agriculture.

CLI Class	LE Point Value
Class 1	1.0
Class 2	0.9
Class 3	0.8
Class 4	0.6
Class 5	0.5
Class 6	0.4
Class 7	0.0

- Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison



LEAR Process

Key considerations / conclusions with the LE analysis:

Class	Acres	Hectares	Percent	
Class 1	973	394	0.12%	30%
Class 2	145,541	58,898	17.58%	
Class 3	99,961	40,453	12.08%	
Class 4	61,399	24,847	7.42%	70%
Class 5	59,819	24,208	7.23%	
Class 6	250,679	101,446	30.28%	
Class 7	122,400	49,533	14.79%	
Organic Soils	85,482	34,593	10.33%	
Total Lands	827,823	335,008	100%	

- Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

LEAR Process

Two factors were identified for the Counties of Leeds and Grenville.

The first factor is fragmentation, to reflect the importance of lands that are being actively farmed regardless of their land classification.

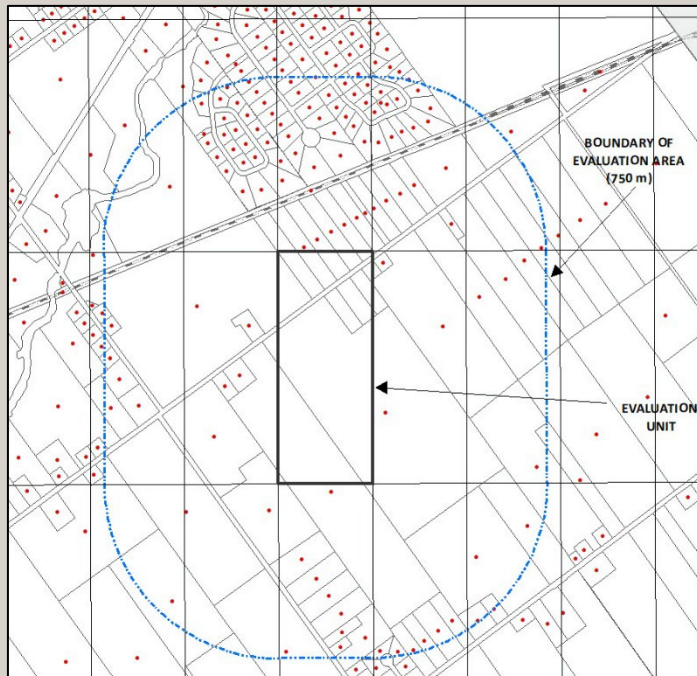
The second factor is “agricultural lands in production”. The “agricultural lands in production” is especially important in the Counties given the relatively small amount of Class 1 lands identified. This factor accounts for the local improvements made that allow for viable agriculture despite the land Class.



Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process - Fragmentation

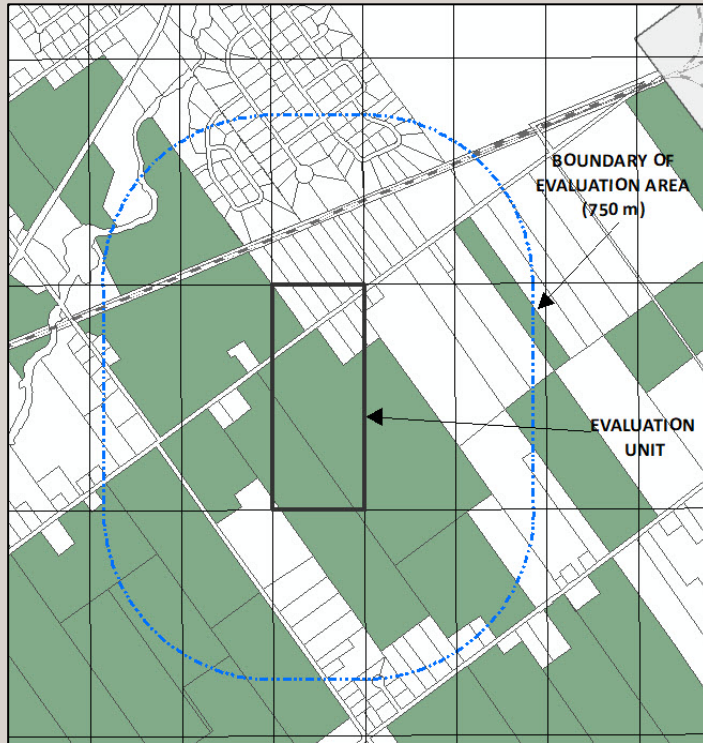


Fragmentation scoring was assessed by counting the number of parcel centroids within the evaluation area surrounding each evaluation unit. Each centroid was located at the centre of each parcel. The scores were then converted to percentiles and multiplied by the weight factor of 10 to contribute to the final score. The weight of 10 points was assigned as per OMAFRA's Guidelines, to provide a small but adequate weight to help determine if the evaluation unit qualifies as high, medium or low impact on agricultural lands.

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- **Area Review (AR) Factors Procedure**
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process — Lands in Production



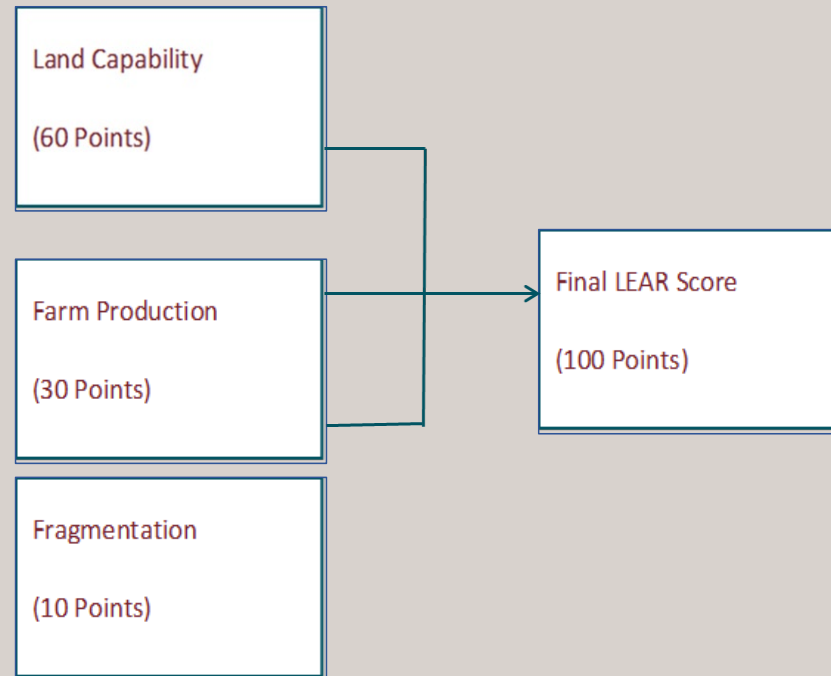
The area in agricultural production is calculated by tallying the amount of land in production within the evaluation area. The percentage of the area in agriculture was then multiplied by the weight factor of 30 to contribute to the final score.

- Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - **Area Review (AR) Factors Procedure**
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison

LEAR Process

1. Soils (Canada Land Inventory Soil Capability for Agriculture) (LE Factor) – 60%
2. Fragmentation (AR Factor) – 10%
3. Percentage of Land in Agricultural Production (AR Factor) – 30%

The weightings match the OMAFRA methodology.

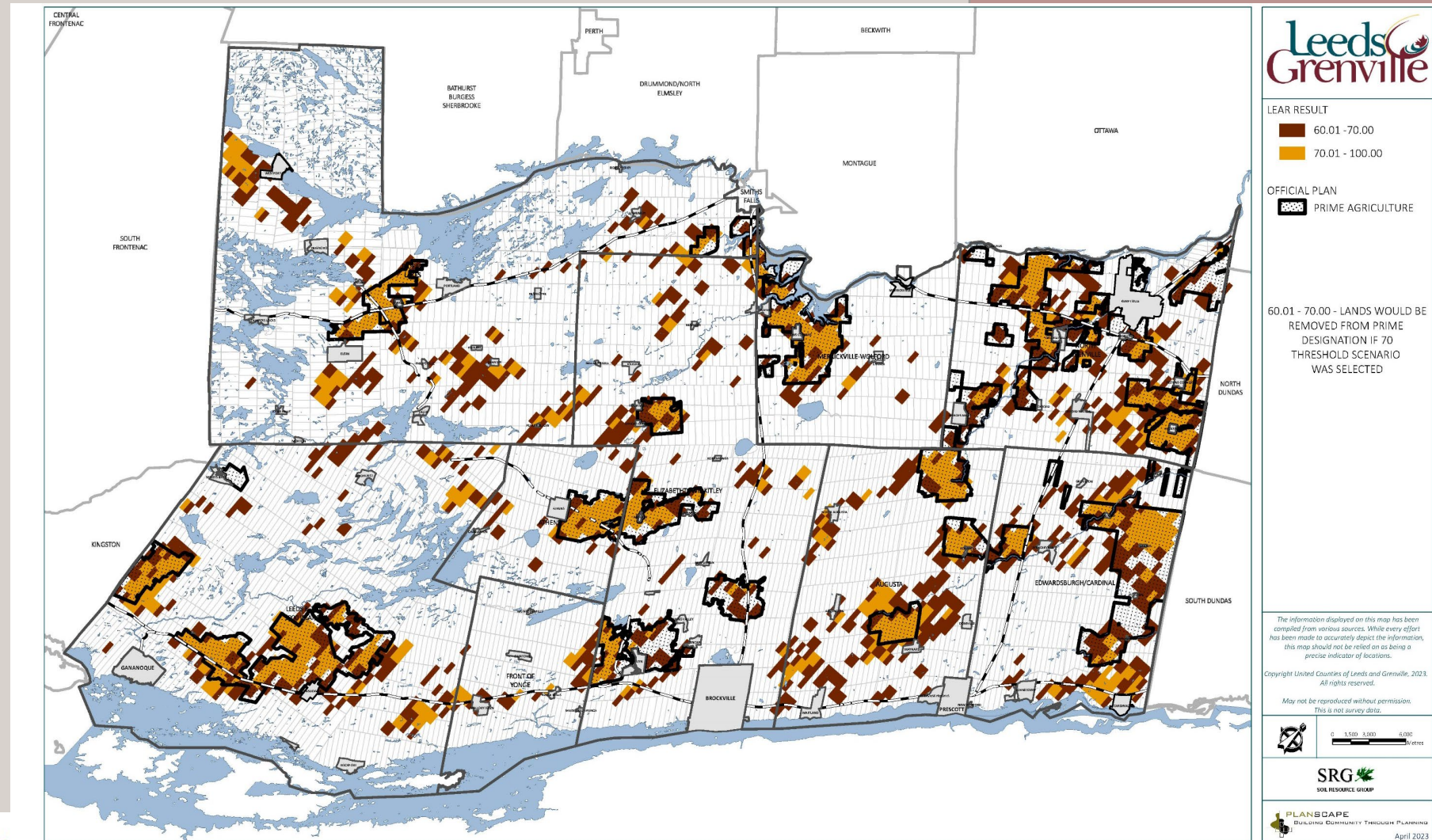


- ### Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison

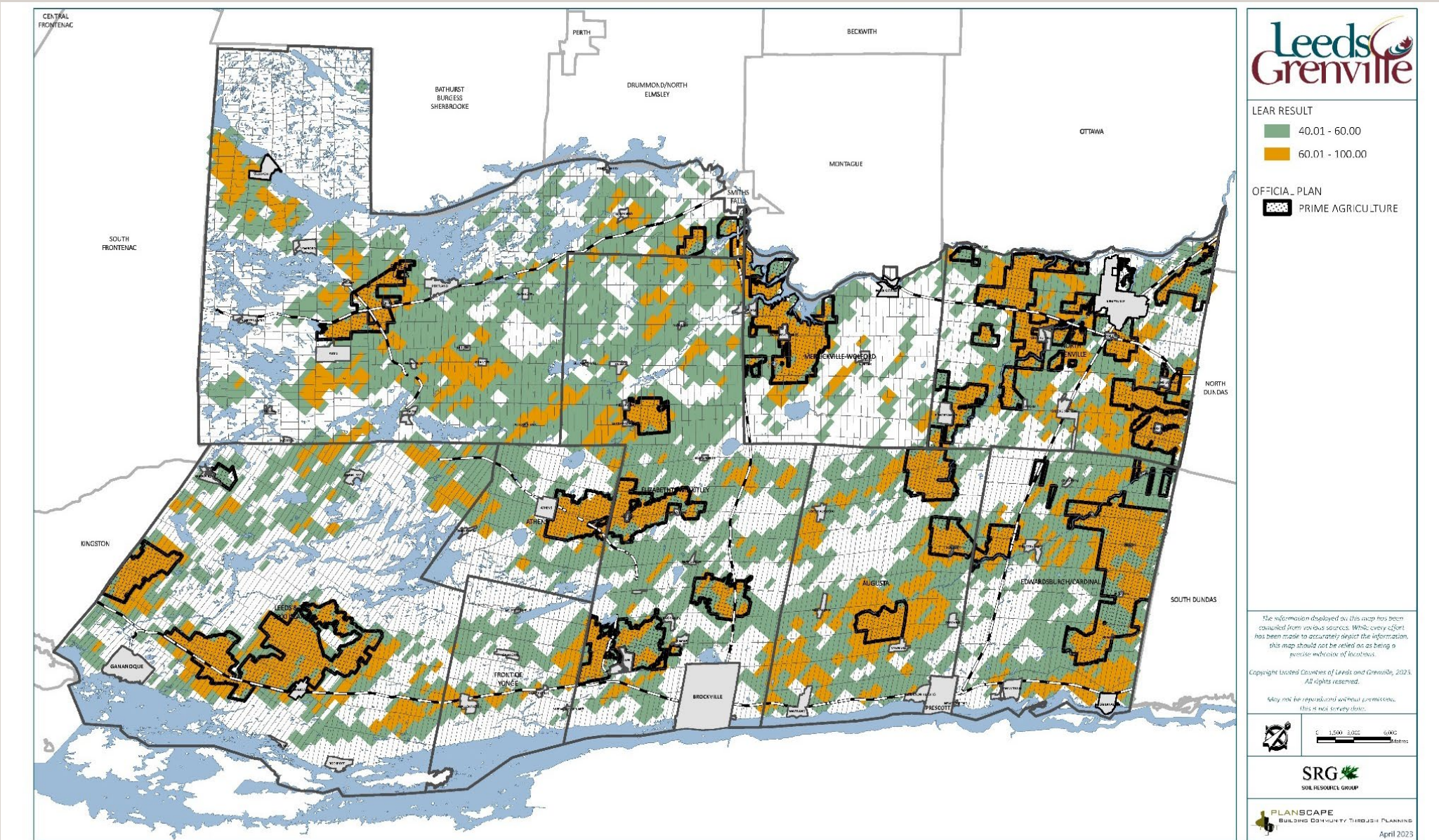
LEAR Process — Selecting the Scoring Threshold

The scoring threshold of 60 (out of 100) was selected.

- The OMAFRA guideline suggests testing both the 60 and 70 threshold scores
- Applying the 70 threshold would result in significant removal of land from the existing designated prime lands.



LEAR Process — Draft LEAR Map



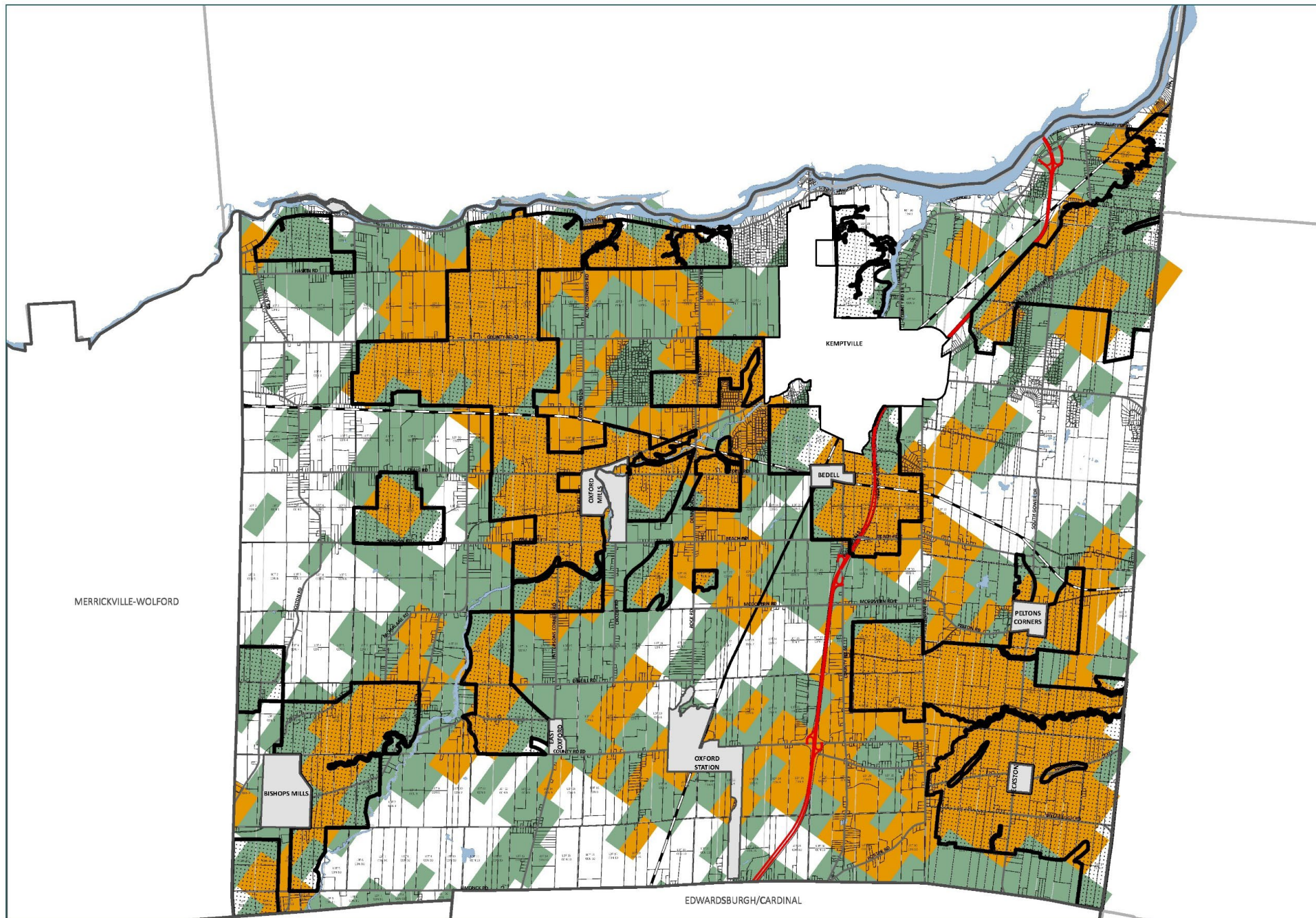
LEAR Map Confirmations / Next Steps

We will apply the input we have heard to date (page 22 of report) and consult on the draft maps, using the following template for feedback and welcoming all input.

Consultation Question	Stakeholder Response
<p>1. Are your lands included in the boundaries of the draft LEAR?</p>	<p>Yes / No</p> <p>Address (if yes):</p>
<p>2. Do you feel that your lands should or should not be? Please elaborate.</p>	
<p>3. Are there areas that you feel should be included in the Prime Agricultural areas in the LEAR map? If yes, please provide us with the area and why you feel that is the case.</p>	
<p>4. Are there areas that you feel should NOT be included in the Prime Agricultural areas in the LEAR map?</p> <p>If yes, please provide us with the area and why you feel that is the case.</p>	
<p>5. Do you have any other comments , advice or information that you feel the project team should consider in the final refinement of the LEAR map?</p>	



Figure 13: Municipality of North Grenville LEAR Map



**Leeds
Grenville**

LEAR RESULT

- 40.01 - 60.00
- 60.01 - 100.00



OFFICIAL PLAN

- PRIME AGRICULTURE

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.

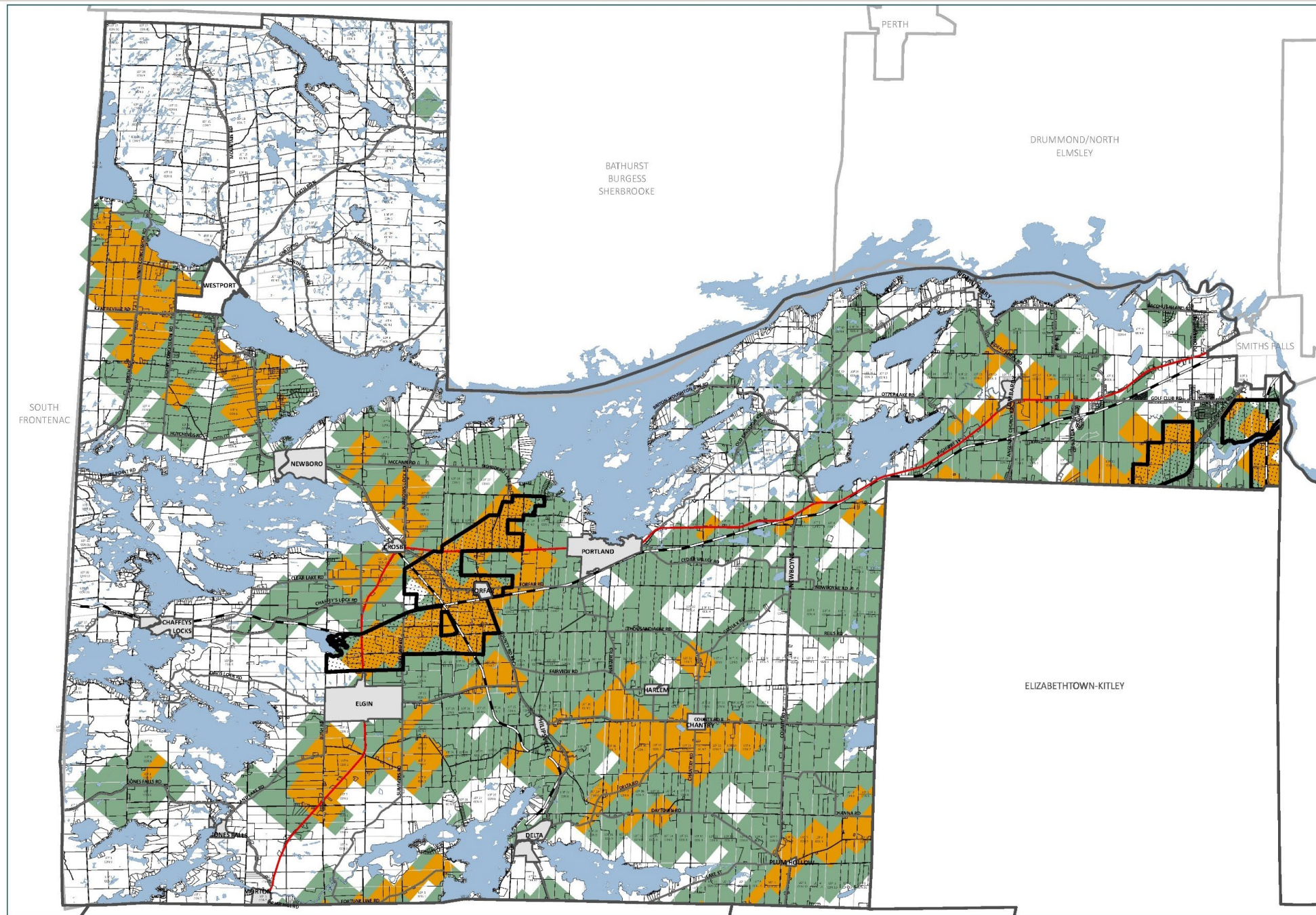
 

SRG
SOIL RESOURCE GROUP

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

April 2023

Figure 14: Township of Rideau Lakes LEAR Map



- LEAR RESULT**
- 40.01 - 60.00
 - 60.01 - 100.00
- OFFICIAL PLAN**
- PRIME AGRICULTURE

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.

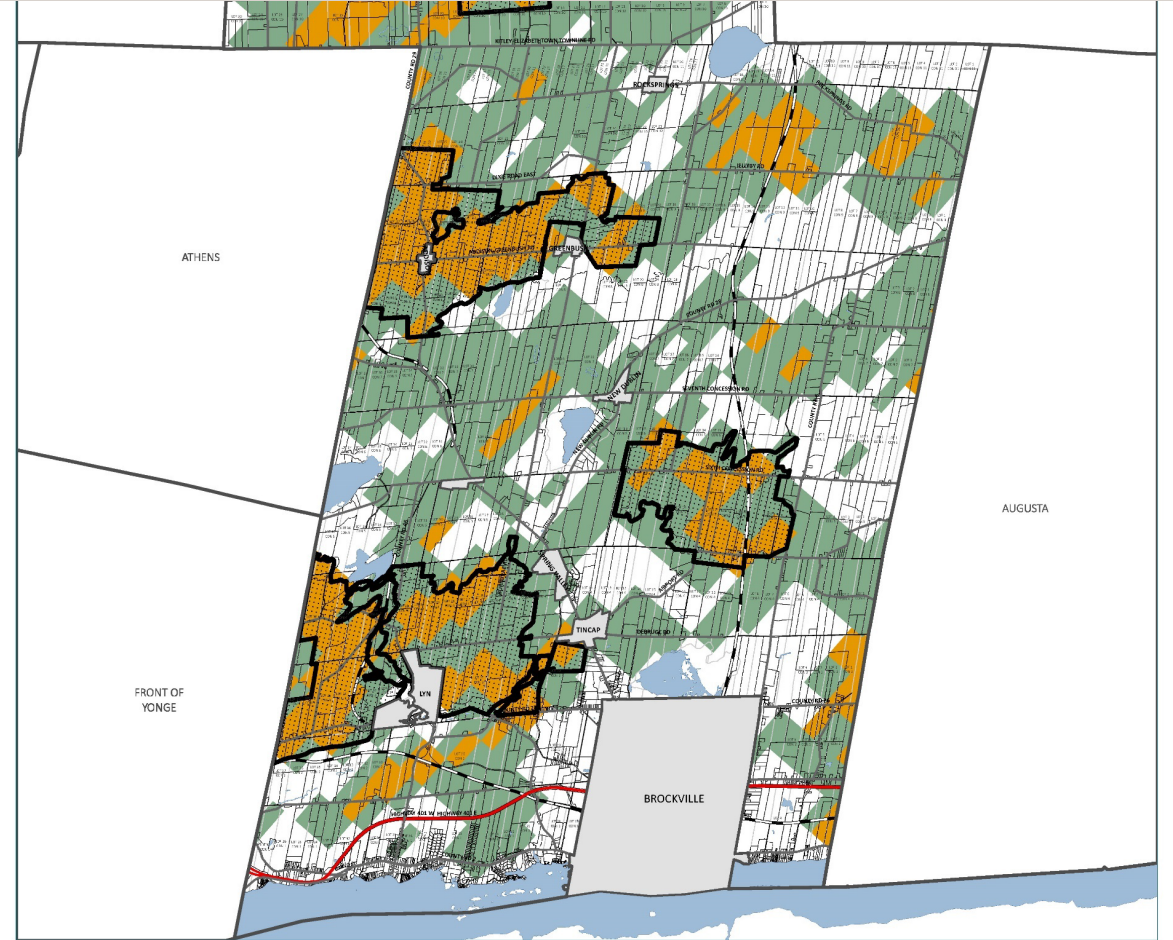
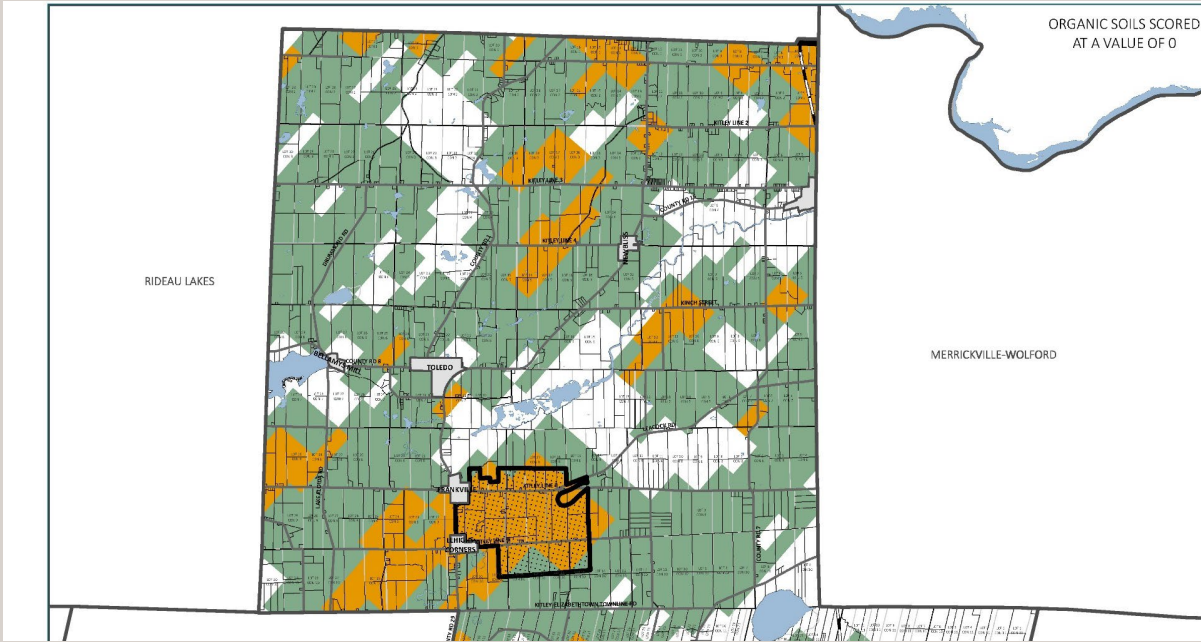
Scale: 0 500 1,000 2,000 3,000 Metres

SRG
SOIL RESOURCE GROUP

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

April 2023

Figure 15: Township of Elizabethtown-Kitley LEAR Map



- LEAR RESULT
- 40.01 - 60.00
 - 60.01 - 100.00
- OFFICIAL PLAN
- PRIME AREA

Leeds
Grenville



0 1000 2000
Metres

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations. Copyright United Counties of Leeds and Grenville, 2022. All rights reserved. May not be reproduced without permission. This is not survey data.

SRG
SOIL RESOURCE GROUP

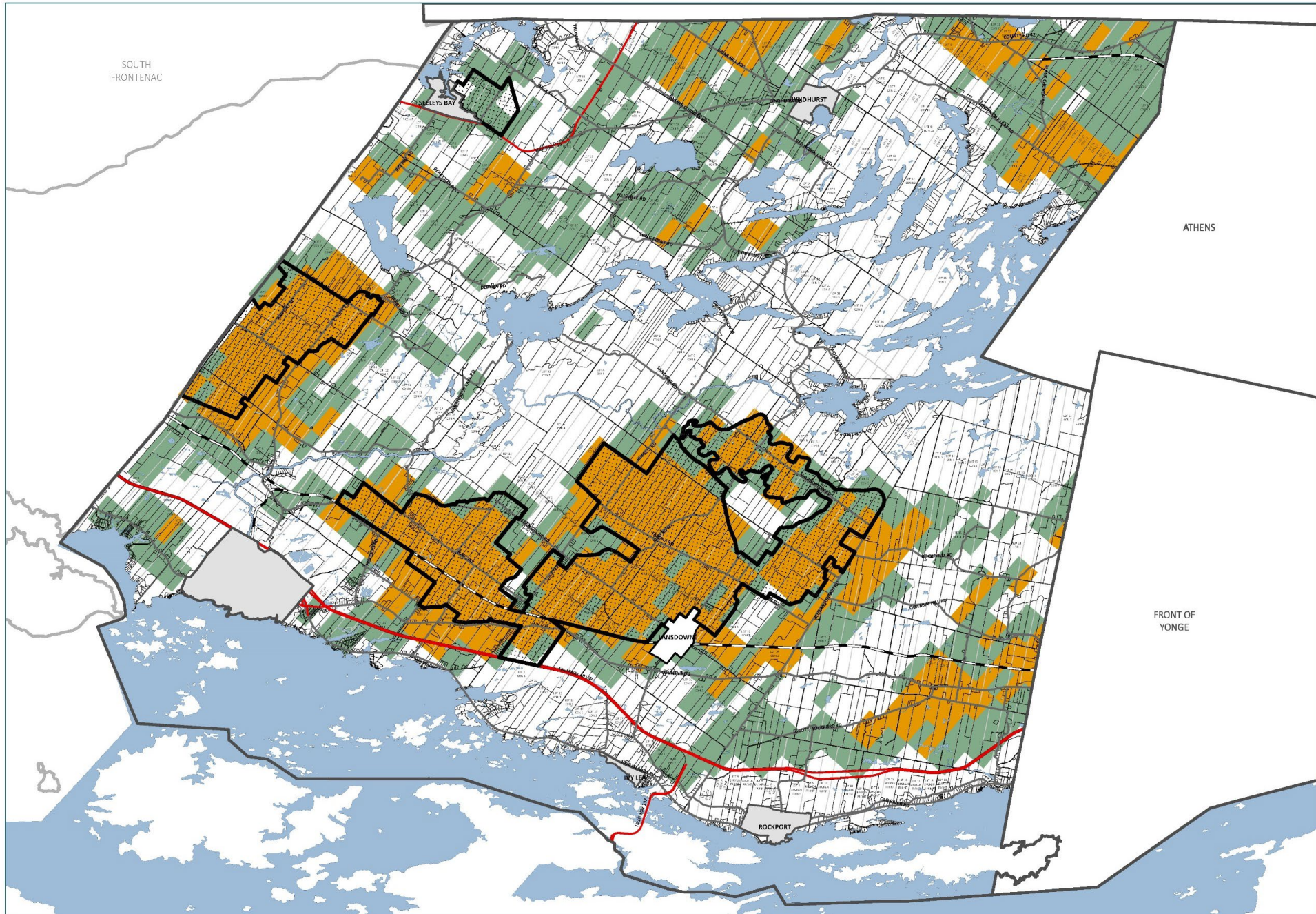
PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

April 2023



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Figure 16: Township of Leeds and the Thousand Islands LEAR Map



- LEAR RESULT
- 40.01 - 60.00
 - 60.01 - 100.00
- OFFICIAL PLAN
- PRIME AGRICULTURE

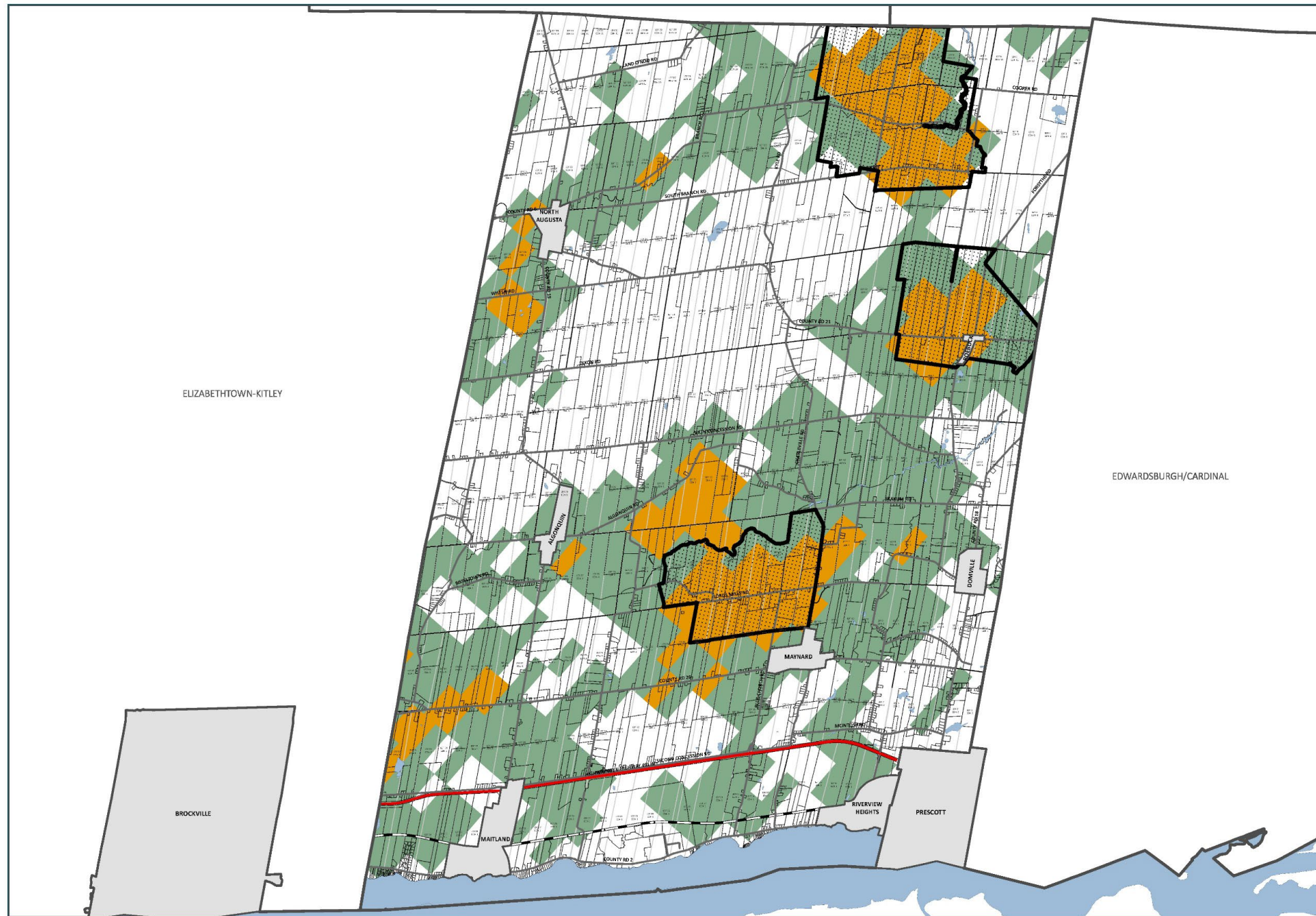
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023.
All rights reserved.

May not be reproduced without permission.
This is not survey data.



Figure 17: Township of Augusta LEAR Map



- LEAR RESULT
- 50.01 - 70.00
 - 70.01 - 100.00
- OFFICIAL PLAN
- PRIME AGRICULTURE

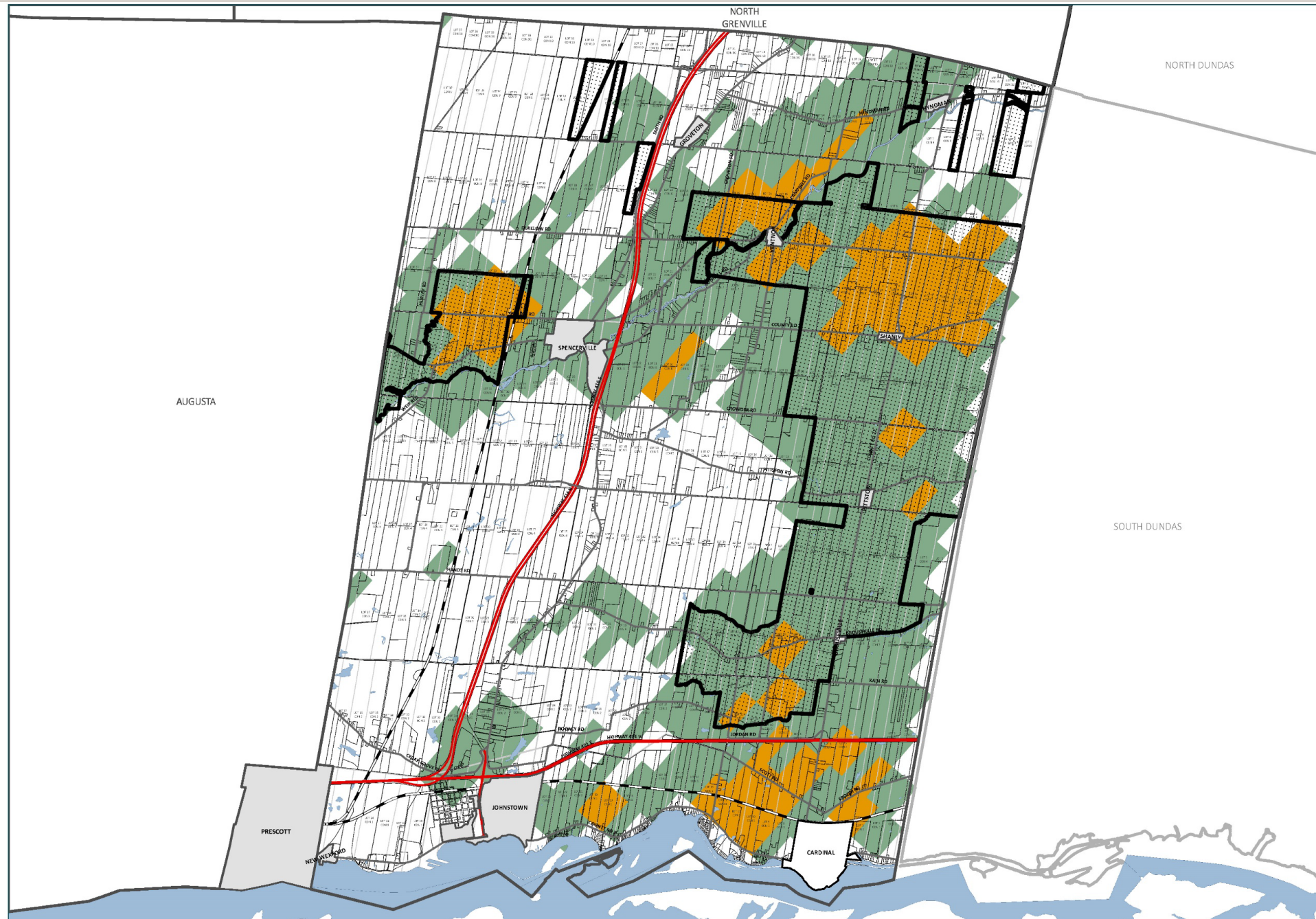
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023.
All rights reserved.

May not be reproduced without permission.
This is not survey data.



Figure 18: Township of Edwardsburgh/Cardinal LEAR Map



LEAR RESULT

- 50.01 - 70.00
- 70.01 - 100.00

OFFICIAL PLAN

- PRIME AGRICULTURE

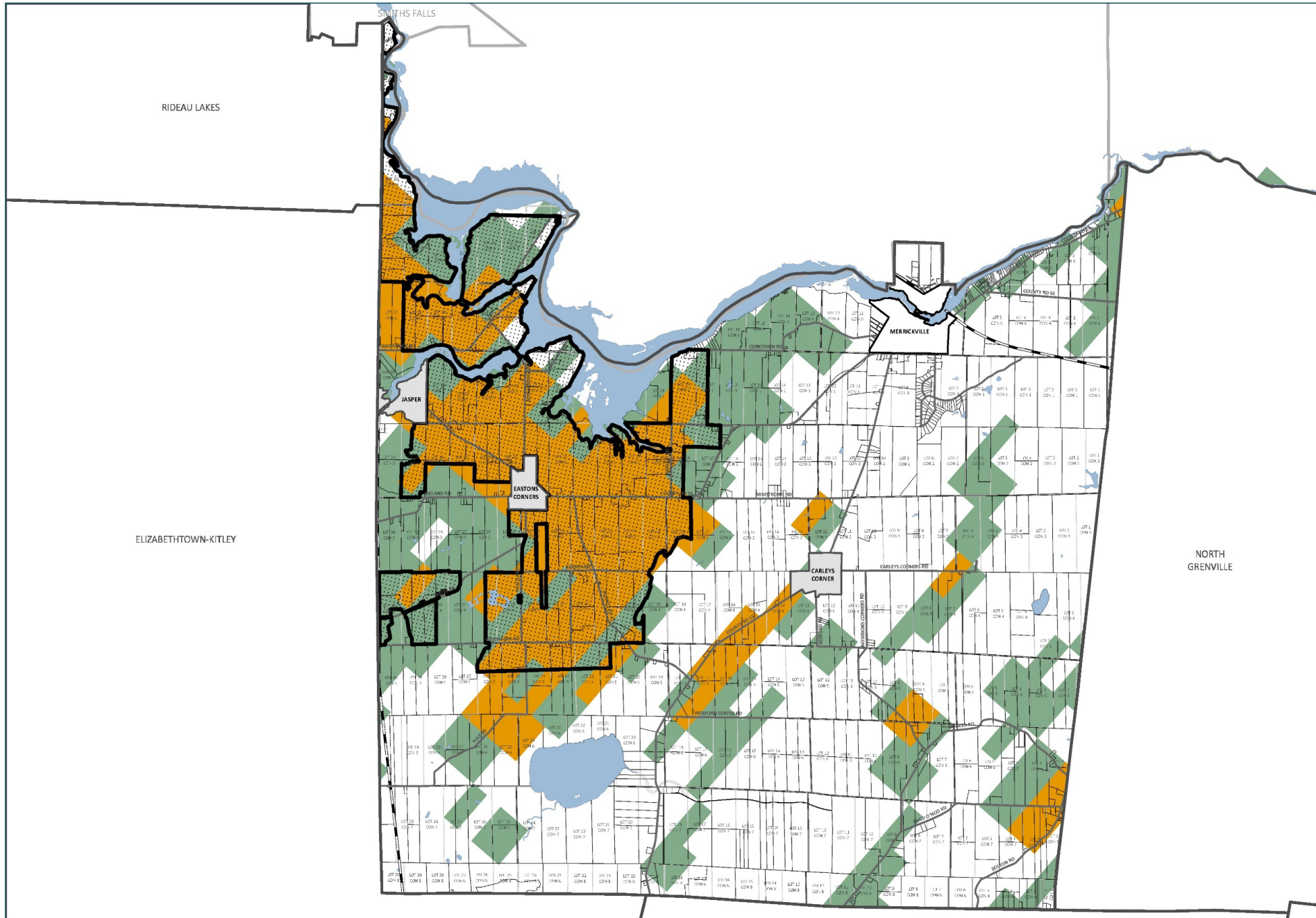
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 19: Village of Merrickville–Wolford LEAR Map



LEAR RESULT

- 40.01 - 60.00
- 60.01 - 100.00

OFFICIAL PLAN

- PRIME AGRICULTURE

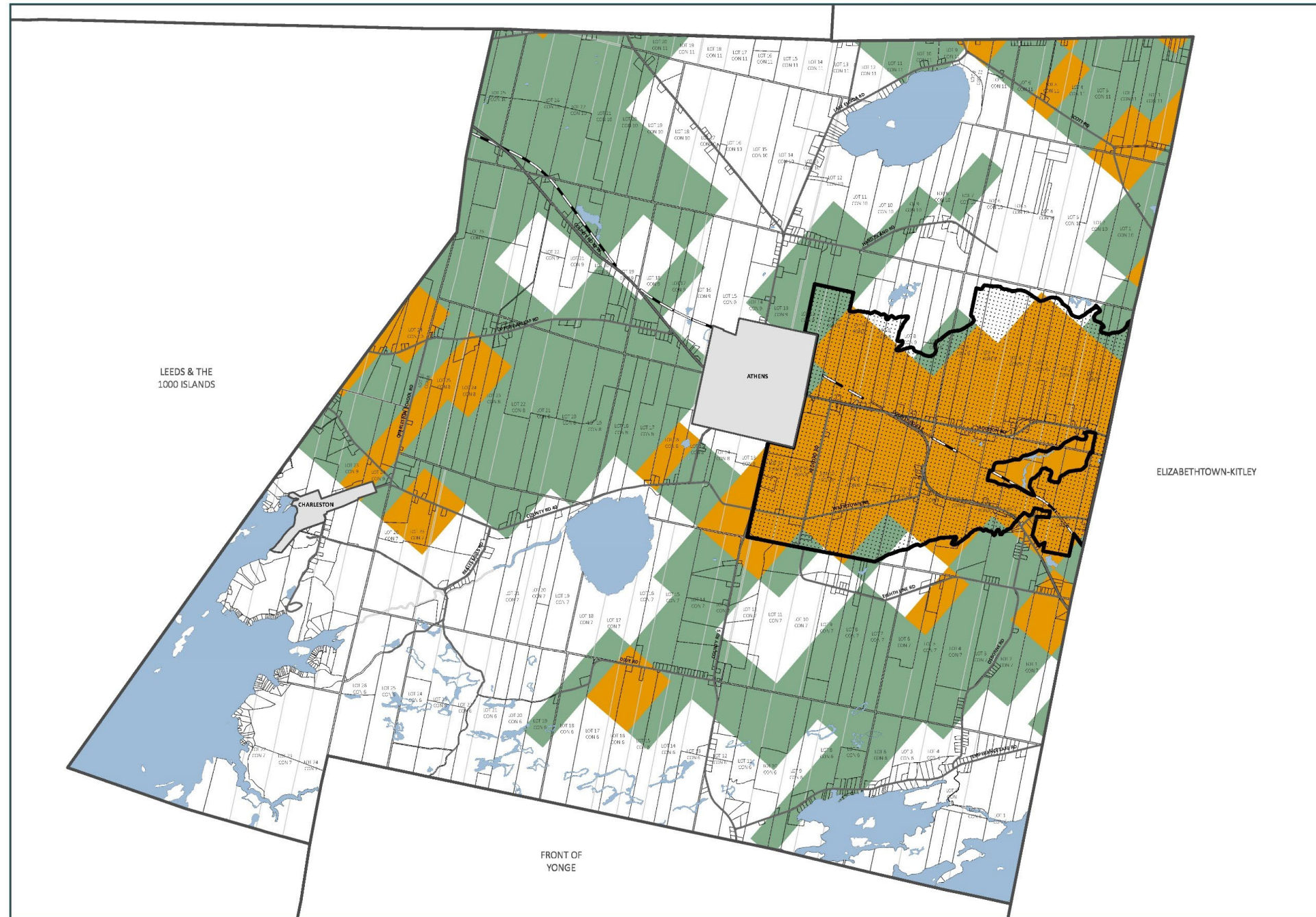
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 20: Township of Athens LEAR Map



LEAR RESULT

- 40.01 - 60.00
- 60.01 - 100.00

OFFICIAL PLAN

- PRIME AGRICULTURE

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

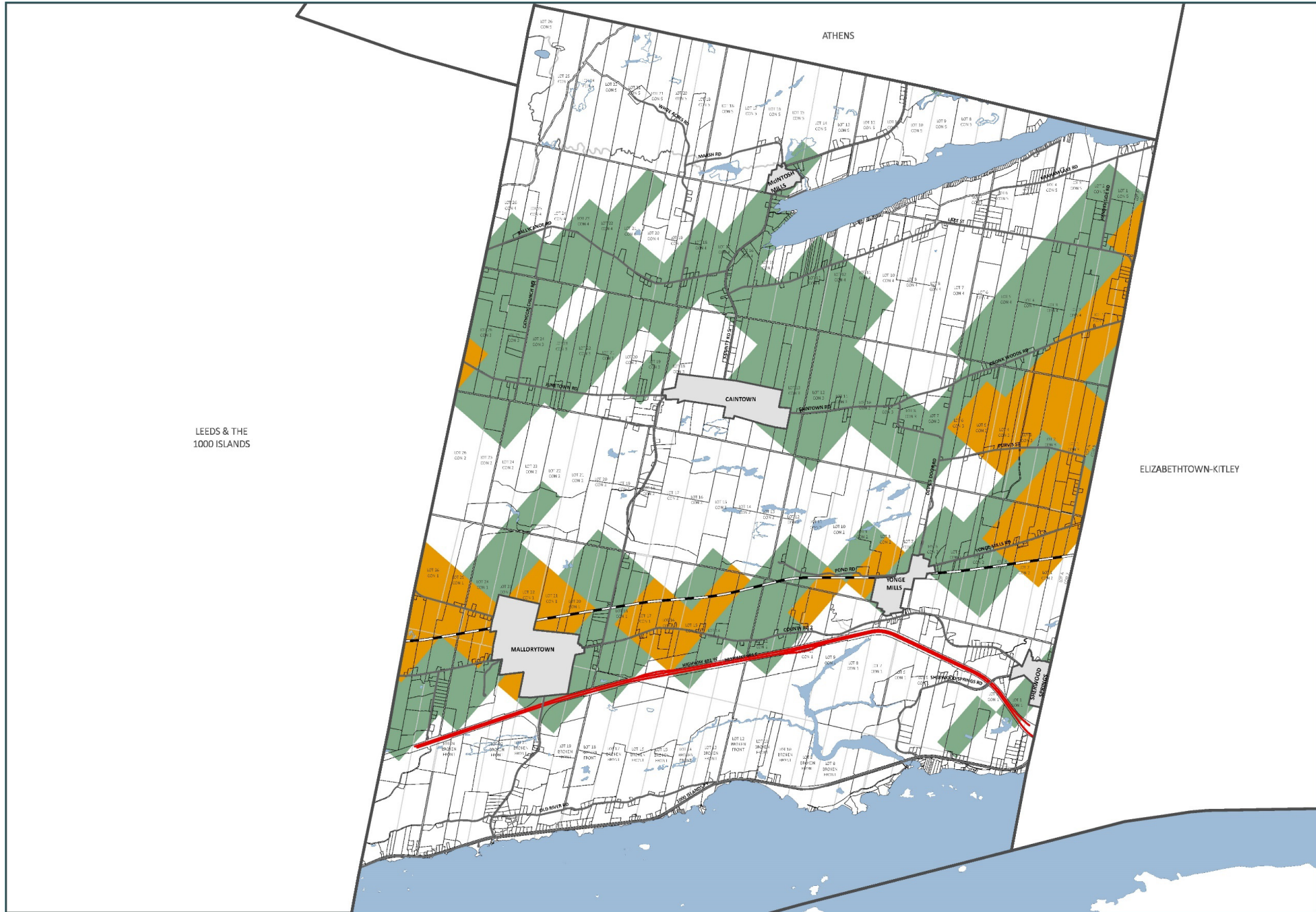
Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



April 2023

Figure 21: Township of Front of Yonge LEAR Map



- LEAR RESULT**
- 40.01 - 60.00
 - 60.01 - 100.00
- OFFICIAL PLAN**
- PRIME AGRICULTURE

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023.
All rights reserved.

May not be reproduced without permission.
This is not survey data.



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Planning Advisory Committee (PAC)

Draft Land Evaluation and
Area Review (LEAR) Report
for Planning Advisory
Committee Consultation
Meeting

May 25, 2023 at 9:00 a.m.



PLANSCAPE

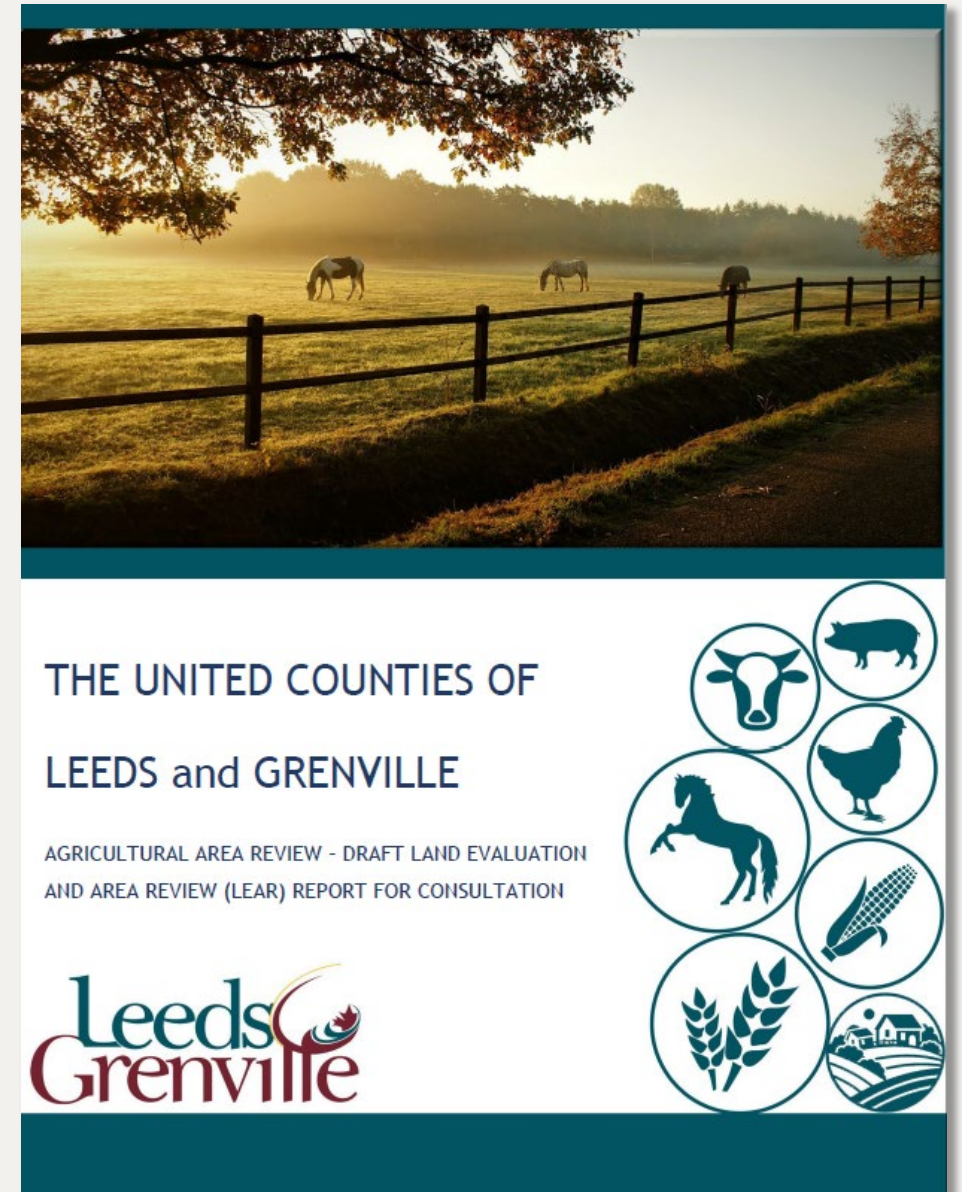
BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda

- Review of Draft LEAR Report
 - Methodology
 - Area Municipal Maps for Comment



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Report Outline

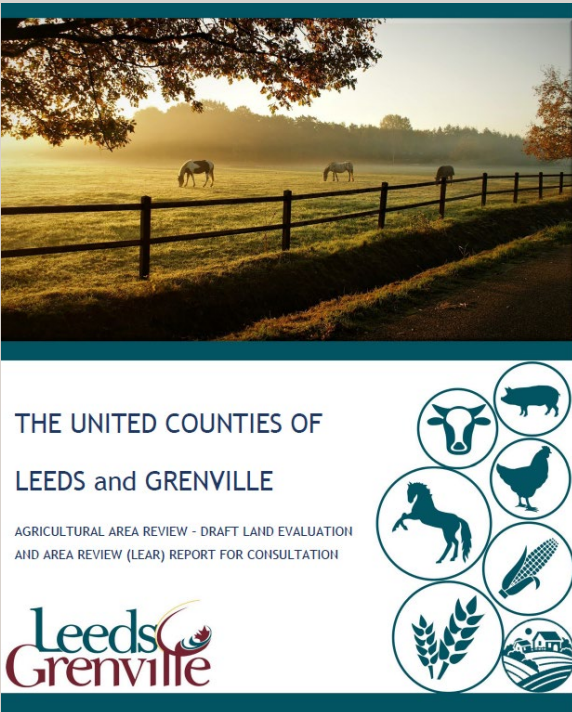
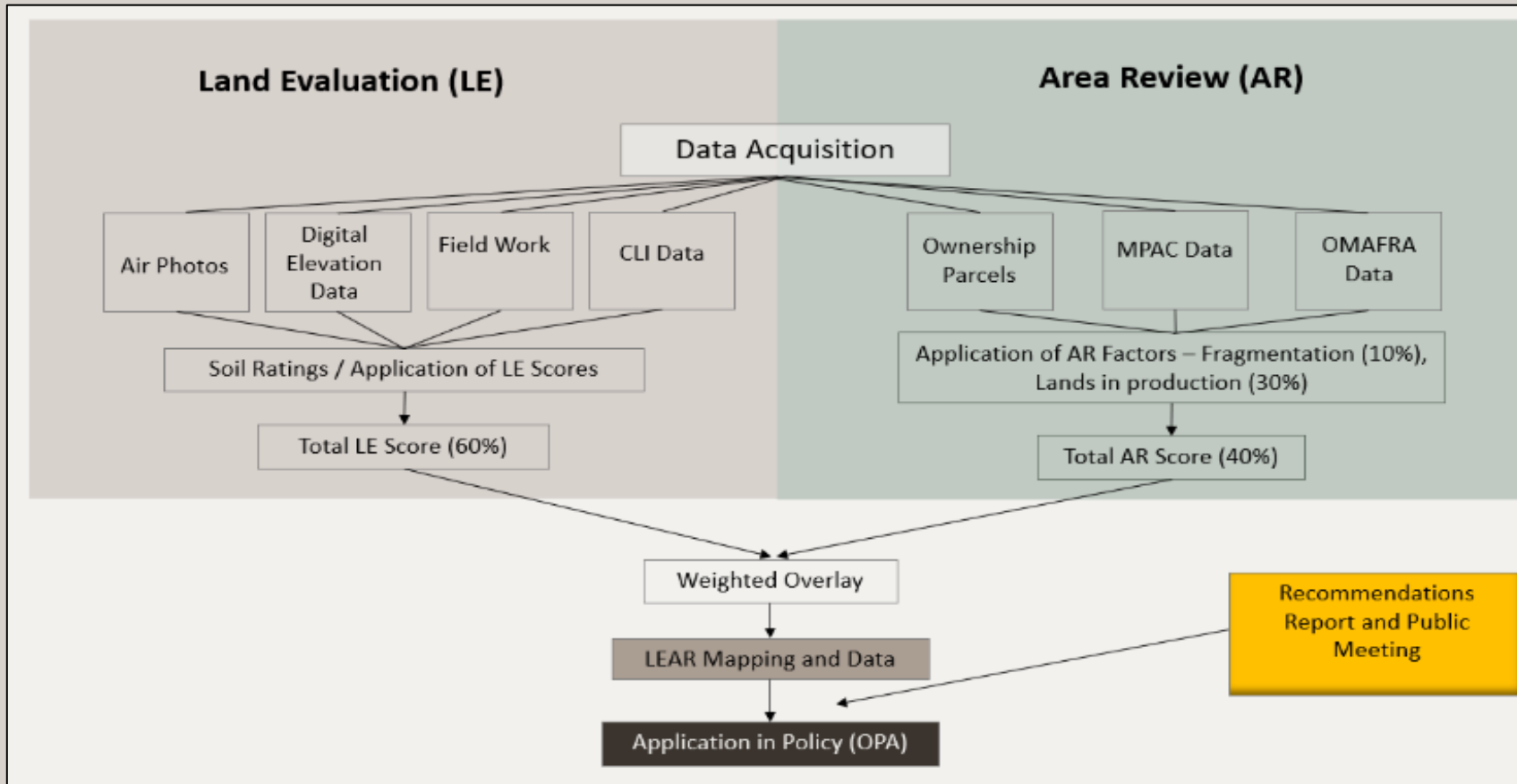


Table of Contents

Purpose of the Report.....	3
Project Background.....	3
Study Area.....	4
Land Evaluation and Area Review (LEAR) Process.....	6
Selecting an Evaluation Unit Size.....	7
Calculating the Land Evaluation (LE) Component.....	10
Land Evaluation Calculation.....	11
Establishing the Area Review (AR) Factors of the LEAR.....	13
Area Review (AR) Factors Procedure.....	16
Weighting the Factors of a LEAR.....	17
Land Evaluation (LE) and Area Review (AR) Mapping.....	18
Selecting the Threshold Score Through Scenario Comparison.....	19
Confirming the Draft LEAR Map.....	24
What we have Heard to Date.....	24
Project Next Steps.....	28



LEAR Process



Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process

A Geographic Information System (GIS) program was used to overlay 100-acre polygons over the entirety of the geographic area of Leeds and Grenville. Sections of the grid were removed for areas excluded from the study as noted previously. The evaluation unit grid minus the excluded areas was defined as the area within which the LEAR was completed.

Why not use parcel fabric?

- Can be costly and may present privacy issues
- Soils data is not intended to be used at parcel level

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison



LEAR Process

The Land Evaluation (LE) component measures the significance of an area's use for agriculture by assessing the soil conditions across the Counties of Leeds Grenville.

The Canada Land Inventory (CLI) system “is the recognized system in Ontario for classifying areas with mineral soils according to their inherent capability for growing common field crops”. The system does not classify soils for horticultural or other specialty crops.

The Canada Land Inventory (CLI) has two main components

- 1) the capability class, and
- 2) the capability subclass. The capability class indicates the general capability of the soil for growing common field crops. There are seven capability classes identified, and thirteen subclasses. [Use of Soil and Canada Land Inventory \(CLI\) Information for Agricultural Land Use Planning in Ontario \(gov.on.ca\)](#)

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison



LEAR Process

The seven capability classes as defined under the CLI and the point values are listed below:

Class	Description / Characteristics
Classes 1, 2 and 3	Capable of sustained use for growing common field crops; all or most crops can be grown.
Class 4	Marginal for sustained use for common field crops; choice of crops that can be grown is limited.
Class 5	Capable of use only for permanent pasture and hay.
Class 6	Capable of use only for unimproved pasture.
Class 7	No capability for agriculture.

CLI Class	LE Point Value
Class 1	1.0
Class 2	0.9
Class 3	0.8
Class 4	0.6
Class 5	0.5
Class 6	0.4
Class 7	0.0

- Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison

LEAR Process

Two factors were identified for the Counties of Leeds and Grenville.

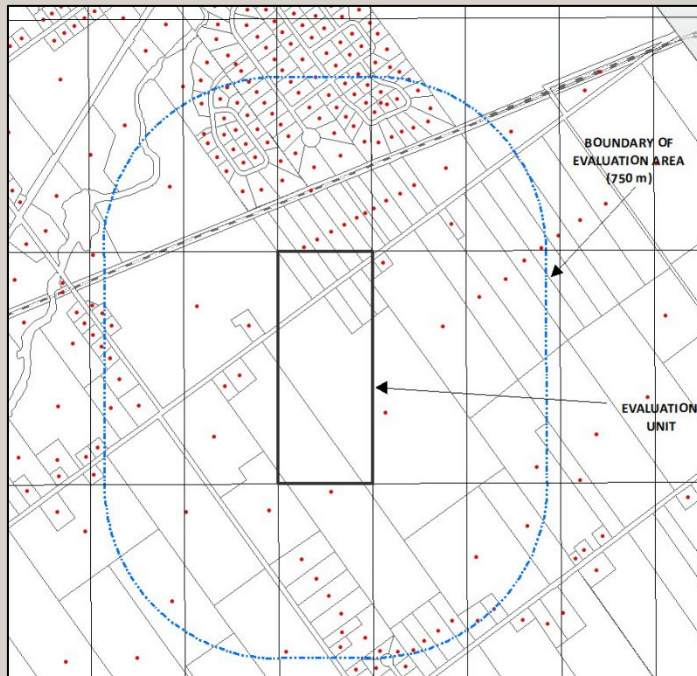
The first factor is fragmentation, to reflect the importance of lands that have not be fragmented by development.

The second factor is “agricultural lands in production”. The “agricultural lands in production” is especially important in the Counties given the relatively small amount of Class 1 lands identified. This factor accounts for the local improvements made that allow for viable agriculture despite the land Class.

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process - Fragmentation

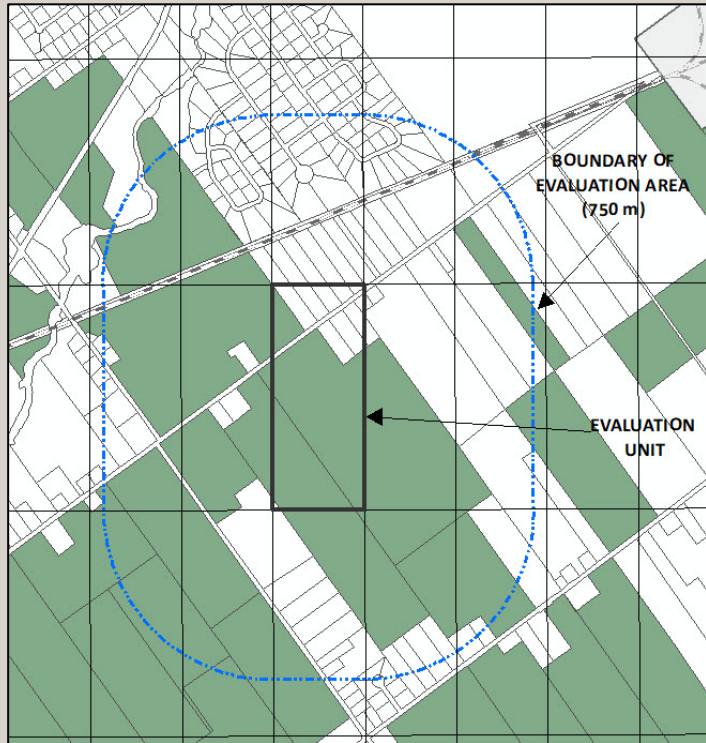


Fragmentation scoring was assessed by counting the number of parcel centroids within the evaluation area surrounding each evaluation unit. Each centroid was located at the centre of each parcel. The scores were then converted to percentiles and multiplied by the weight factor of 10 to contribute to the final score. The weight of 10 points was assigned as per OMAFRA's Guidelines, to provide a small but adequate weight to help determine if the evaluation unit qualifies as high, medium or low impact on agricultural lands.

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process — Lands in Production



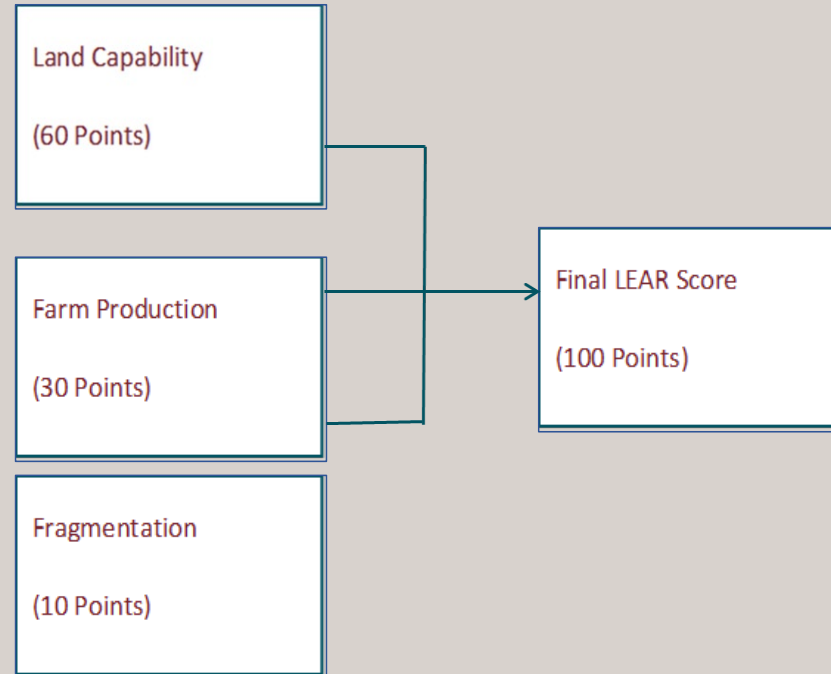
The area in agricultural production is calculated by tallying the amount of land in production within the evaluation area. The percentage of the area in agriculture was then multiplied by the weight factor of 30 to contribute to the final score.

- Land Evaluation and Area Review (LEAR) Process
- Selecting an Evaluation Unit Size
 - Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
 - Establishing the Area Review (AR) Factors of the LEAR
 - Area Review (AR) Factors Procedure
 - Weighting the Factors of a LEAR
 - Land Evaluation (LE) and Area Review (AR) Mapping
 - Selecting the Threshold Score Through Scenario Comparison

LEAR Process

1. Soils (Canada Land Inventory Soil Capability for Agriculture) (LE Factor) – 60%
2. Fragmentation (AR Factor) – 10%
3. Percentage of Land in Agricultural Production (AR Factor) – 30%

The weightings match the OMAFRA methodology.



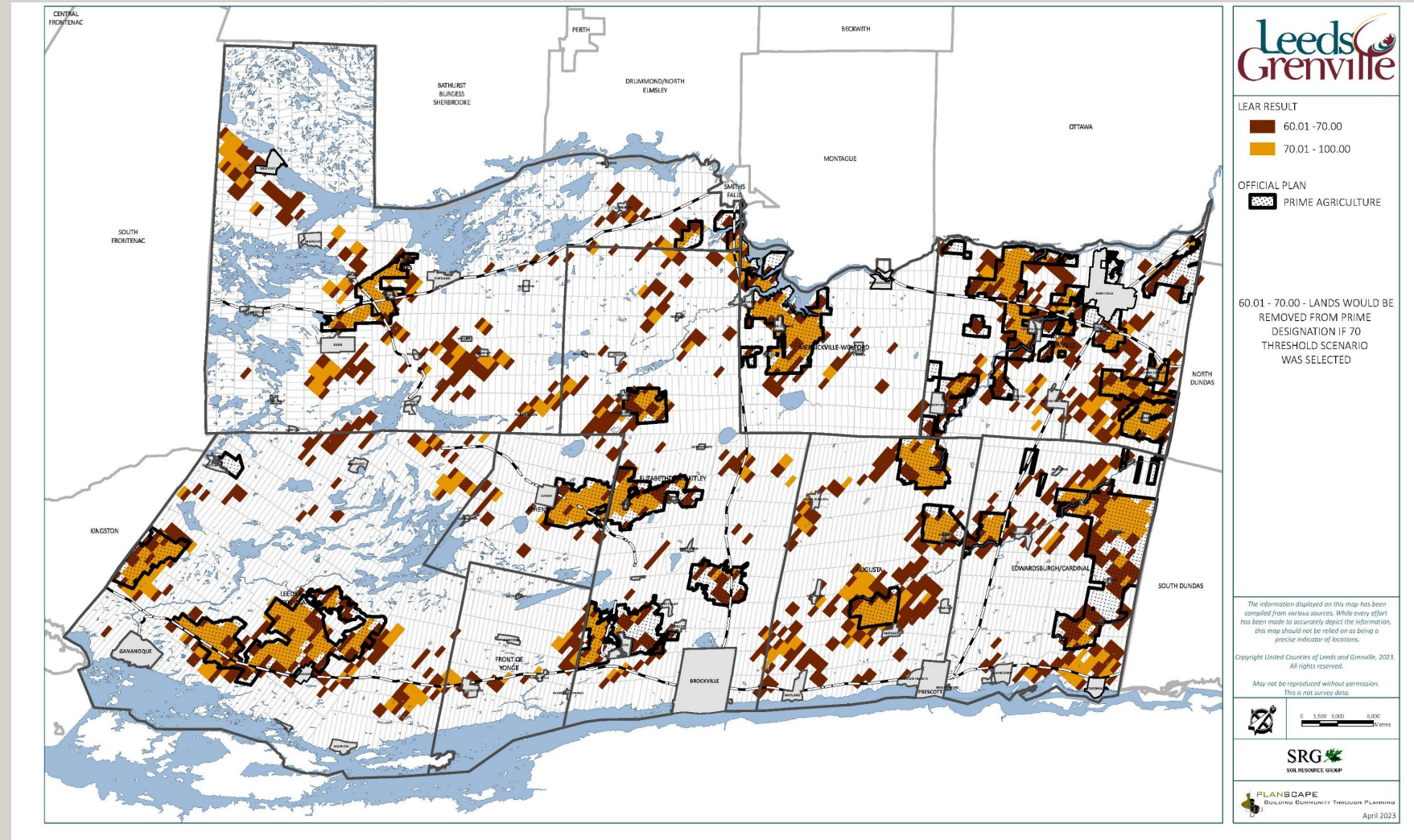
Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

LEAR Process — Selecting the Scoring Threshold

The scoring threshold of 60 (out of 100) was selected.

- The OMAFRA guideline suggests testing both the 60 and 70 threshold scores
- Applying the 70 threshold would result in significant removal of land from the existing designated prime lands.



DRAFT LEAR MAP

The Gold coloured areas are the lands identified by the LEAR



LEAR RESULT

-  Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
-  Lands scoring between 60.1 and 100. These lands represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

-  Prime Agriculture

NOTE:

THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

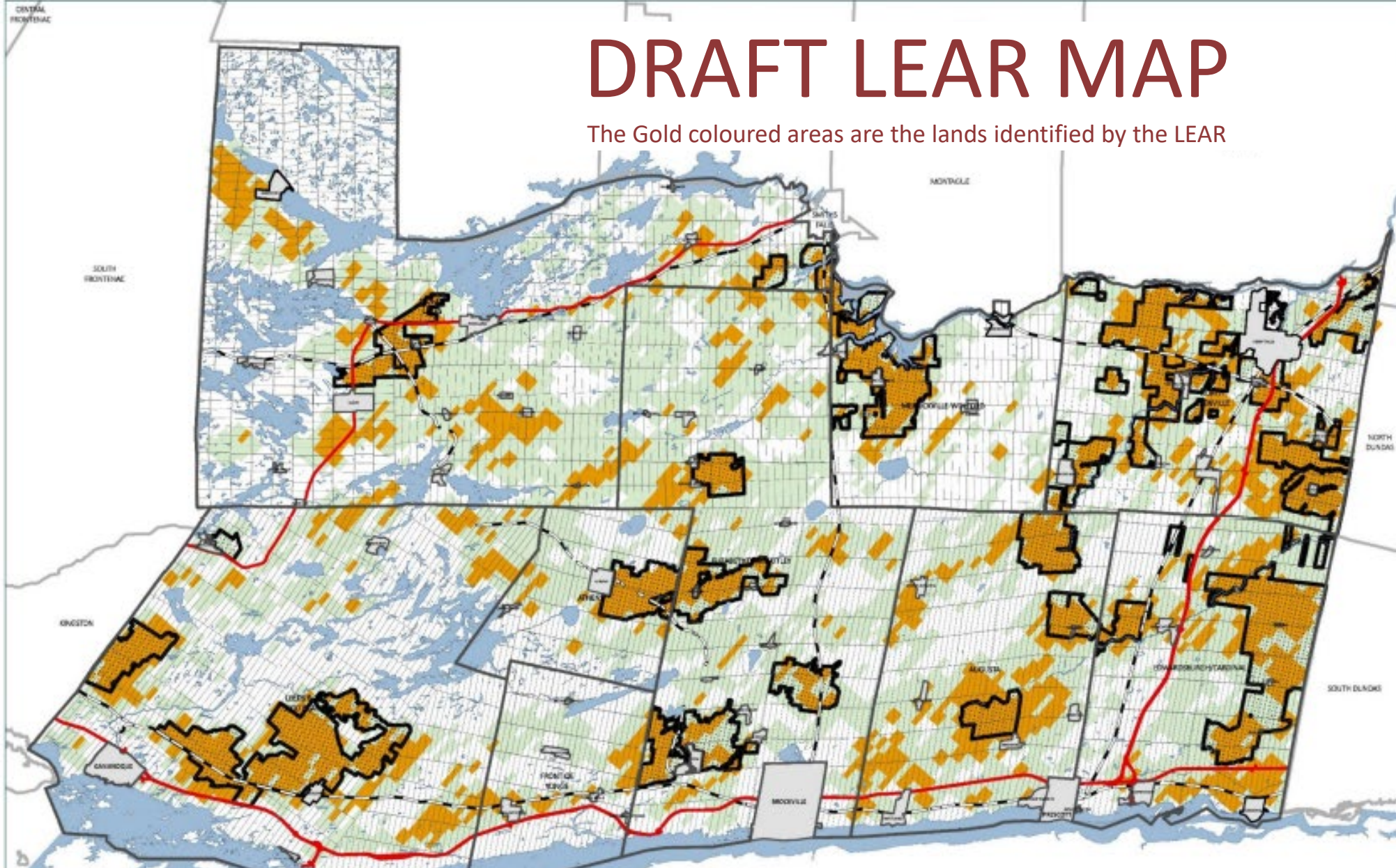
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2025. All rights reserved.

May not be reproduced without permission. This is not a survey plan.



0 1000 2000 4000 METERS



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

LEAR Map Confirmations / Next Steps

We will apply the input we have heard to date (page 22 of report) and consult on the draft maps, using the following template for feedback and welcoming all input.

The Counties has created this table as an electronic survey that is already returning several responses.

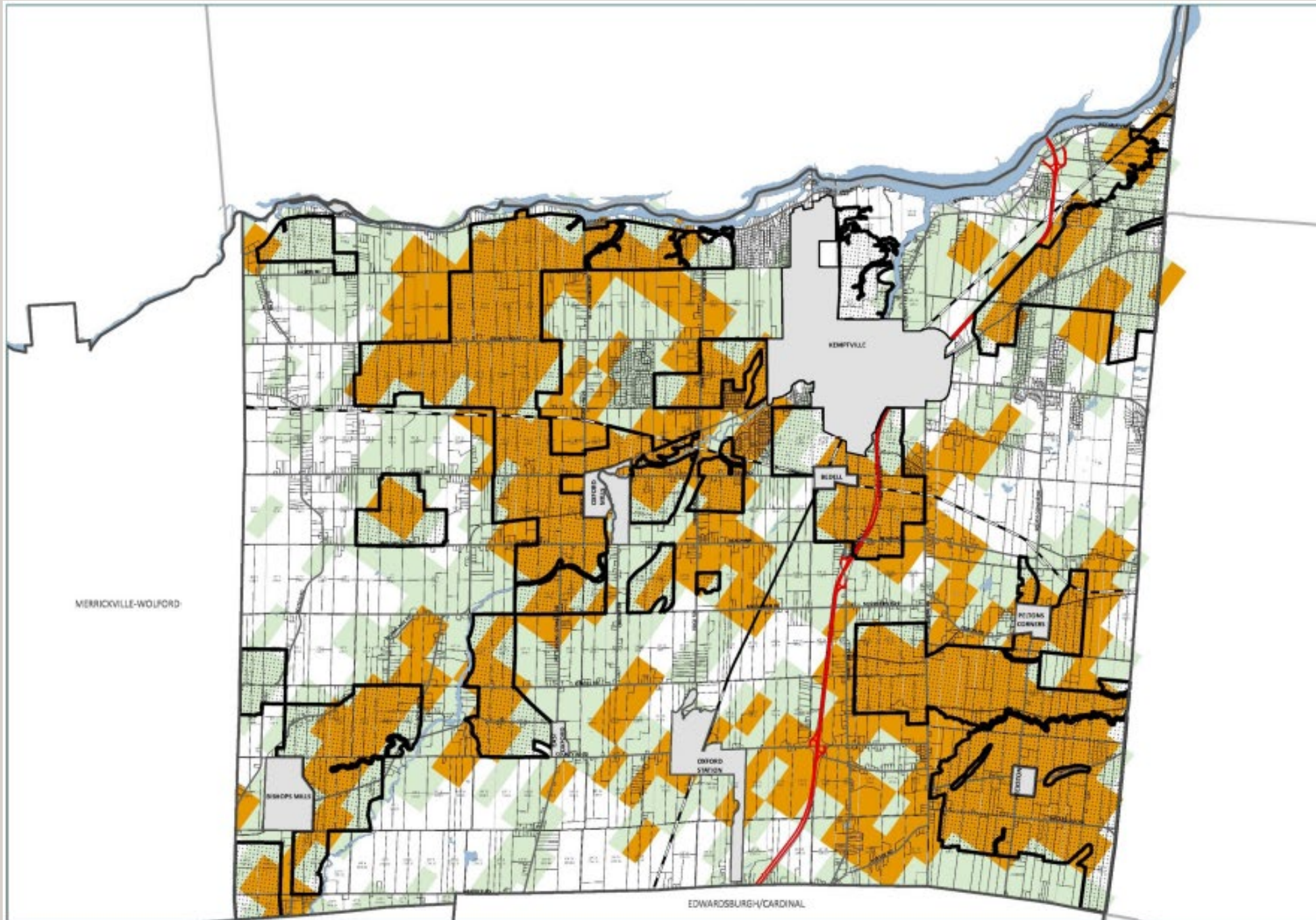
Table 5: Confirming the LEAR Map Consultation Questions

Consultation Question	Stakeholder Response
1. Are you a member of the agricultural community?	Yes / No If yes, please briefly describe:
2. Have your lands been identified as candidates to possible be included in the prime agricultural designation (i.e. scored higher than 60 on the provided maps, noted in orange)?	Yes / No Address (if yes):
3. Do you feel that your lands should or should not be? Please elaborate.	
4. Are there areas that you feel should be included in the Prime Agricultural areas in the LEAR map? If yes, please provide us with the area and why you feel that is the case.	
5. Are there areas that you feel should NOT be included in the Prime Agricultural areas in the LEAR map? If yes, please provide us with the area and why you feel that is the case.	
6. Do you have any other comments, advice or information that you feel the project team should consider in the final refinement of the LEAR map?	

LEAR Map Confirmations / Next Steps

- The draft report has been circulated to all stakeholders by the Counties staff. The consultation process will continue until after the public meeting on **June 21, 2023 at 4pm** to answer questions and provide hard copy maps to mark-up with stakeholders.
- On June 22, site visits are scheduled to areas that an aerial review has raised questions, or where a stakeholder has asked for us to look at it (this includes comments received from our original consultations).
- A refinement process that identifies isolated areas and edge rounding is already underway. It overlays the LEAR on an aerial base to evaluate the existing condition and the LEAR layer together. This is a desk top review process, and we will track all changes to the draft system presented today and at the public meeting.
- A final system map will be available in the fall of 2023 for a final stakeholder review and the statutory public meeting for the Official Plan Amendment (the intent is for the required public meeting to be held in October).

Figure 12: Municipality of North Grenville LEAR Map



LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

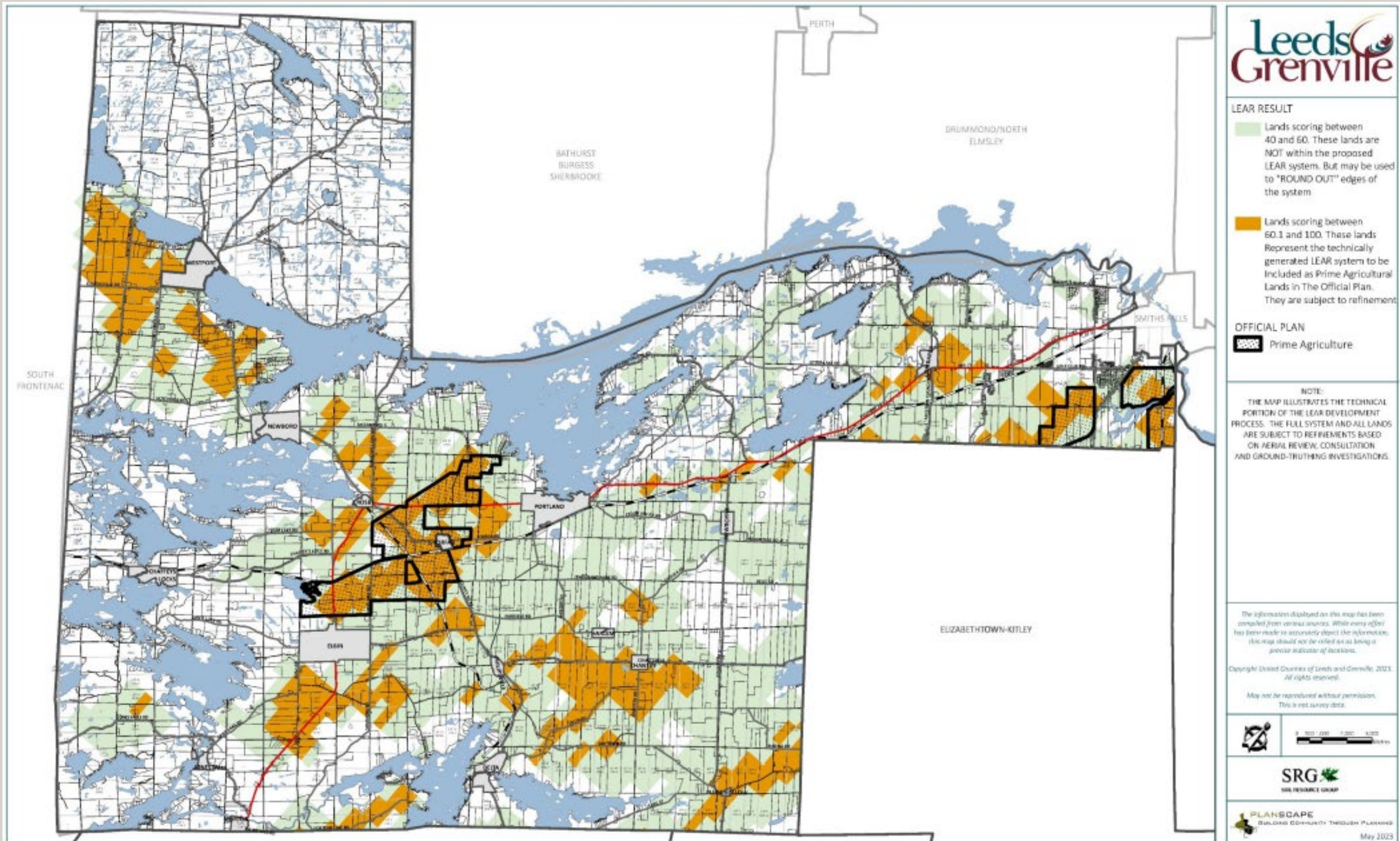
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately display the information, this map should not be relied on as being a precise indicator of locations.

Copyright: United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 13: Township of Rideau Lakes LEAR Map



- LEAR RESULT**
- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
 - Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be Included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 14: Township of Elizabethtown-Kitley LEAR Map

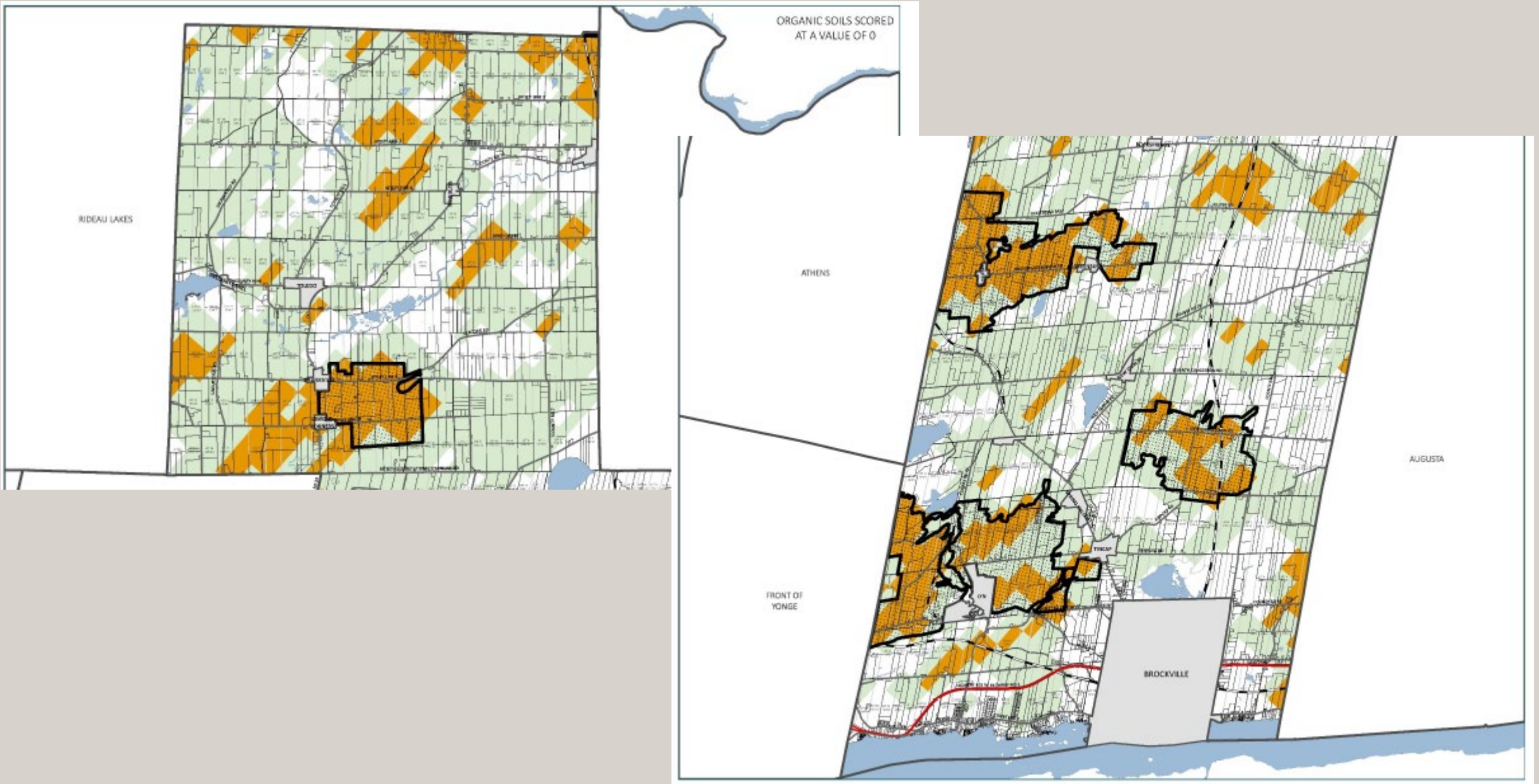


Figure 15: Township of Leeds and the Thousand Islands LEAR Map

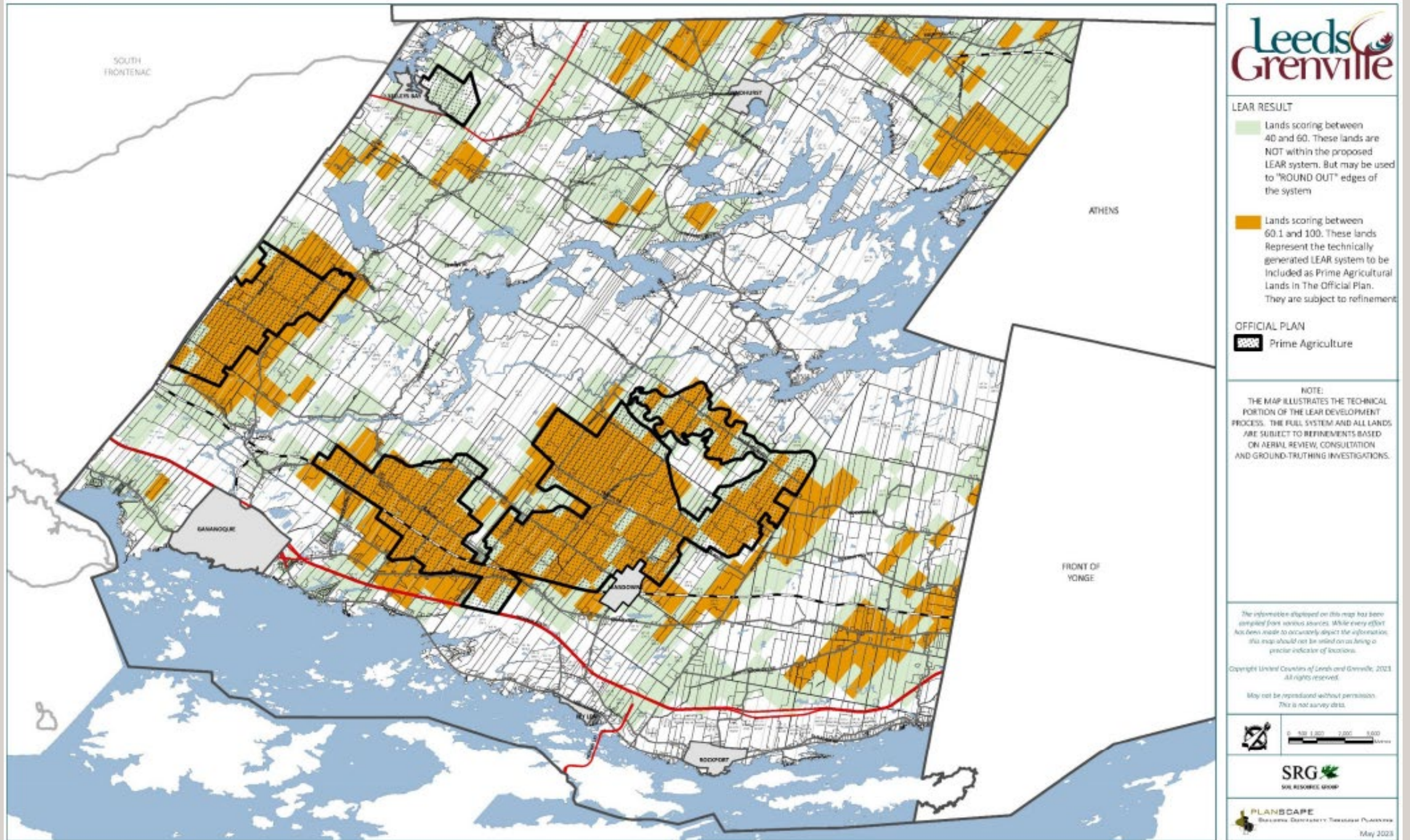
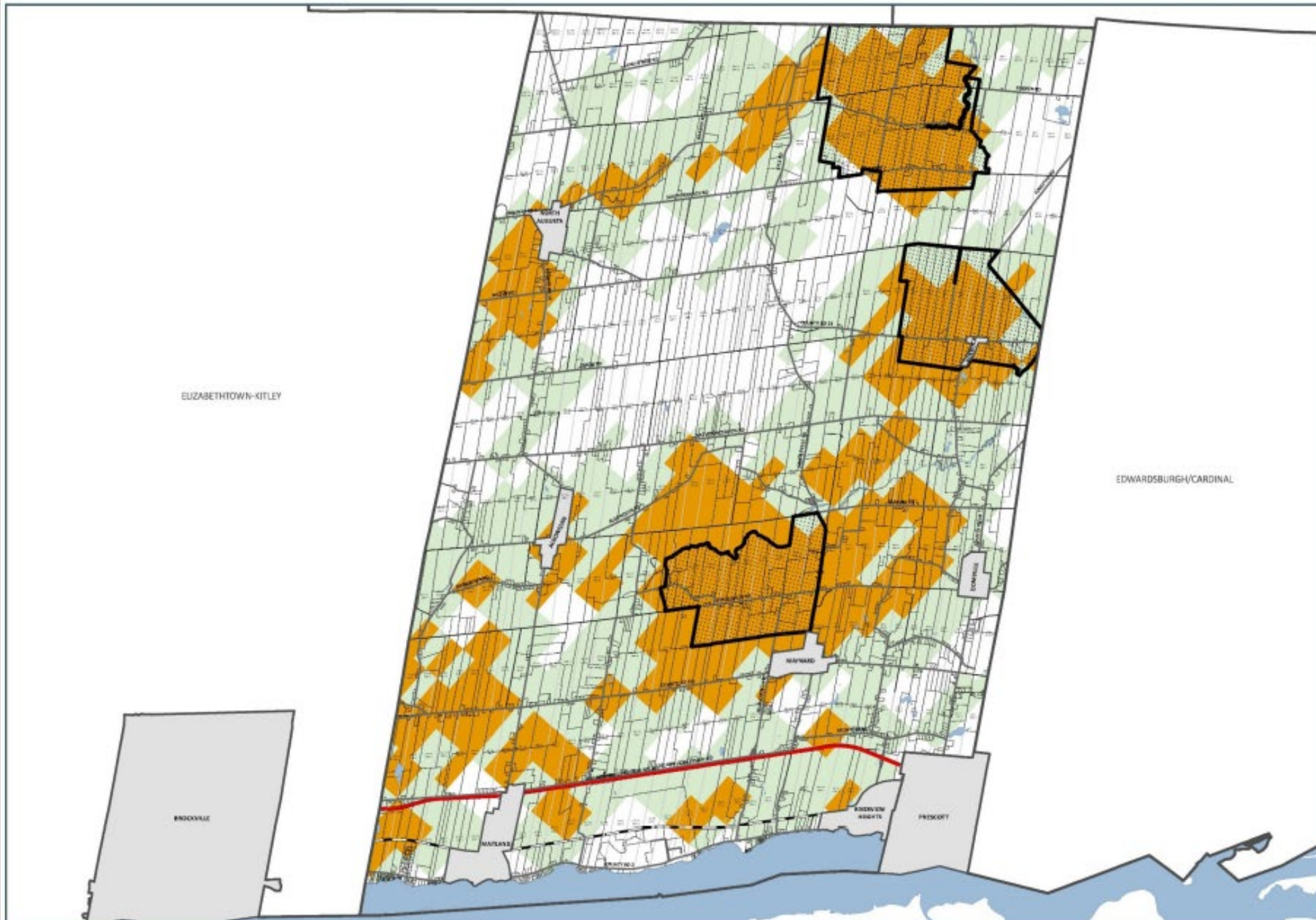


Figure 16: Township of Augusta LEAR Map



LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement.

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

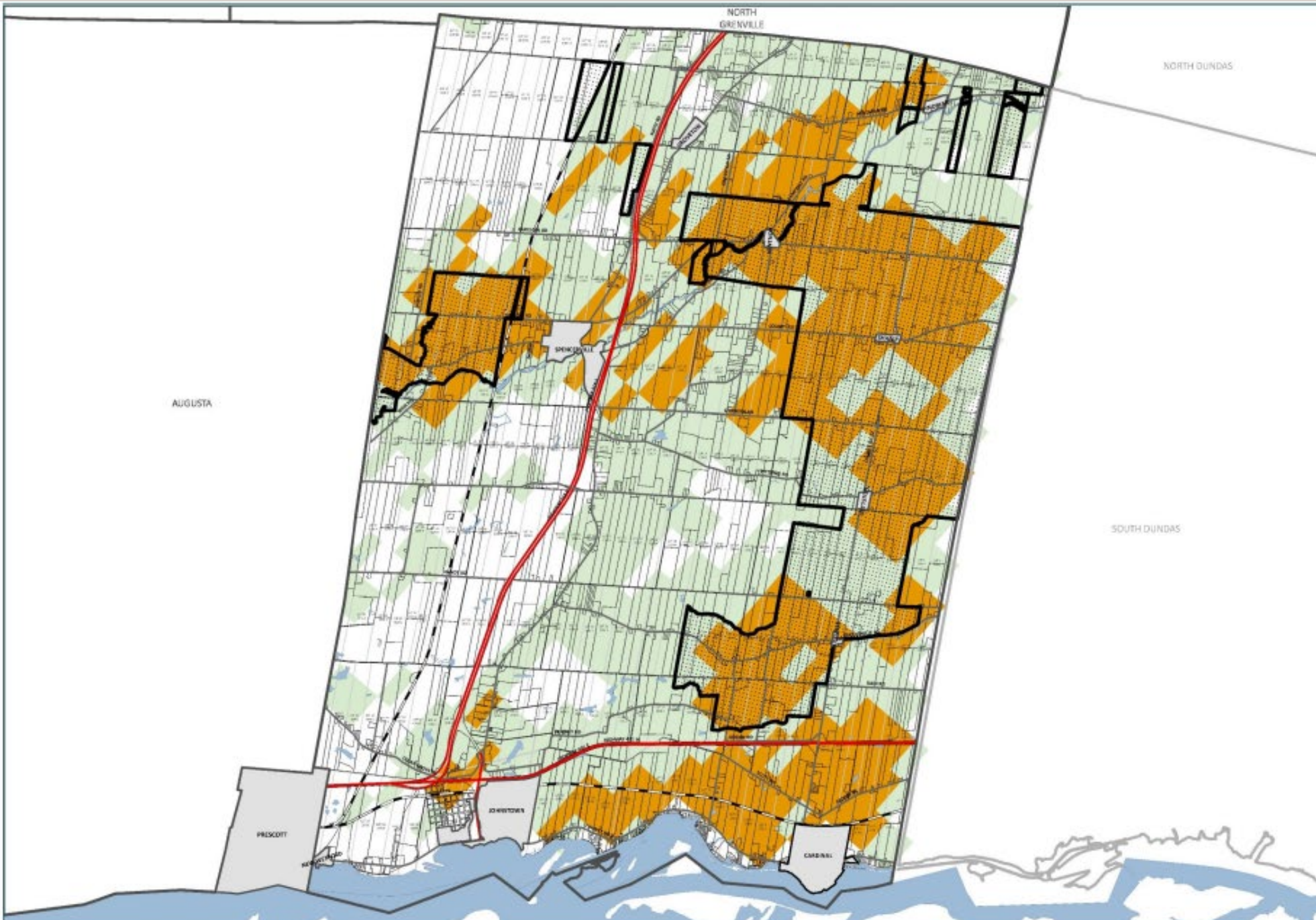
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 17: Township of Edwardsburgh/Cardinal LEAR Map



LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

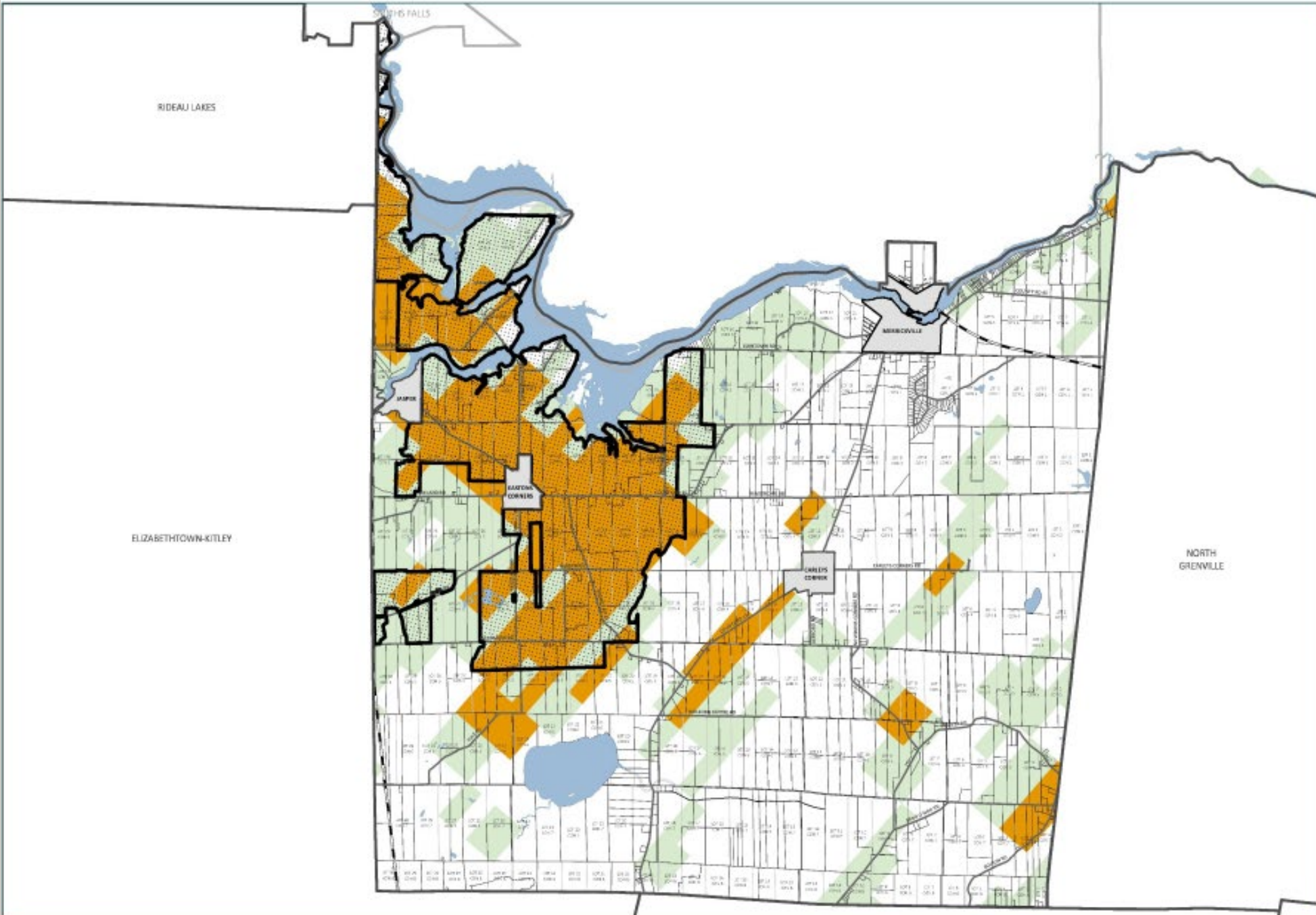
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of location.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not a survey sheet.



Figure 18: Village of Merrickville–Wolford LEAR Map



Leeds Grenville

LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright: United Counties of Leeds and Grenville, 2025. All rights reserved.

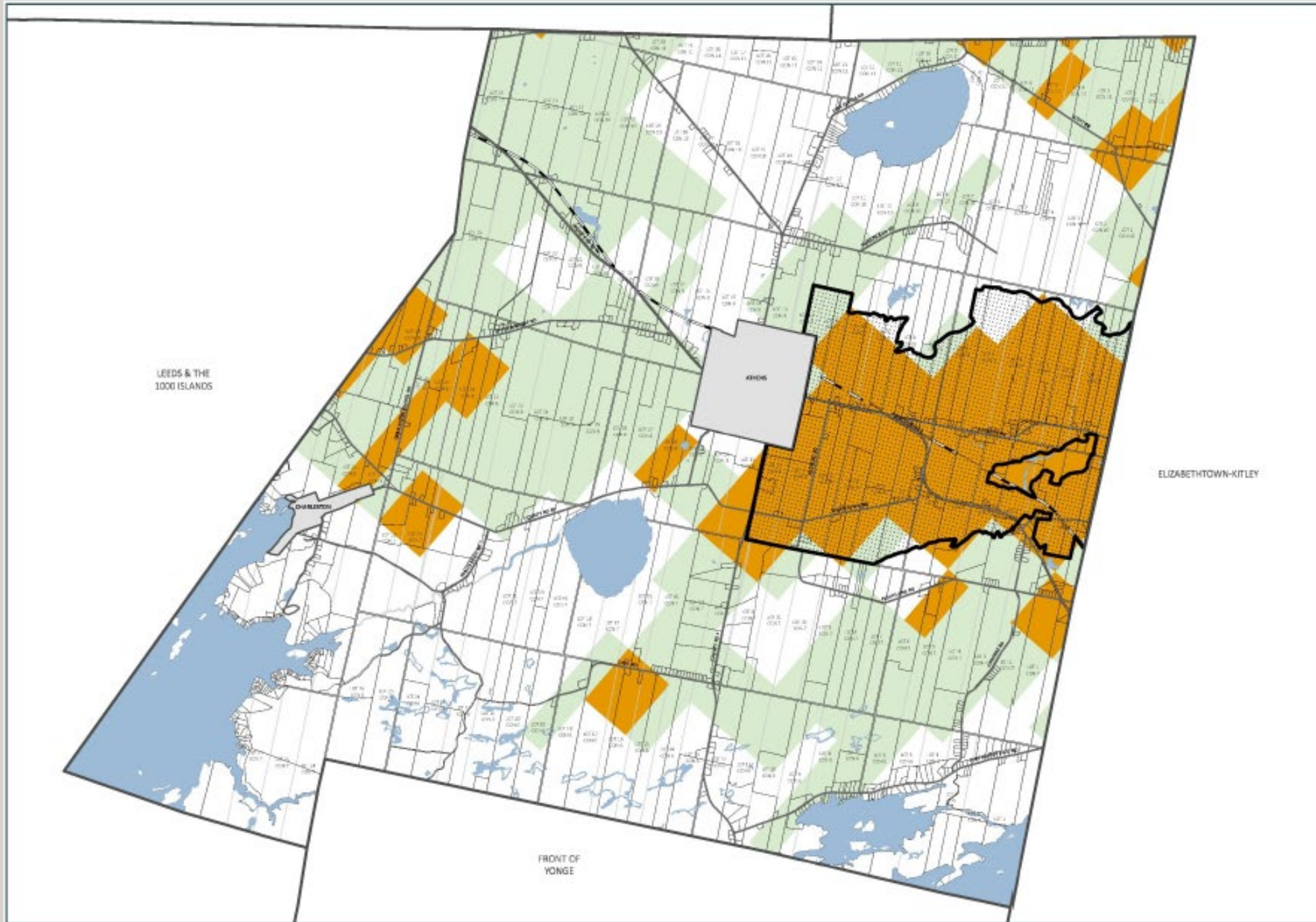
May not be reproduced without permission. This is not a survey document.

SRG
SOIL RESOURCE GROUP

PLANScape
BUILDING COMMUNITY THROUGH PLANNING

May 2023

Figure 19: Township of Athens LEAR Map



LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be Included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

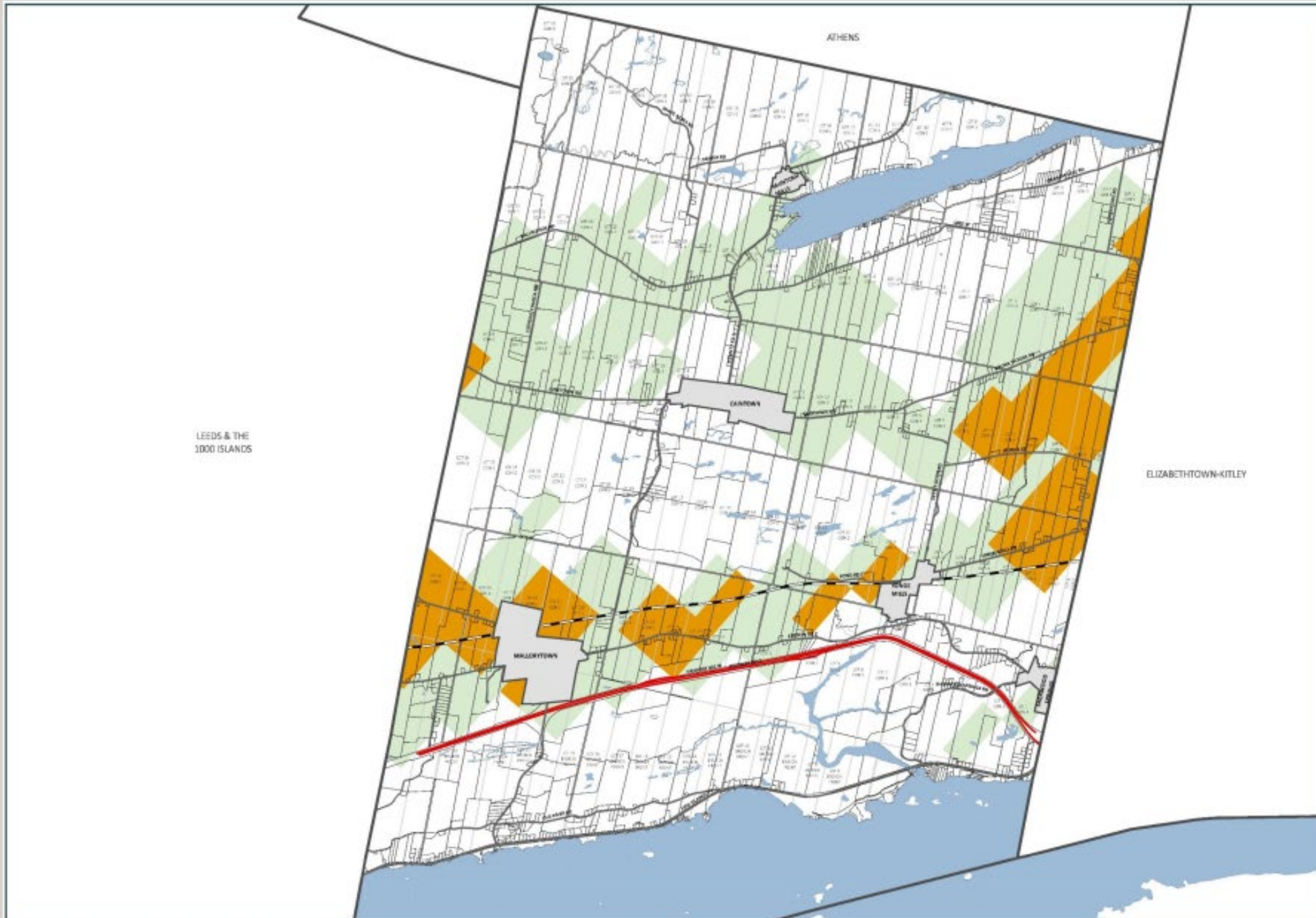
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright Leeds Councils of Leeds and Grenville, 2022. All rights reserved.

May not be reproduced without permission. This is not survey data.



Figure 21: Township of Front of Yonge LEAR Map



LEAR RESULT

- Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
- Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be Included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

OFFICIAL PLAN

- Prime Agriculture

NOTE:
THE MAP ILLUSTRATES THE TECHNICAL PORTION OF THE LEAR DEVELOPMENT PROCESS. THE FULL SYSTEM AND ALL LANDS ARE SUBJECT TO REFINEMENTS BASED ON AERIAL REVIEW, CONSULTATION AND GROUND-TRUTHING INVESTIGATIONS.

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of decisions.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not survey data.



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



LEAR Process

Key considerations / conclusions with the LE analysis:

Class	Acres	Hectares	Percent	
Class 1	973	394	0.12%	30%
Class 2	145,541	58,898	17.58%	
Class 3	99,961	40,453	12.08%	
Class 4	61,399	24,847	7.42%	70%
Class 5	59,819	24,208	7.23%	
Class 6	250,679	101,446	30.28%	
Class 7	122,400	49,533	14.79%	
Organic Soils	85,482	34,593	10.33%	
Total Lands	827,823	335,008	100%	

Land Evaluation and Area Review (LEAR) Process

- Selecting an Evaluation Unit Size
- Calculating the Land Evaluation (LE) Component
 - Land Evaluation Calculation
- Establishing the Area Review (AR) Factors of the LEAR
- Area Review (AR) Factors Procedure
- Weighting the Factors of a LEAR
- Land Evaluation (LE) and Area Review (AR) Mapping
- Selecting the Threshold Score Through Scenario Comparison

Technical Advisory Group (TAG)

Draft Recommended Agricultural
System Map for Technical
Advisory Group Meeting

August 31, 2023 at 2:00p.m.



PLANSCAPE

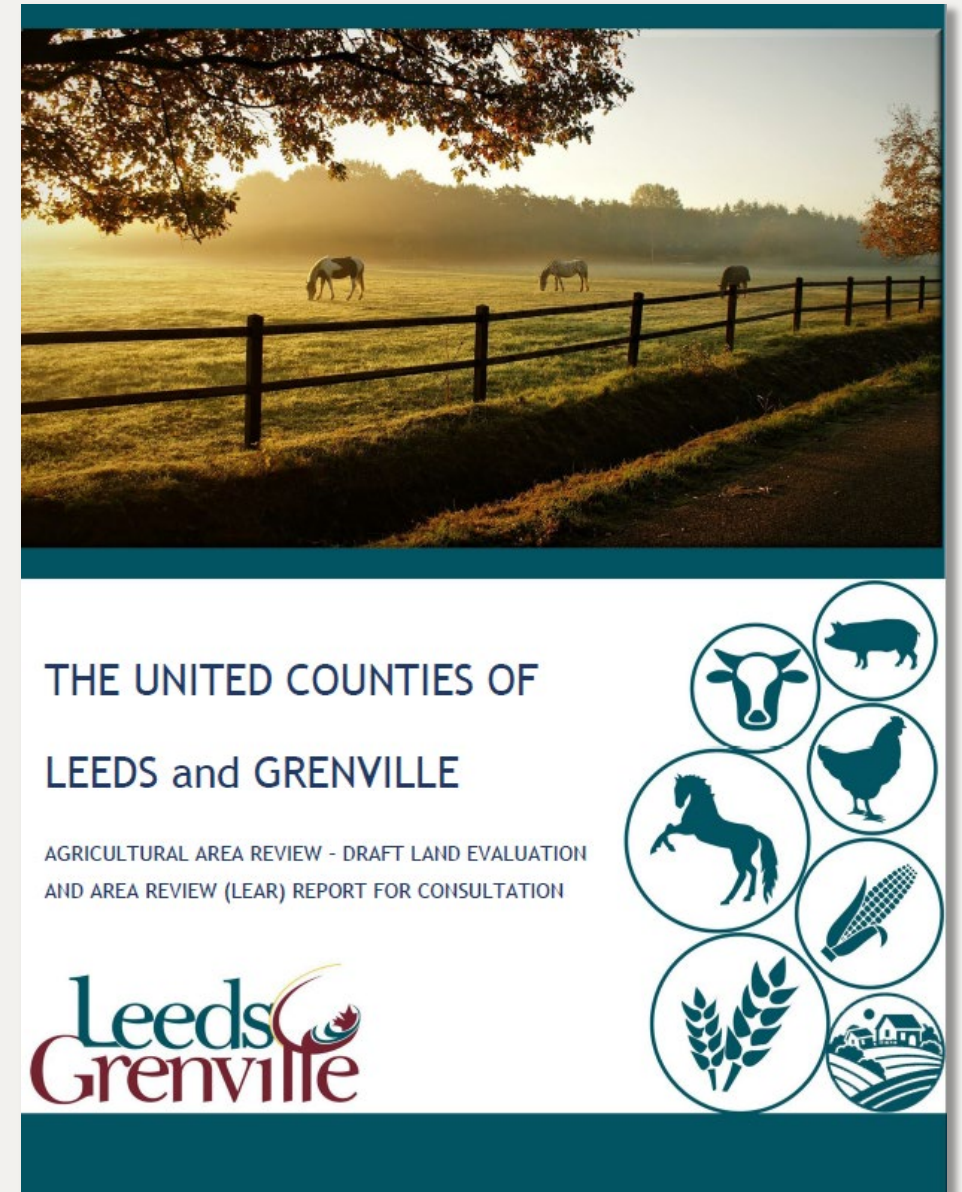
BUILDING COMMUNITY THROUGH PLANNING



SOIL RESOURCE GROUP

Agenda

- Overview of project process
- Review of Refinement Procedure
- Statistical summaries by municipality
- Next Steps



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Project Purpose

- To satisfy the provincial requirement to identify and designate prime agricultural areas in the Counties in advance of the next OP through a modified LEAR process.
- The result of a LEAR process is a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

What we know from the recent legislative changes, as well as the draft changes to the PPS, is that an agricultural systems approach is the recommended method for identifying and protecting agricultural lands into the future.

Should more permissive severance policies ultimately be adopted, this system is still a valuable tool to use to protect agricultural resources through policy and zoning.

Overview of Project Process

November 2022 –
February 2023

Stage 1

Project Introduction

Introduce the project to the public, Advisory Group and all stakeholders to review workplan, timing and deliverables.

Feedback sought on any additional information sources.

November 2022 –
April 2023

Stage 2

Technical Analysis

Undertake a modified LEAR methodology to rank the lands (more on this later)

A draft LEAR map was produced with a methodology report and consulted on with stakeholders (public and agricultural community).

Consultation on the LEAR mapping was undertaken through public posting, a public meeting in June, and a public survey to solicit feedback. The methodology report explaining the LEAR process was also provided.

April 2023 – October 2023

Stage 3

Recommended System

- Feedback was individually tracked, considered and will be responded to.
- An in-depth refinement process was undertaken that considered feedback heard from the consultation process.
- A refinement standardization process was developed with a refinement code table to ensure the refinement consistency and transparency.
- The refinement process and maps have been provided to municipal staff of all member municipalities as well as interested OFA members to support the refinement map review process.
- Final refinements will be made following this meeting and the recommended system will be posted for final public comment.
- The Recommended System in the form of an Official Plan Amendment will be presented to Council at a Statutory Public Meeting.
- A final report with technical appendices will be provided to the Counties to wrap up the project.

November
2023



Project
Completion

Consultation Process

- Continuous and responsive consultation has taken place throughout the project through a coordinated effort with Counties staff and Planscape.
- The following formal meetings have taken place to date:
 - December 12, 2022 Public Open House and Technical Advisory Group (TAG)
 - January 4, 2023 Planning Advisory Committee (PAC)
 - March 3, 2023 Grenville Federation of Agriculture
 - March 24, 2023 Leeds Federation of Agriculture
 - May 11, 2023 TAG
 - May 25, 2023 PAC
 - June 21, 2023 Public Information Session
 - June 22, 2023 Site Visits with interested parties
 - August 1 – 16, 2023 Distribution of refined maps to local municipalities
 - August 23, 2023 Leeds Federation of Agriculture
 - August 29, 2023 Grenville Federation of Agriculture (cancelled due to lack of interest/availability)
 - August 31, 2023 TAG
 - September 6, 2023 PAC
 - November 2023 – anticipated timing of Statutory Public Meeting



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Refinement Procedure

A structured approach was taken for making the map refinements. The process aimed to create consistent priorities for refinement of decision-making that respects the provincial LEAR process, the fundamental integrity of an agricultural system and the feedback received throughout the process.

Factors considered for each refinement are:

1. Exclude **isolated lands scoring 60** or more.
2. Include **current Official Plan** prime agricultural designation areas except where edge refinements clip to an identifiable boundary or to avoid an identifiable natural heritage feature that are more appropriate.
3. Lands that are **actively farmed but scored below the 60-score threshold are generally NOT included** in the prime agricultural area except where they serve to create a boundary refinement. For example, if the 60 scoring land cuts through an actively farmed field, the refinement will move the edge of the boundary to the edge of the field or property line, rather than bisect an actively farmed field.
4. **Exclude identifiable natural heritage** features such as a woodlots or wetlands where possible. Where the feature is located centrally in a contiguous agricultural area, it will be kept as part of the system (as removing it would compromise the larger system base).
5. **Existing fragmentation has been refined out** along road frontages where it is appropriate to use the road as the agricultural system boundary.
6. **At the request of landowners, where appropriate, lands have been included that do not meet the 60-score threshold.** An example of this are Community Pasture lands that do not meet the scoring threshold but provide an important component of the agricultural system. It is recognized that the LEAR methodology does not sufficiently represent the value of these lands, so they have been included where a property owner has requested that they be identified in the prime agricultural designation.



Refinement Codes

- For ease of identification on the refinement maps, refinement codes were created as a labelling system.
- The most applicable code is noted next to each refinement, but it is important to understand that there is very often more than one reason for the refinement.
- The codes have been created to facilitate stakeholder understanding of the rationale behind the refinement but are not intended to be a complete explanation.
- There is professional judgement, stakeholder input and multi-faceted criteria that were applied for every refinement in the system.

Refinement Code	Refinement Circumstance / Description
Ref – 1	To extend Prime Agricultural Lands over lower scoring land to establish the agricultural system as defined by the province
Ref – 2	To account for active production or agricultural investment that scores less than 60
Ref – 3	To refine Prime Agricultural Lands to an identifiable boundary
Ref – 4	To create a continuous agricultural land base across municipal jurisdictional boundaries
Ref – 5	To reflect pre-existing non-agricultural designations or uses
Ref – 6	To reflect land that is primarily Natural Heritage System – limited or no agricultural production is occurring
Ref – 7	To include lands at an owner’s request
Ref – 8	To include lands scoring greater than 60
Ref – 9	To exclude parcels that are isolated from other agricultural lands or operations
Ref – 10	To exclude lands with conflicting land uses
Ref – 11	To exclude areas subject to significant fragmentation
Ref – 12	Refinement as a result of local area municipal staff, agency, or stakeholder request

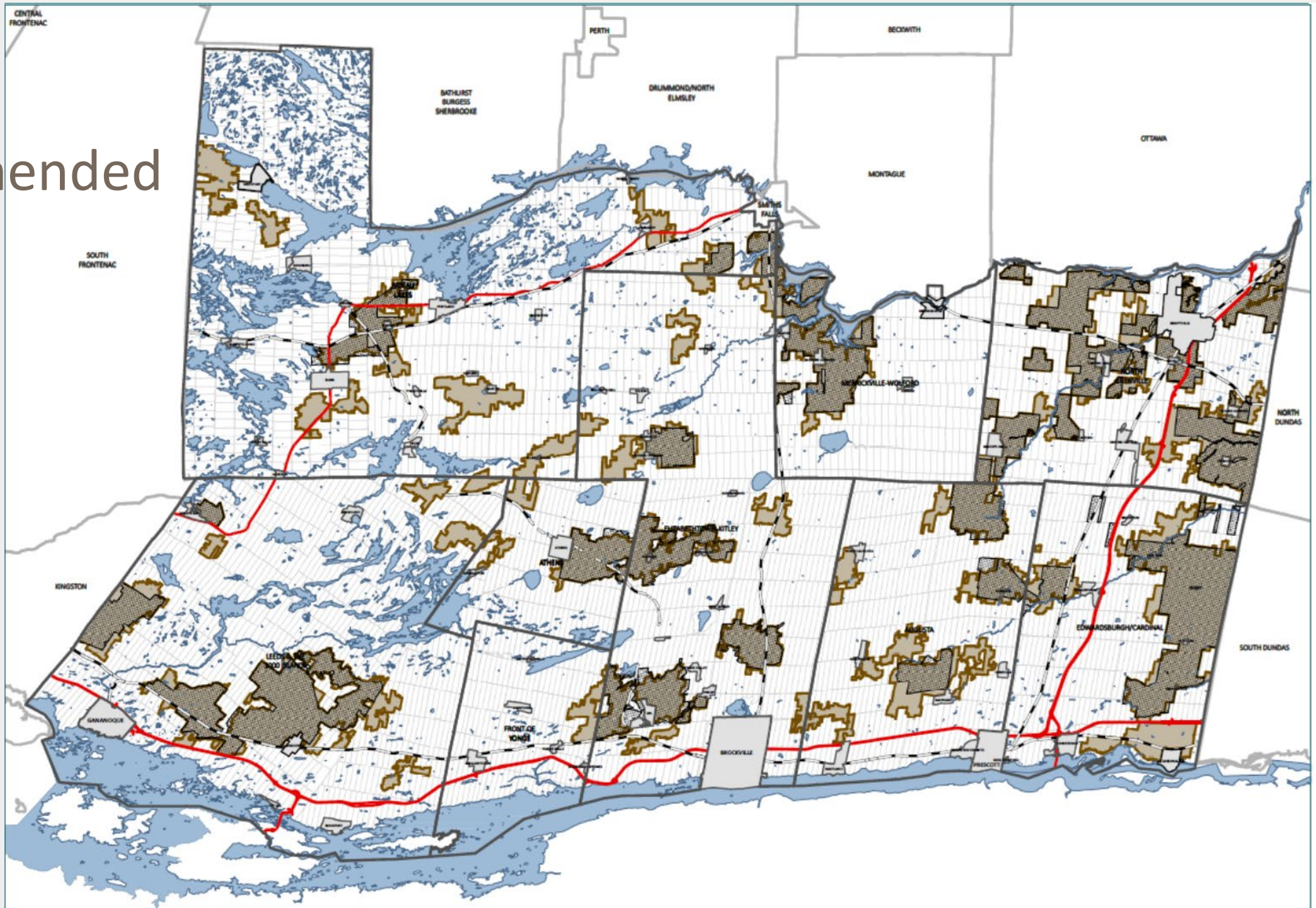


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Draft Recommended System

RECOMMENDATION
Prime Agriculture

OFFICIAL PLAN DESIGNATION
Prime Agricultural Lands
(Current Official Plan)



Summary of Lands Added and Removed

Municipality	Column A Removed From Prime		Column B Added To Prime		Column C Considered, Not Added to Prime	
	Hectares	Acres	Hectares	Acres	Hectares	Acres
North Grenville	185.86	459.26	2,672.11	6,603.03	3,664.9	9,056.36
Edwardsburg-Cardinal	597.39	1,476.2	2,980.78	7,365.63	1,945.04	4,806.29
Augusta	367.9	909.08	3,514.28	8,683.98	3,593.65	8880.0
Front of Yonge	0	0	611.96	1,512.24	660.47	1,632.1
Athens	113.3	279.95	675.62	1,669.52	656.9	1,632.1
Elizabethtown-Kitley	842.18	2,081.18	3,378.1	8,347.7	2,461.9	6,083.7
Merrickville-Wolford	466.32	1,152.31	447.86	1,106.72	931.68	2,302.19
Leeds & The 1000 Islands	201.46	497.85	3,345.96	8,268.01	4,037.09	9,975.91
Rideau Lakes	290.89	718.78	5,797.66	14,326.31	3,721.1	9,194.94
Total Areas	3,065.3	7,574.61	23,424.3	57,883.1	21,672.7	53,554.7

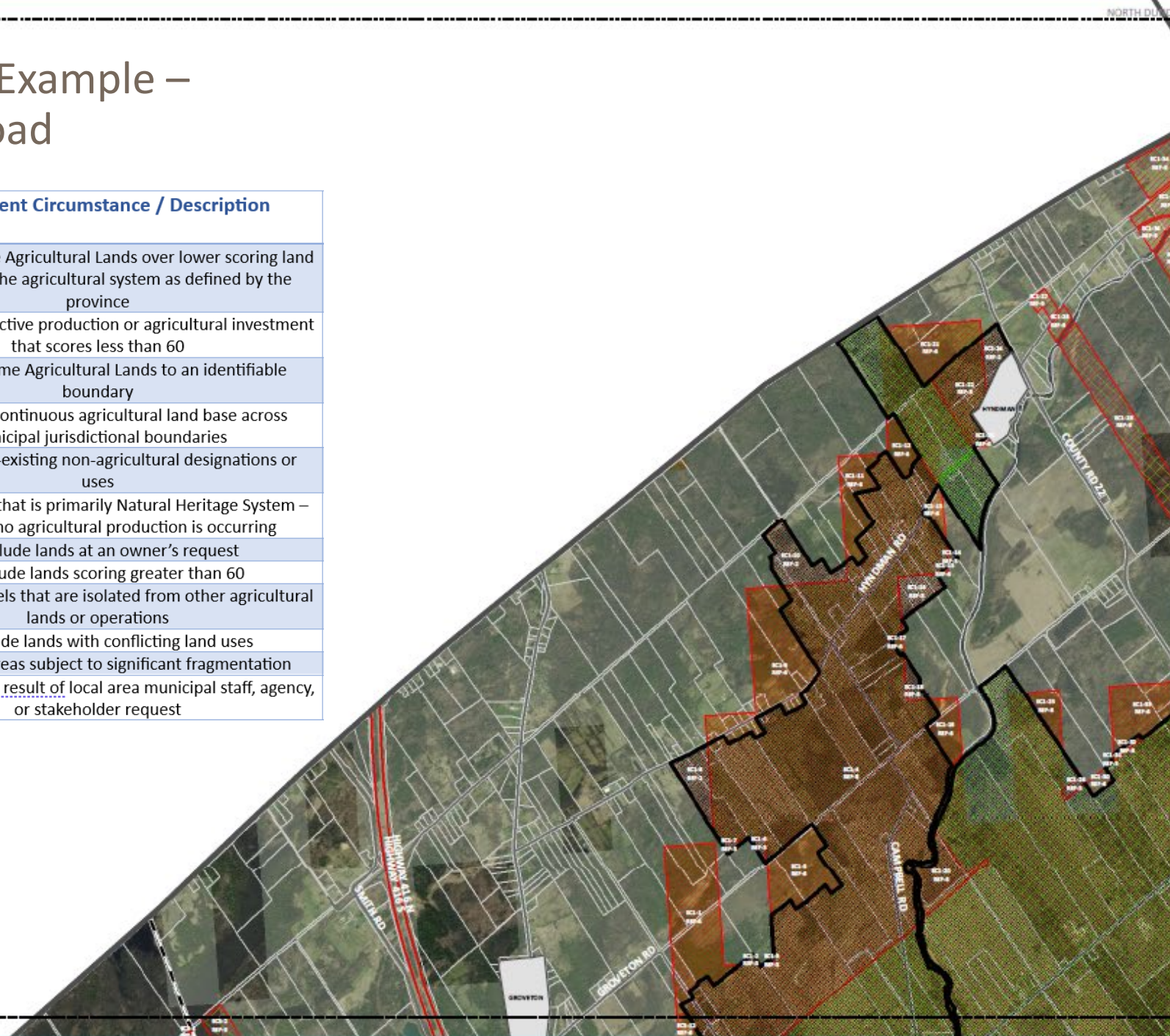
Added To Prime (Column B) = 23,424.3 Hectares (57,883.1 Acres)

Removed from existing Prime and was not added to prime (Column A plus Column C) = 24,738.0 Hectares (61,129.31 Acres)



Refinement Example – Hyndman Road

Refinement Code	Refinement Circumstance / Description
Ref – 1	To extend Prime Agricultural Lands over lower scoring land to establish the agricultural system as defined by the province
Ref – 2	To account for active production or agricultural investment that scores less than 60
Ref – 3	To refine Prime Agricultural Lands to an identifiable boundary
Ref – 4	To create a continuous agricultural land base across municipal jurisdictional boundaries
Ref – 5	To reflect pre-existing non-agricultural designations or uses
Ref – 6	To reflect land that is primarily Natural Heritage System – limited or no agricultural production is occurring
Ref – 7	To include lands at an owner's request
Ref – 8	To include lands scoring greater than 60
Ref – 9	To exclude parcels that are isolated from other agricultural lands or operations
Ref – 10	To exclude lands with conflicting land uses
Ref – 11	To exclude areas subject to significant fragmentation
Ref – 12	Refinement as a result of local area municipal staff, agency, or stakeholder request

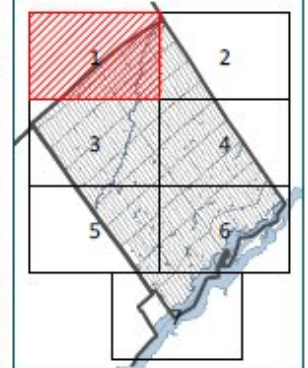


- RECOMMENDED PRIME AGRICULTURAL AREA
- REFINEMENT AREAS
- PRIME AGRICULTURAL LANDS (CURRENT OFFICIAL PLAN)

LEAR RESULT

Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system

Lands scoring between 60.1 and 100. These lands represent the technically generated LEAR system to be included as Prime Agricultural Lands in The Official Plan. They are subject to refinement



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not a survey data.



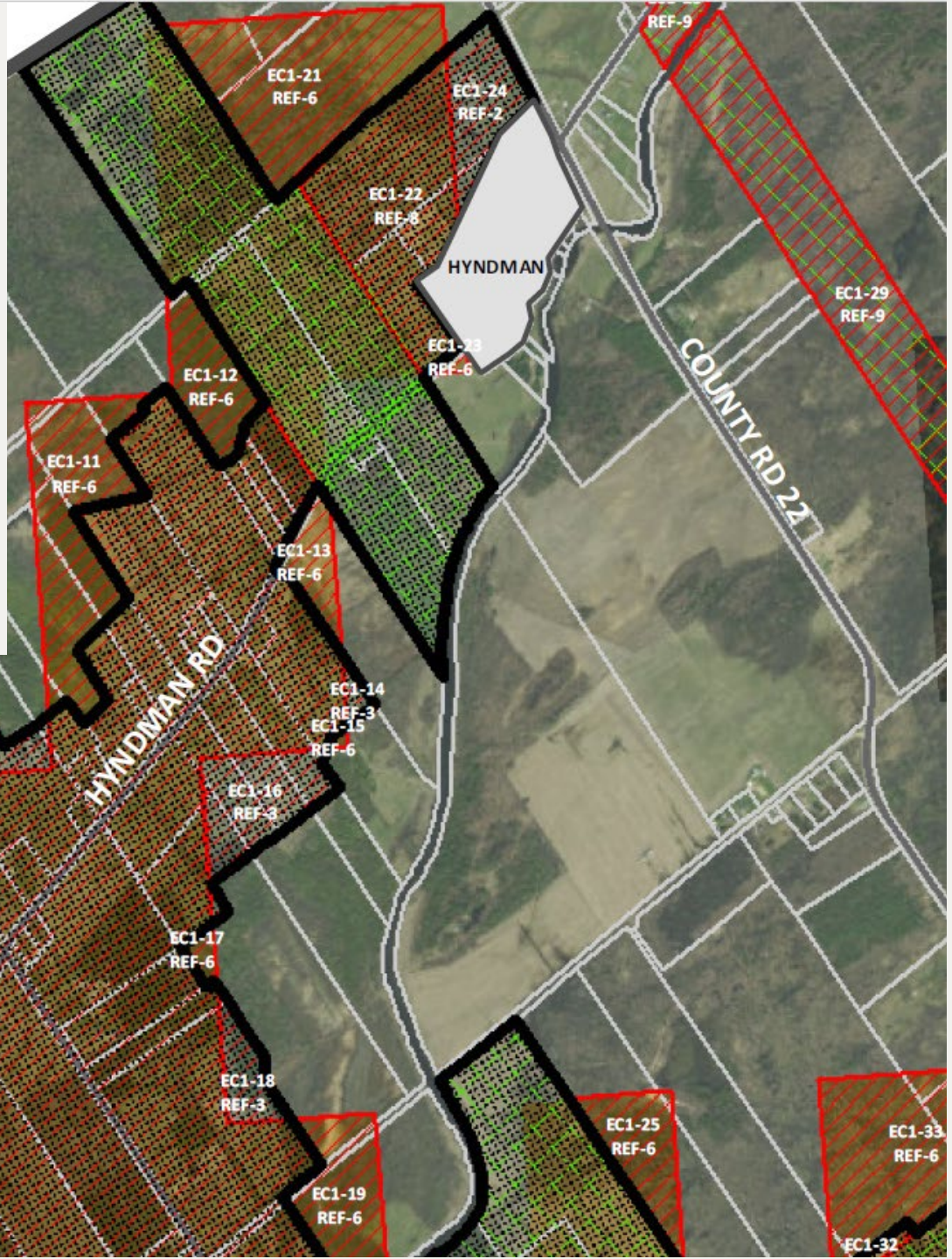
Refinement Example – Hyndman Road

EC1 – 21: means Edwardsburg-Cardinal Map 1, Refinement 21

EC1-21 REF-6: means that this refinement was primarily made to remove areas that have significant Natural Heritage Features.


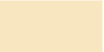
EC1-16 REF 3: to refine the lands to an identifiable boundary (road, field, parcel fabric, wood lot)

EC1-29 REF 9: to exclude isolated lands scoring above 60

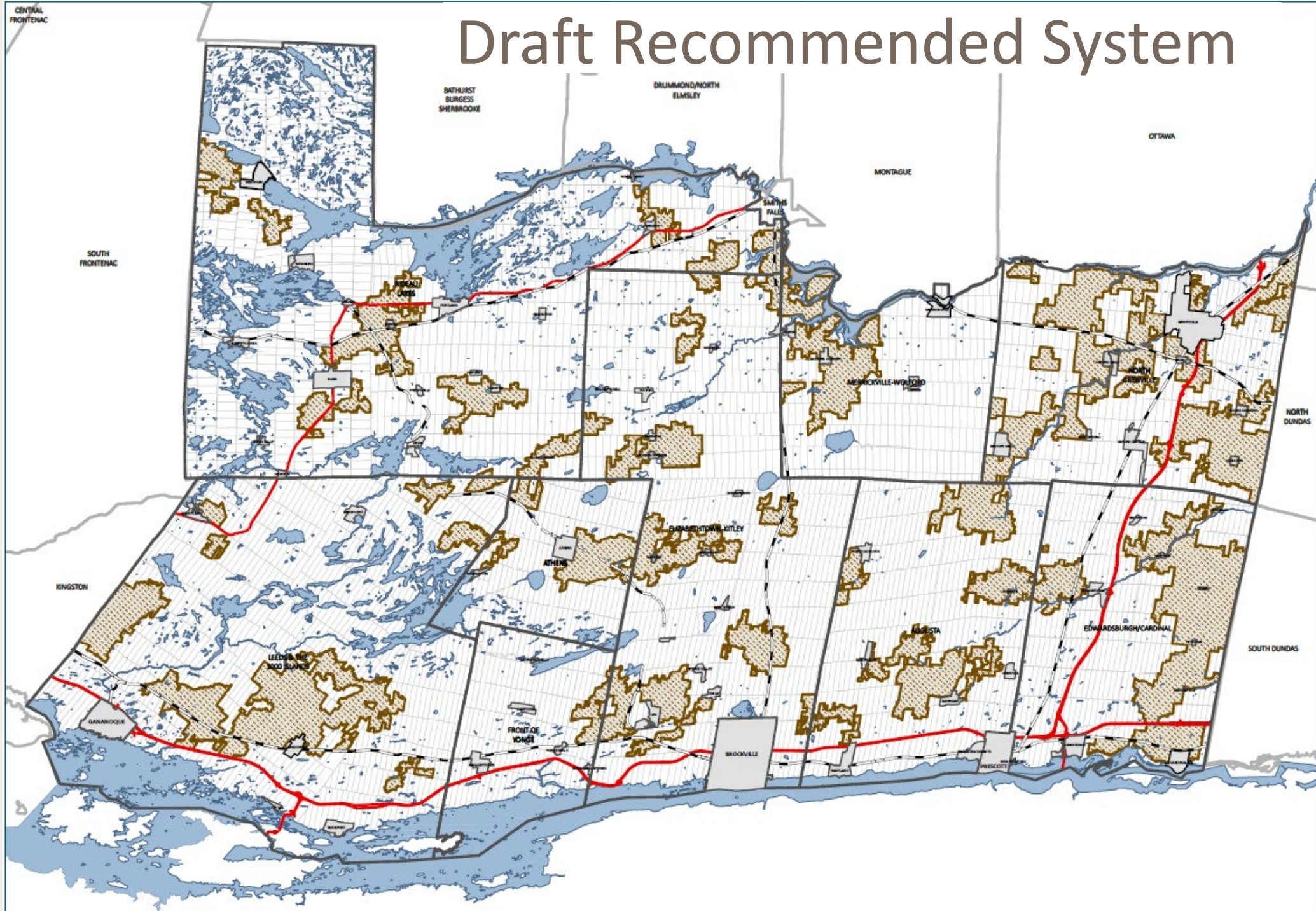


-  RECOMMENDED PRIME AGRICULTURAL AREA
-  REFINEMENT AREAS
-  PRIME AGRICULTURAL LANDS (CURRENT OFFICIAL PLAN)

LEAR RESULT

-  Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
-  Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be Included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

Draft Recommended System



System Statistics

EXISTING PRIME AGRICULTURE		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	1,603.8	3,963.0
AUGUSTA	3,355.2	8,290.8
EDWARDSBURGH-CARDINAL	7,070.6	17,471.7
ELIZABETHTOWN-KITLEY	6,326.5	15,633.2
FRONT OF YONGE	0.0	0.0
LEEDS & THE 1000 ISLANDS	7,588.0	18,750.4
MERRICKVILLE-WOLFORD	3,791.9	9,369.9
NORTH GRENVILLE	10,336.6	25,542.1
RIDEAU LAKES	2,597.2	6,417.9
	42,669.6	105,438.9

MUNICIPAL AREA AND PERCENT COMPARISONS					
MUNICIPALITY	Area_HA	Area_Ac	% lands in recommended prime	% lands in current prime	% Difference
ATHENS	14,182.6	35,046.1	15.3%	11.3%	4.0%
AUGUSTA	32,634.0	80,640.4	19.9%	10.3%	9.7%
EDWARDSBURGH-CARDINAL	32,221.7	79,621.5	29.3%	21.9%	7.4%
ELIZABETHTOWN-KITLEY	57,696.6	142,571.3	15.4%	11.0%	4.4%
FRONT OF YONGE	15,668.4	38,717.3	3.9%	0.0%	3.9%
LEEDS & THE 1000 ISLANDS	73,456.4	181,514.8	14.6%	10.3%	4.3%
MERRICKVILLE-WOLFORD	22,695.2	56,081.2	16.6%	16.7%	-0.1%
NORTH GRENVILLE	35,835.6	88,551.8	35.6%	28.8%	6.8%
RIDEAU LAKES	86,385.0	213,461.9	9.4%	3.0%	6.4%
	370,775.5	916,206.3			

PROPOSED PRIME AGRICULTURE		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	2,165.8	5,351.9
AUGUSTA	6,509.2	16,084.6
EDWARDSBURGH-CARDINAL	9,443.9	23,336.4
ELIZABETHTOWN-KITLEY	8,863.4	21,902.0
FRONT OF YONGE	606.4	1,498.4
LEEDS & THE 1000 ISLANDS	10,724.8	26,501.4
MERRICKVILLE-WOLFORD	3,775.7	9,329.9
NORTH GRENVILLE	12,772.0	31,560.2
RIDEAU LAKES	8,103.9	20,025.1
	62,965.1	155,589.8

DIFFERENCE BETWEEN EXISTING AND PROPOSED		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	562.1	1,388.9
AUGUSTA	3,154.1	7,793.8
EDWARDSBURGH-CARDINAL	2,373.4	5,864.7
ELIZABETHTOWN-KITLEY	2,536.9	6,268.8
FRONT OF YONGE	606.4	1,498.4
LEEDS & THE 1000 ISLANDS	3,136.8	7,751.0
MERRICKVILLE-WOLFORD	-16.2	-40.0
NORTH GRENVILLE	2,435.4	6,018.1
RIDEAU LAKES	5,506.7	13,607.2
	20,295.5	50,150.9

Next Steps

- Make refinements as per consultation over the last few weeks
- Post the Recommended Agricultural System for all stakeholders to have a final review until end of September
- Advertise for the Statutory Public Meeting
- Finalize the Recommendations Report and make any final adjustments to the system map
- Present the Recommended Agricultural System to the public and Council at a public meeting
- Obtain Council endorsement of System



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Planning Advisory Committee (PAC)

Draft Recommended Agricultural
System Map for Planning
Advisory Committee Meeting

September 6, 2023 at 9:00a.m.



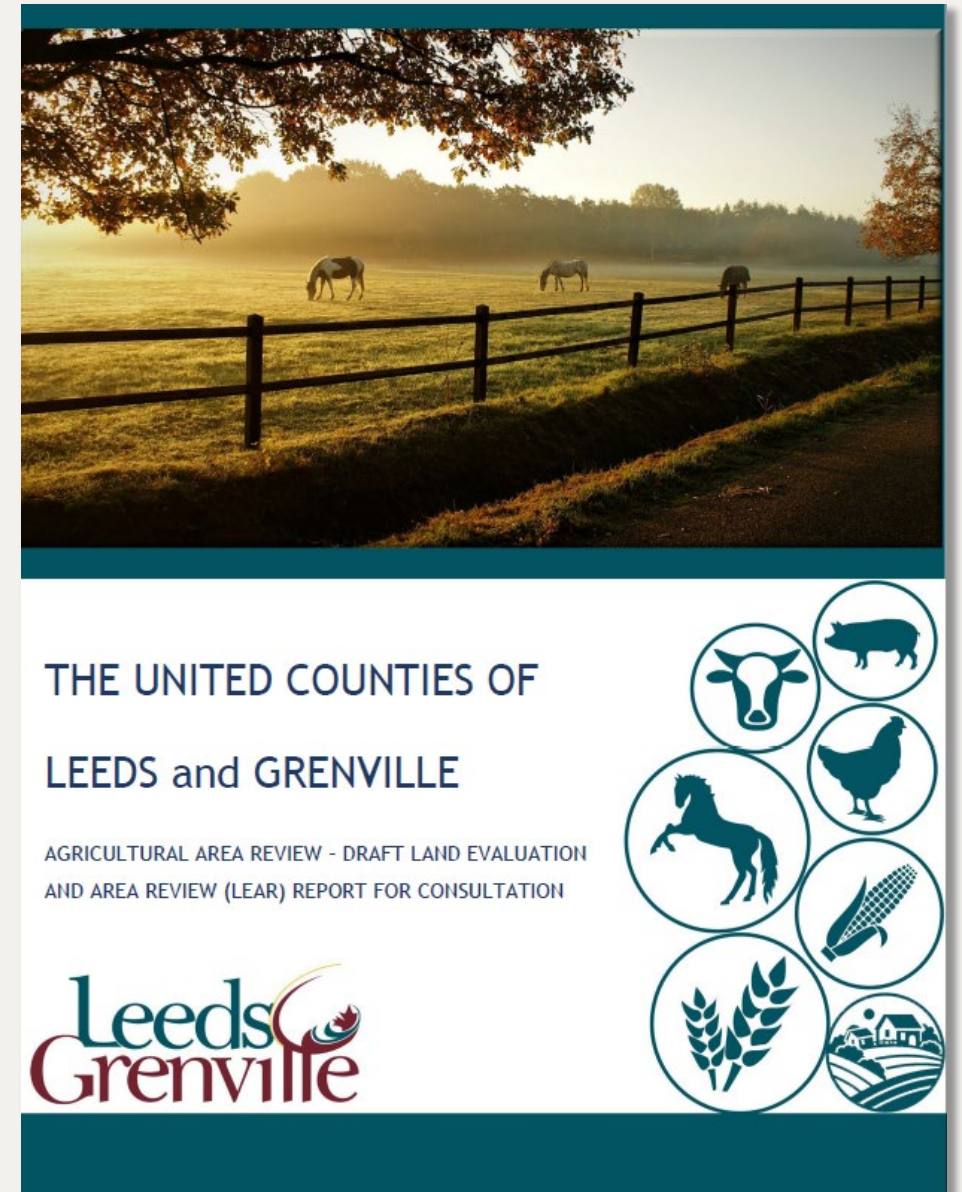
PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



Agenda

- Overview of project process
- Review of Refinement Procedure
- Statistical summaries by municipality
- Next Steps



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Project Purpose

- To satisfy the provincial requirement to identify and designate prime agricultural areas in the Counties in advance of the next OP through a modified LEAR process.
- The result of a LEAR process is a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.

What we know from the recent legislative changes, as well as the draft changes to the PPS, is that an agricultural systems approach is the recommended method for identifying and protecting agricultural lands into the future.

Should more permissive severance policies ultimately be adopted, this system is still a valuable tool to use to protect agricultural resources through policy and zoning.

Overview of Project Process

November 2022 –
February 2023

Stage 1

Project Introduction

Introduce the project to the public, Advisory Group and all stakeholders to review workplan, timing and deliverables.

Feedback sought on any additional information sources.

November 2022 –
April 2023

Stage 2

Technical Analysis

Undertake a modified LEAR methodology to rank the lands (more on this later)

A draft LEAR map was produced with a methodology report and consulted on with stakeholders (public and agricultural community).

Consultation on the LEAR mapping was undertaken through public posting, a public meeting in June, and a public survey to solicit feedback. The methodology report explaining the LEAR process was also provided.

April 2023 – October 2023

Stage 3

Recommended System

- Feedback was individually tracked, considered and will be responded to.
- An in-depth refinement process was undertaken that considered feedback heard from the consultation process.
- A refinement standardization process was developed with a refinement code table to ensure the refinement consistency and transparency.
- The refinement process and maps have been provided to municipal staff of all member municipalities as well as interested OFA members to support the refinement map review process.
- Final refinements will be made following this meeting and the recommended system will be posted for final public comment.
- The Recommended System in the form of an Official Plan Amendment will be presented to Council at a Statutory Public Meeting.
- A final report with technical appendices will be provided to the Counties to wrap up the project.

November
2023



Project
Completion

Consultation Process

- Continuous and responsive consultation has taken place throughout the project through a coordinated effort with Counties staff and Planscape.
- The following formal meetings have taken place to date:
 - December 12, 2022 Public Open House and Technical Advisory Group (TAG)
 - January 4, 2023 Planning Advisory Committee (PAC)
 - March 3, 2023 Grenville Federation of Agriculture
 - March 24, 2023 Leeds Federation of Agriculture
 - May 11, 2023 TAG
 - May 25, 2023 PAC
 - June 21, 2023 Public Information Session
 - June 22, 2023 Site Visits with interested parties
 - August 1 – 16, 2023 Distribution of refined maps to local municipalities
 - August 23, 2023 Leeds Federation of Agriculture
 - August 29, 2023 Grenville Federation of Agriculture (cancelled due to lack of interest/availability)
 - August 31, 2023 TAG
 - September 6, 2023 PAC
 - November 2023 – anticipated timing of Statutory Public Meeting



Refinement Procedure

A structured approach was taken for making the map refinements. The process aimed to create consistent priorities for refinement of decision-making that respects the provincial LEAR process, the fundamental integrity of an agricultural system and the feedback received throughout the process.

Factors considered for each refinement are:

1. Exclude **isolated lands scoring 60** or more.
2. Include **current Official Plan** prime agricultural designation areas except where edge refinements clip to an identifiable boundary or to avoid an identifiable natural heritage feature that are more appropriate.
3. Lands that are **actively farmed but scored below the 60-score threshold are generally NOT included** in the prime agricultural area except where they serve to create a boundary refinement. For example, if the 60 scoring land cuts through an actively farmed field, the refinement will move the edge of the boundary to the edge of the field or property line, rather than bisect an actively farmed field.
4. **Exclude identifiable natural heritage** features such as a woodlots or wetlands where possible. Where the feature is located centrally in a contiguous agricultural area, it will be kept as part of the system (as removing it would compromise the larger system base).
5. **Existing fragmentation has been refined out** along road frontages where it is appropriate to use the road as the agricultural system boundary.
6. **At the request of landowners, where appropriate, lands have been included that do not meet the 60-score threshold.** An example of this are Community Pasture lands that do not meet the scoring threshold but provide an important component of the agricultural system. It is recognized that the LEAR methodology does not sufficiently represent the value of these lands, so they have been included where a property owner has requested that they be identified in the prime agricultural designation.



Refinement Codes

- For ease of identification on the refinement maps, refinement codes were created as a labelling system.
- The most applicable code is noted next to each refinement, but it is important to understand that there is very often more than one reason for the refinement.
- The codes have been created to facilitate stakeholder understanding of the rationale behind the refinement but are not intended to be a complete explanation.
- There is professional judgement, stakeholder input and multi-faceted criteria that were applied for every refinement in the system.

Refinement Code	Refinement Circumstance / Description
Ref – 1	To extend Prime Agricultural Lands over lower scoring land to establish the agricultural system as defined by the province
Ref – 2	To account for active production or agricultural investment that scores less than 60
Ref – 3	To refine Prime Agricultural Lands to an identifiable boundary
Ref – 4	To create a continuous agricultural land base across municipal jurisdictional boundaries
Ref – 5	To reflect pre-existing non-agricultural designations or uses
Ref – 6	To reflect land that is primarily Natural Heritage System – limited or no agricultural production is occurring
Ref – 7	To include lands at an owner’s request
Ref – 8	To include lands scoring greater than 60
Ref – 9	To exclude parcels that are isolated from other agricultural lands or operations
Ref – 10	To exclude lands with conflicting land uses
Ref – 11	To exclude areas subject to significant fragmentation
Ref – 12	Refinement as a result of local area municipal staff, agency, or stakeholder request

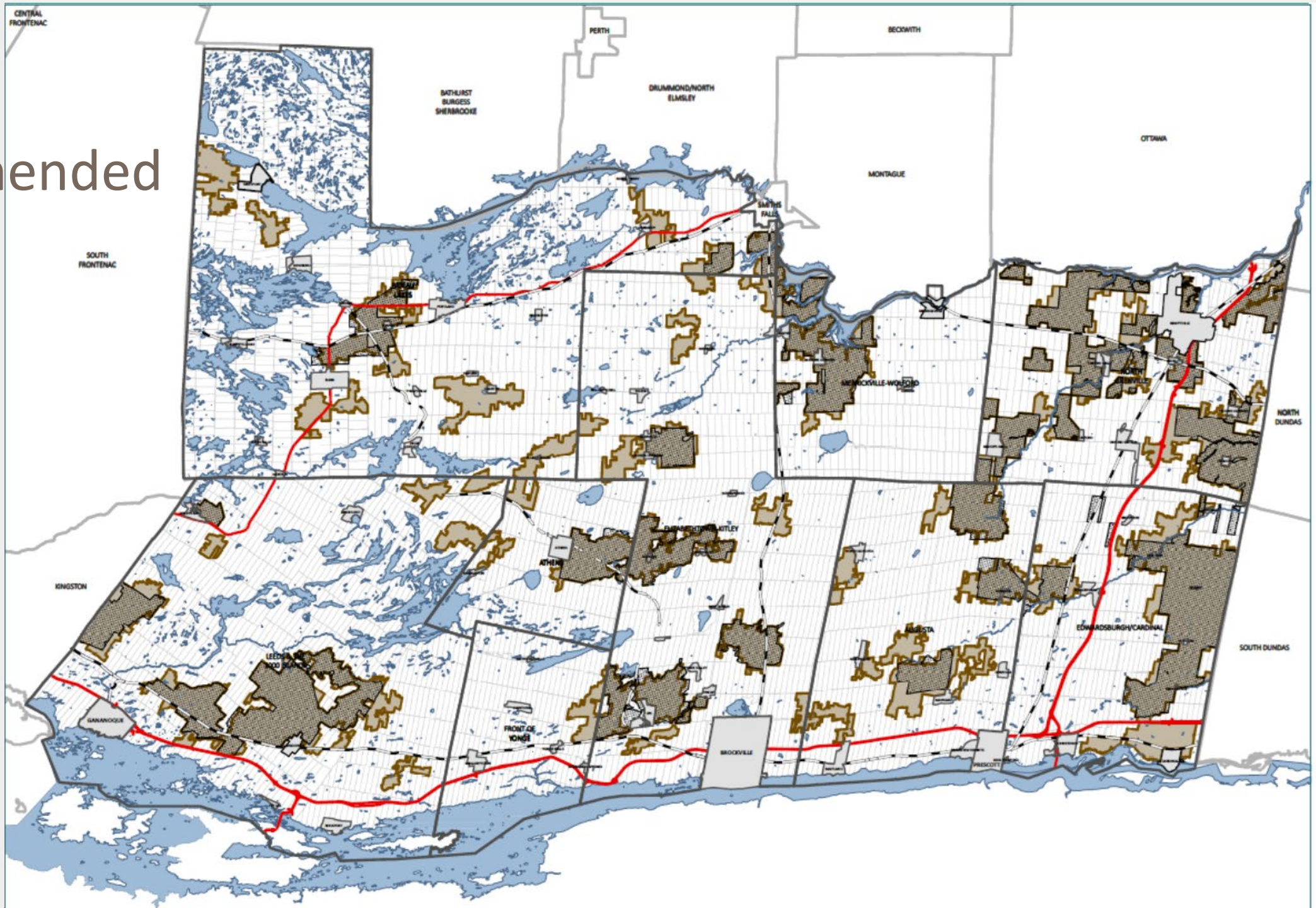


PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Draft Recommended System

RECOMMENDATION
Prime Agriculture

OFFICIAL PLAN DESIGNATION
Prime Agricultural Lands
(Current Official Plan)



Summary of Lands Added and Removed

Municipality	Column A Removed From Prime		Column B Added To Prime		Column C Considered, Not Added to Prime	
	Hectares	Acres	Hectares	Acres	Hectares	Acres
North Grenville	185.86	459.26	2,672.11	6,603.03	3,664.9	9,056.36
Edwardsburg-Cardinal	597.39	1,476.2	2,980.78	7,365.63	1,945.04	4,806.29
Augusta	367.9	909.08	3,514.28	8,683.98	3,593.65	8880.0
Front of Yonge	0	0	611.96	1,512.24	660.47	1,632.1
Athens	113.3	279.95	675.62	1,669.52	656.9	1,632.1
Elizabethtown-Kitley	842.18	2,081.18	3,378.1	8,347.7	2,461.9	6,083.7
Merrickville-Wolford	466.32	1,152.31	447.86	1,106.72	931.68	2,302.19
Leeds & The 1000 Islands	201.46	497.85	3,345.96	8,268.01	4,037.09	9,975.91
Rideau Lakes	290.89	718.78	5,797.66	14,326.31	3,721.1	9,194.94
Total Areas	3,065.3	7,574.61	23,424.3	57,883.1	21,672.7	53,554.7

Added To Prime (Column B) = 23,424.3 Hectares (57,883.1 Acres)

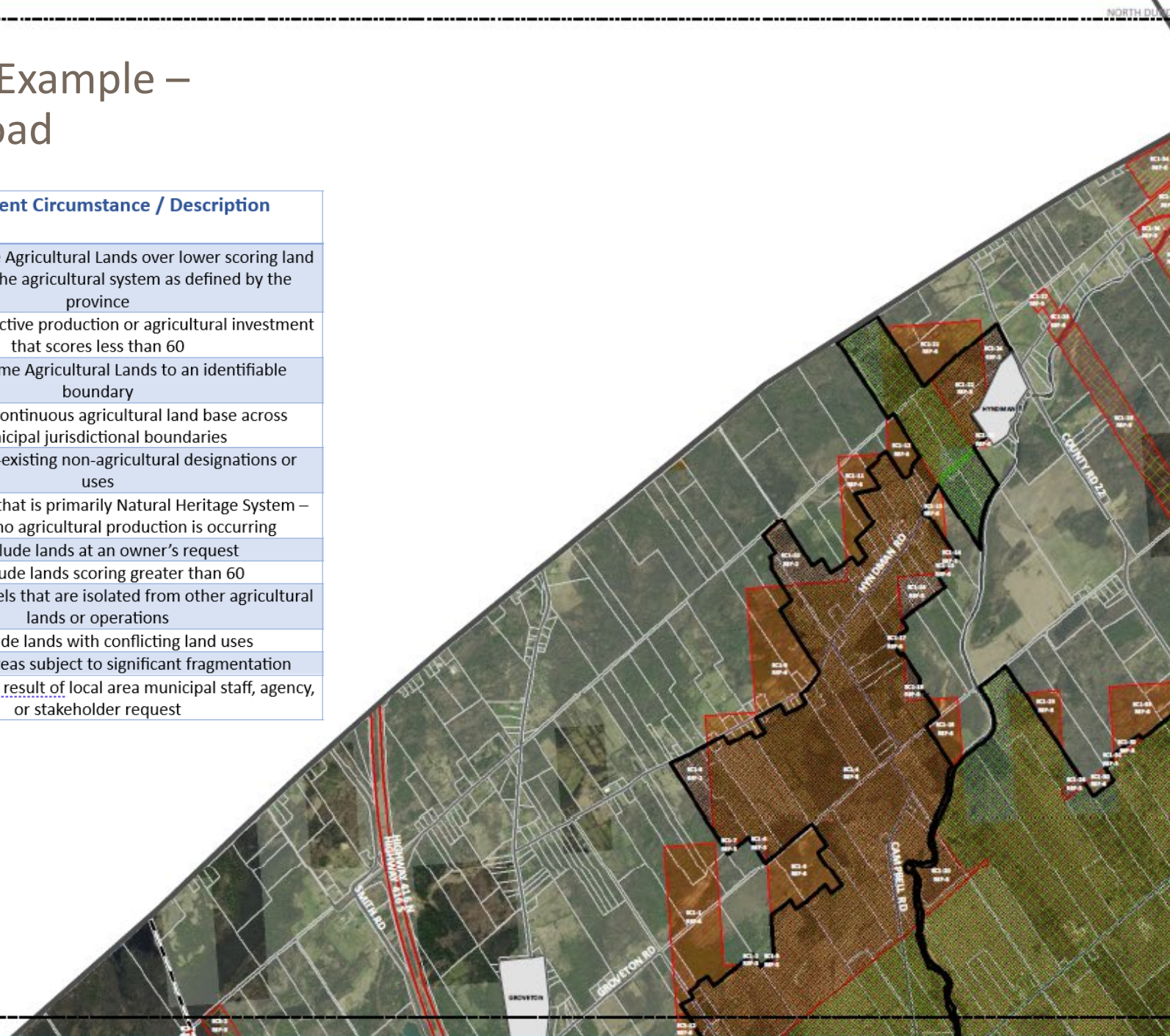
Removed from existing Prime and was not added to prime (Column A plus Column C) = 24,738.0 Hectares (61,129.31 Acres)



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Refinement Example – Hyndman Road

Refinement Code	Refinement Circumstance / Description
Ref – 1	To extend Prime Agricultural Lands over lower scoring land to establish the agricultural system as defined by the province
Ref – 2	To account for active production or agricultural investment that scores less than 60
Ref – 3	To refine Prime Agricultural Lands to an identifiable boundary
Ref – 4	To create a continuous agricultural land base across municipal jurisdictional boundaries
Ref – 5	To reflect pre-existing non-agricultural designations or uses
Ref – 6	To reflect land that is primarily Natural Heritage System – limited or no agricultural production is occurring
Ref – 7	To include lands at an owner's request
Ref – 8	To include lands scoring greater than 60
Ref – 9	To exclude parcels that are isolated from other agricultural lands or operations
Ref – 10	To exclude lands with conflicting land uses
Ref – 11	To exclude areas subject to significant fragmentation
Ref – 12	Refinement as a result of local area municipal staff, agency, or stakeholder request

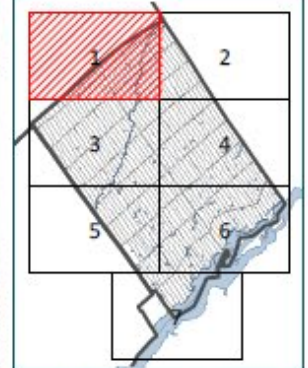


- RECOMMENDED PRIME AGRICULTURAL AREA
- REFINEMENT AREAS
- PRIME AGRICULTURAL LANDS (CURRENT OFFICIAL PLAN)

LEAR RESULT

Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system

Lands scoring between 60.1 and 100. These lands represent the technically generated LEAR system to be included as Prime Agricultural Lands in the Official Plan. They are subject to refinement



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2023. All rights reserved.

May not be reproduced without permission. This is not a survey data.



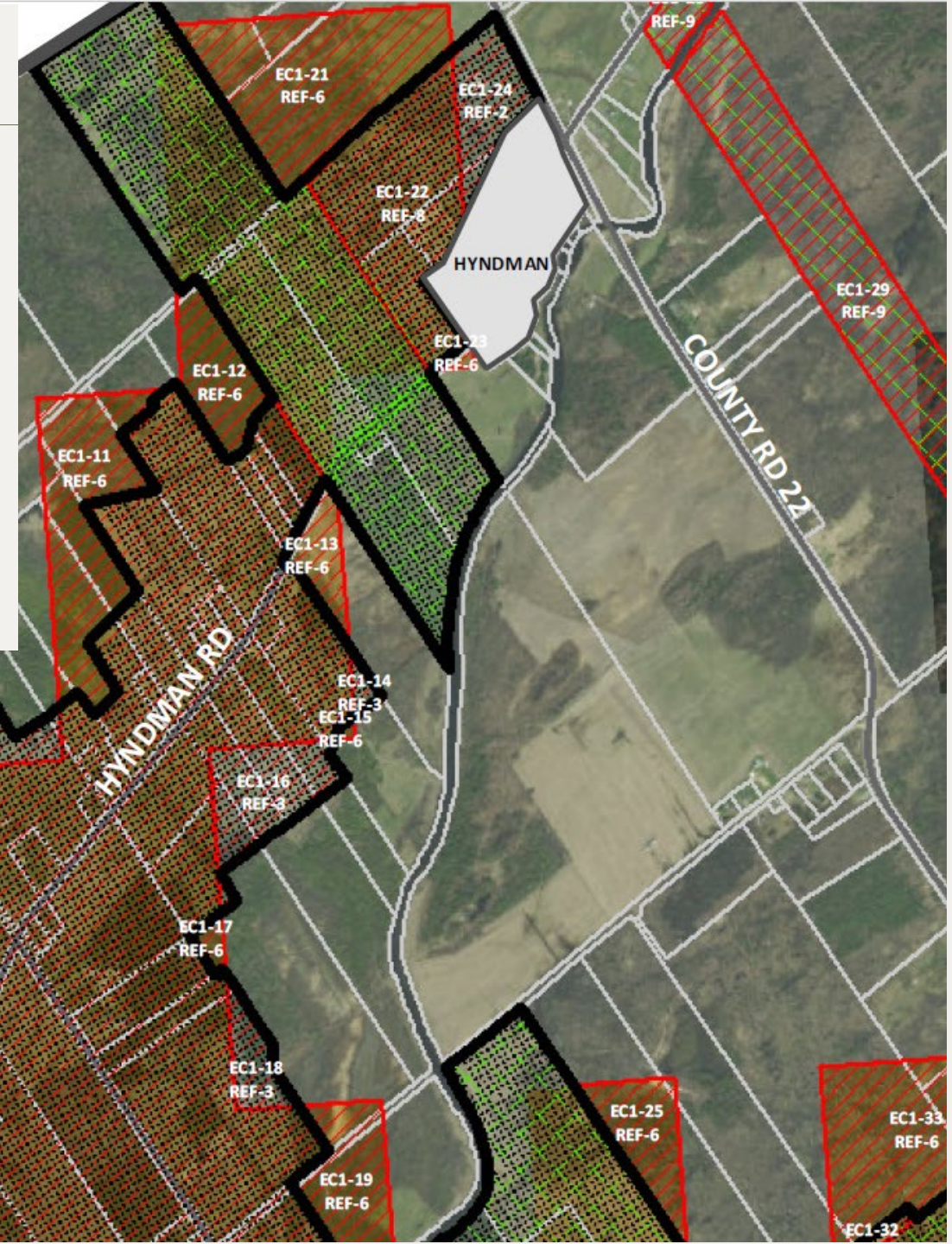
Refinement Example – Hyndman Road

EC1 – 21: means Edwardsburg-Cardinal Map 1, Refinement 21

EC1-21 REF-6: means that this refinement was primarily made to remove areas that have significant Natural Heritage Features.


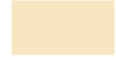
EC1-16 REF 3: to refine the lands to an identifiable boundary (road, field, parcel fabric, wood lot)

EC1-29 REF 9: to exclude isolated lands scoring above 60

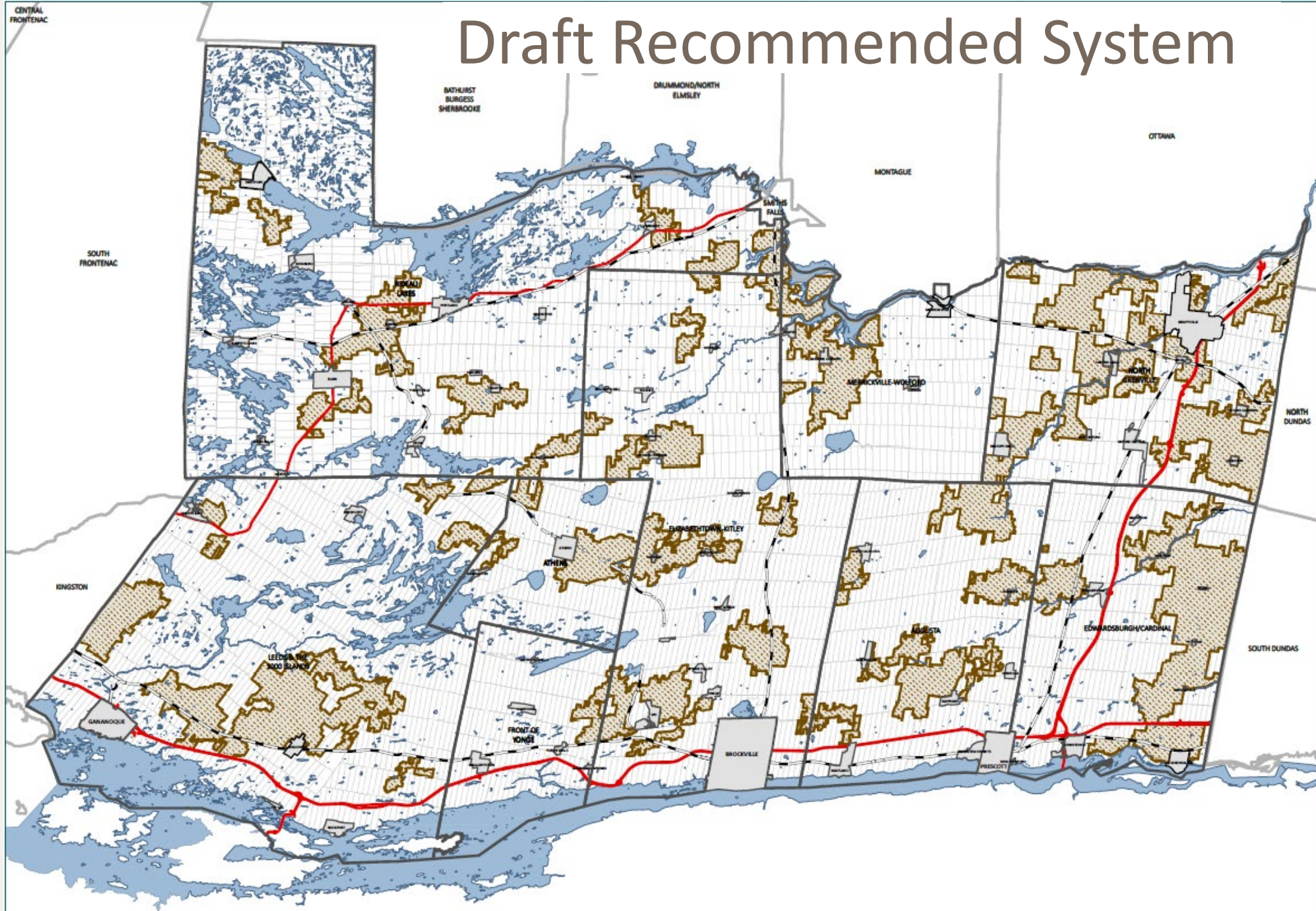


-  RECOMMENDED PRIME AGRICULTURAL AREA
-  REFINEMENT AREAS
-  PRIME AGRICULTURAL LANDS (CURRENT OFFICIAL PLAN)

LEAR RESULT

-  Lands scoring between 40 and 60. These lands are NOT within the proposed LEAR system. But may be used to "ROUND OUT" edges of the system
-  Lands scoring between 60.1 and 100. These lands Represent the technically generated LEAR system to be Included as Prime Agricultural Lands in The Official Plan. They are subject to refinement

Draft Recommended System



System Statistics

EXISTING PRIME AGRICULTURE		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	1,603.8	3,963.0
AUGUSTA	3,355.2	8,290.8
EDWARDSBURGH-CARDINAL	7,070.6	17,471.7
ELIZABETHTOWN-KITLEY	6,326.5	15,633.2
FRONT OF YONGE	0.0	0.0
LEEDS & THE 1000 ISLANDS	7,588.0	18,750.4
MERRICKVILLE-WOLFORD	3,791.9	9,369.9
NORTH GRENVILLE	10,336.6	25,542.1
RIDEAU LAKES	2,597.2	6,417.9
	42,669.6	105,438.9

MUNICIPAL AREA AND PERCENT COMPARISONS					
MUNICIPALITY	Area_HA	Area_Ac	% lands in recommended prime	% lands in current prime	% Difference
ATHENS	14,182.6	35,046.1	15.3%	11.3%	4.0%
AUGUSTA	32,634.0	80,640.4	19.9%	10.3%	9.7%
EDWARDSBURGH-CARDINAL	32,221.7	79,621.5	29.3%	21.9%	7.4%
ELIZABETHTOWN-KITLEY	57,696.6	142,571.3	15.4%	11.0%	4.4%
FRONT OF YONGE	15,668.4	38,717.3	3.9%	0.0%	3.9%
LEEDS & THE 1000 ISLANDS	73,456.4	181,514.8	14.6%	10.3%	4.3%
MERRICKVILLE-WOLFORD	22,695.2	56,081.2	16.6%	16.7%	-0.1%
NORTH GRENVILLE	35,835.6	88,551.8	35.6%	28.8%	6.8%
RIDEAU LAKES	86,385.0	213,461.9	9.4%	3.0%	6.4%
	370,775.5	916,206.3			

PROPOSED PRIME AGRICULTURE		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	2,165.8	5,351.9
AUGUSTA	6,509.2	16,084.6
EDWARDSBURGH-CARDINAL	9,443.9	23,336.4
ELIZABETHTOWN-KITLEY	8,863.4	21,902.0
FRONT OF YONGE	606.4	1,498.4
LEEDS & THE 1000 ISLANDS	10,724.8	26,501.4
MERRICKVILLE-WOLFORD	3,775.7	9,329.9
NORTH GRENVILLE	12,772.0	31,560.2
RIDEAU LAKES	8,103.9	20,025.1
	62,965.1	155,589.8

DIFFERENCE BETWEEN EXISTING AND PROPOSED		
MUNICIPALITY	Area_HA	Area_Ac
ATHENS	562.1	1,388.9
AUGUSTA	3,154.1	7,793.8
EDWARDSBURGH-CARDINAL	2,373.4	5,864.7
ELIZABETHTOWN-KITLEY	2,536.9	6,268.8
FRONT OF YONGE	606.4	1,498.4
LEEDS & THE 1000 ISLANDS	3,136.8	7,751.0
MERRICKVILLE-WOLFORD	-16.2	-40.0
NORTH GRENVILLE	2,435.4	6,018.1
RIDEAU LAKES	5,506.7	13,607.2
	20,295.5	50,150.9

Next Steps

- Make refinements provided by municipalities, OFAs, the public and PAC (from the last several weeks of consultation)
- Post the Recommended Agricultural System for all stakeholders to have a final review until end of September
- Advertise for the Statutory Public Meeting
- Finalize the Recommendations Report and make any final adjustments to the system map
- Present the Recommended Agricultural System to the public and Council at a public meeting
- Obtain Council endorsement of System



Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Planning Advisory Committee (PAC)

Additional Consultation and
Revised Draft Agricultural System
Mapping

February 7, 2024 at 9:00a.m.



PLANSCAPE

BUILDING COMMUNITY THROUGH PLANNING



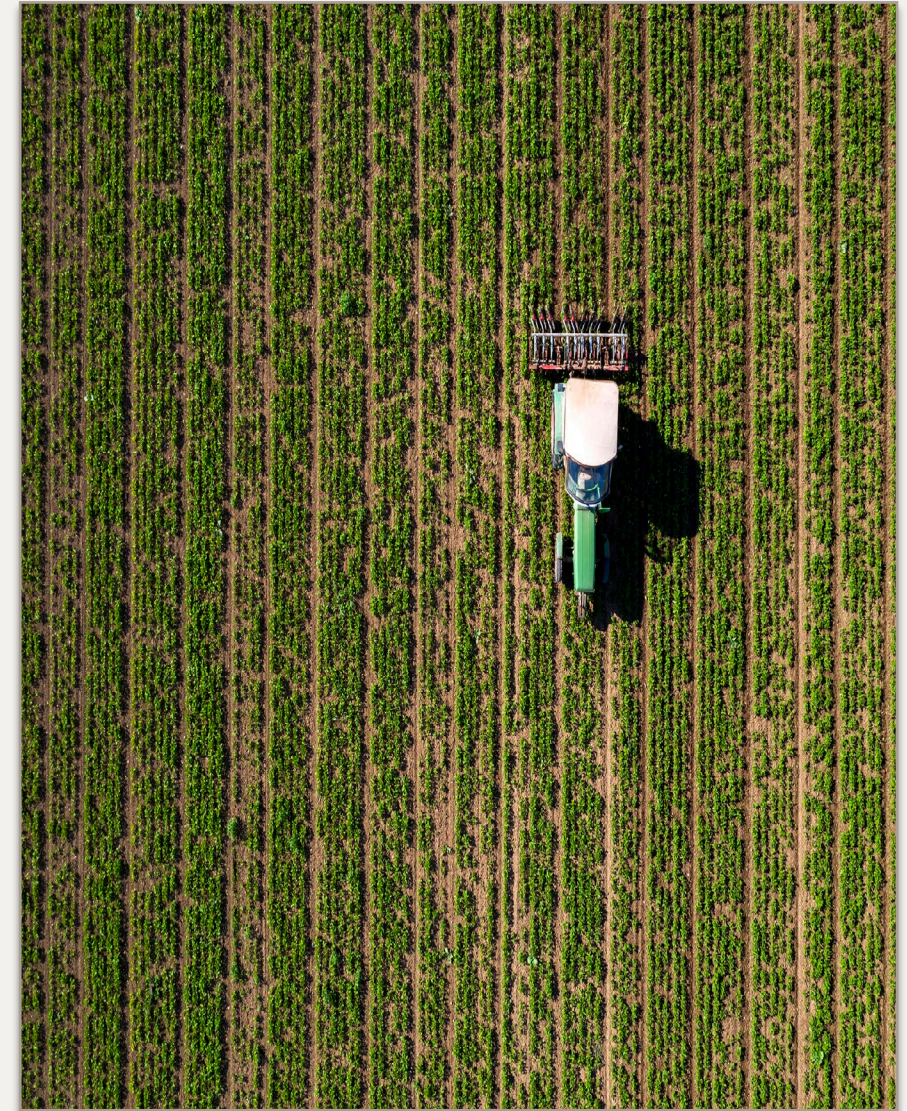
Agenda

- Project Review
- Additional Consultation
- Revised Draft Agricultural System Map
- Statistical System Summary
- Final Project Steps

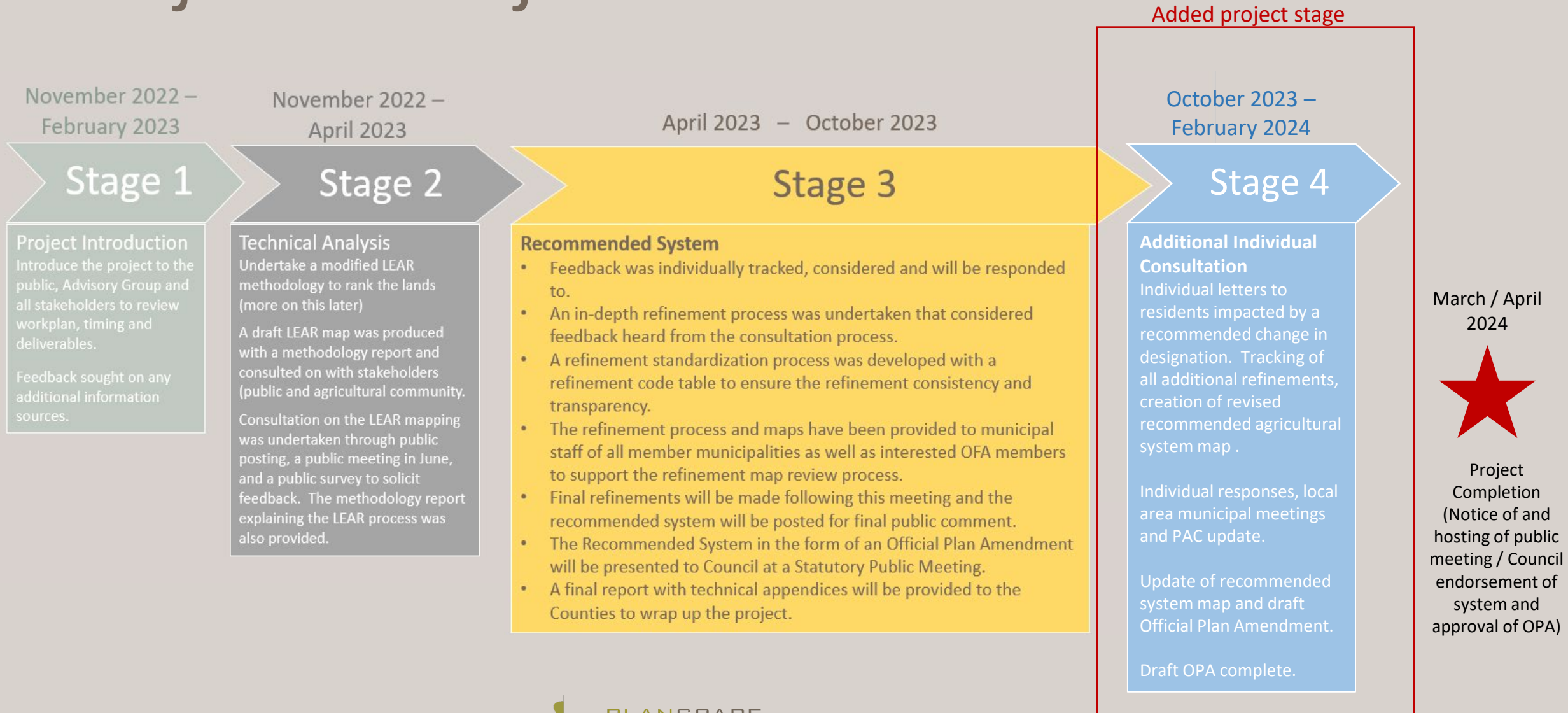


Project Purpose

- To satisfy the provincial requirement to identify and designate prime agricultural areas in the Counties OP in advance of the next OP review through a modified LEAR process.
- The result of a LEAR process is a map of the County agricultural system that represents lands that are viable for agriculture and emphasize the importance of creating a system wherever possible.
- The product of the finished project is an update to Schedule A of the Official Plan with a new “Agricultural Areas” designation and an Official Plan Amendment updating the County policies.



Adjusted Project Schedule



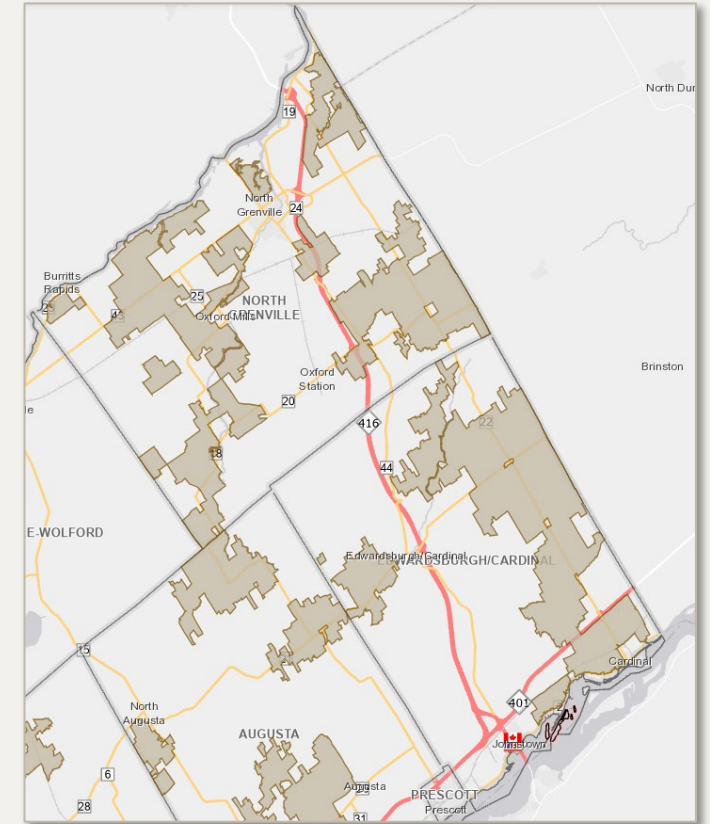
Consultation Process

- Continuous and responsive consultation has taken place throughout the project through a coordinated effort with Counties staff and Planscape.
- The following formal meetings have taken place to date:
 - December 12, 2022 Public Open House and Technical Advisory Group (TAG)
 - January 4, 2023 Planning Advisory Committee (PAC)
 - March 3, 2023 Grenville Federation of Agriculture
 - March 24, 2023 Leeds Federation of Agriculture
 - May 11, 2023 TAG
 - May 25, 2023 PAC
 - June 21, 2023 Public Information Session
 - June 22, 2023 Site Visits with interested parties
 - August 1 – 16, 2023 Distribution of refined maps to local municipalities
 - August 23, 2023 Leeds Federation of Agriculture
 - August 29, 2023 Grenville Federation of Agriculture (cancelled due to lack of interest/availability)
 - August 31, 2023 TAG
 - September 6, 2023 PAC (direction provided for additional public consultation)
 - September 21, 2023 Counties Council endorsement of staff approach to additional public consultation
 - Details contained in next slide
 - February 6, 2024 – Local Area Consultation Meetings (Augusta, Edwardsburgh Cardinal and North Grenville)
 - February 7, 2024 Planning Advisory Committee (PAC) and Local Area Consultation Meeting (Rideau Lakes)



Individual Consultations

- Early October 2023 – information packages sent to individual property owners
- Early October 2023 - Project website updated
 - Over 2000 information packages were sent out
 - 276 residents contacted staff and the consulting team because of the mail-out
 - Refinements based on local area knowledge from these conversations was made where appropriate for the integrity of the recommended agricultural system
 - It is estimated that 96% of property owners that contacted staff and the consulting team appeared to be satisfied by these interactions

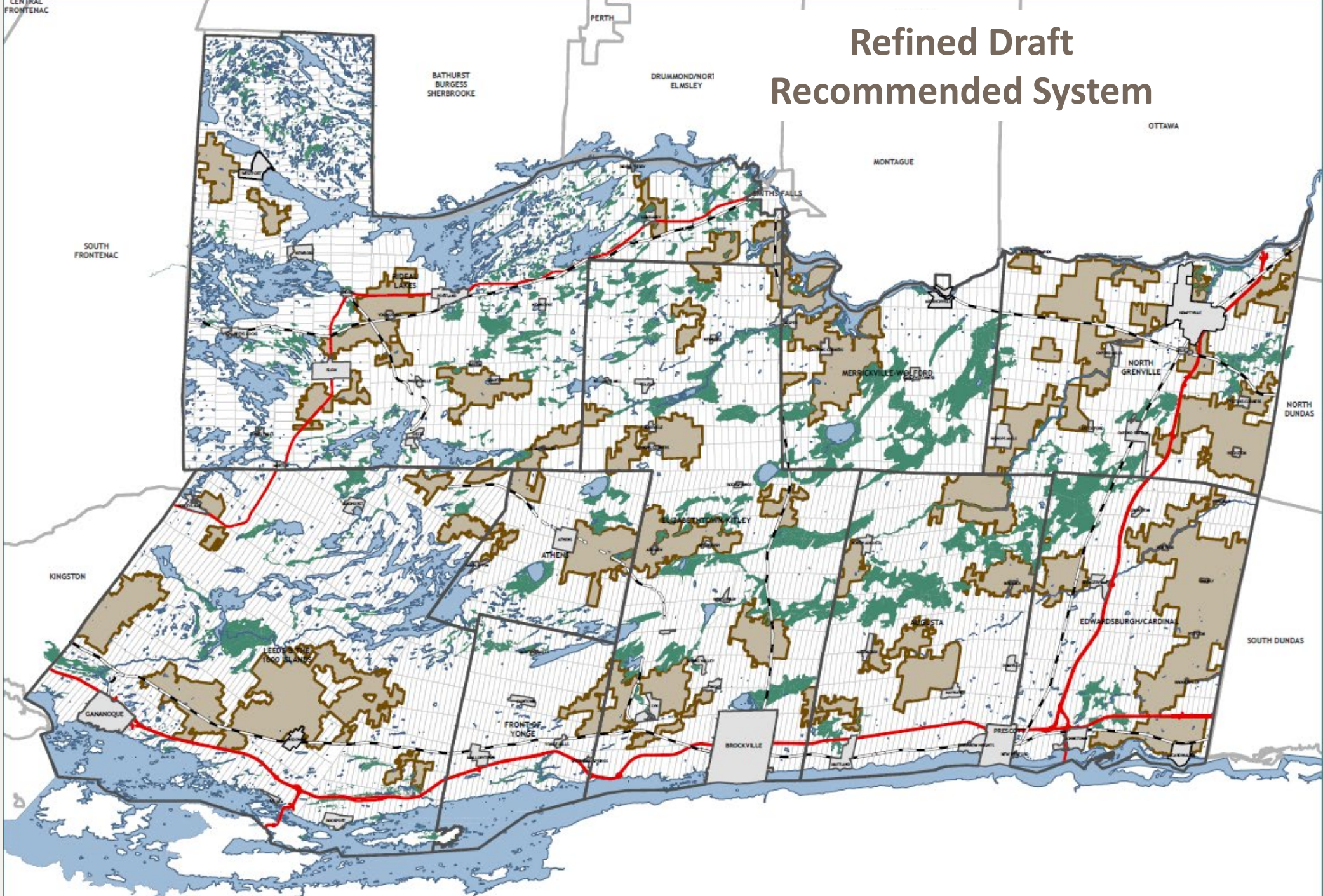


Individual Consultations continued

- Frequently heard issues included:
 - Will the change impact my taxes?
 - Can I still build a dwelling on my vacant land?
 - Can I still build an accessory dwelling?
 - Will this impact my ability to get a mortgage (insurance)?
 - Will this impact the value of my property?
 - Will this impact my ability to sever?



Refined Draft Recommended System



- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

DRAFT

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2024. All rights reserved.

May not be reproduced without permission. This is not survey data.



Statistical Summary of Recommended System

	Removed From Existing Prime		Added To Existing Prime		Not Added To Prime (scored 60 but refined out)		Removed from Original Recommended System		Added to Original Recommended System		Total Area in Refined Recommended System	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
North Grenville	201.71	498.40	1,902.07	4,700.23	4,049.04	10,005.30	1,541.33	3,808.67	25.63	63.35	11,264.56	27,835.29
Edwardsburgh Cardinal	597.39	1,476.19	2,897.66	7,160.27	2,622.55	6,480.46	83.59	206.54	80.33	198.52	9,403.54	23,236.65
Augusta	330.52	816.69	2,748.51	6,791.62	4,490.17	11,095.27	821.85	2,030.82	209.14	516.81	5,876.93	14,522.22
Front of Yonge			598.31	1,478.48	685.70	1,694.39	9.89	24.45	66.51	164.34	659.25	1,629.05
Athens	96.41	238.24	647.75	1,600.61	759.35	1,876.42	62.26	153.85	322.52	796.94	2,424.12	5,990.13
Elizabethtown-Kitley	752.59	1,859.80	3,141.88	7,763.99	4,281.39	10,579.80	285.45	705.40	253.85	627.26	8,827.82	21,814.00
Merrickville-Wolford	442.06	1,092.31	442.89	1,094.46	1,255.35	3,102.06	14.48	35.83	24.25	59.93	3,787.62	9,359.42
Leeds & 1000 Islands	225.73	557.81	3,222.32	7,962.43	5,118.02	12,646.90	203.34	502.44	141.81	350.42	10,655.27	26,329.76
Rideau Lakes	276.48	683.20	5,356.54	13,236.44	5,602.97	13,845.24	507.92	1,255.13	276.50	683.23	7,871.76	19,451.54
TOTALS:	2,922.89	7,222.64	20,957.93	51,788.53	28,864.54	71,325.86	3,530.11	8,723.13	1,400.54	3,460.80	60,770.87	150,168.06

Original Draft Recommended System based on LEAR and first round refinements

Individual consultation refinements

Current / Draft Final Agricultural Area Designation



Statistical Summary Continued


Municipality	ORIGINAL Recommended System (prior to individual consultation refinements)		Refined Draft Recommended Agricultural System (after individual consultation refinements)		Area Result of Individual Consultation Refinements	
	Hectares	Acres	Hectares	Acres	Hectares	Acres
North Grenville	12,771.97	31,560.18	11,264.56	27,835.29	-1,507.41	-3,724.89
Edwardsburgh Cardinal	9,443.93	23,336.44	9,403.54	23,236.65	-40.39	-99.79
Augusta	6,509.22	16,084.63	5,876.93	14,522.22	-632.29	-1,562.41
Front of Yonge	606.37	1,498.37	659.25	1,629.05	52.88	130.68
Athens	2,165.83	5,351.88	2,424.12	5,990.13	258.29	638.25
Elizabethtown-Kitley	8,863.44	21,902.02	8,827.82	21,814.00	-35.62	-88.02
Merrickville-Wolford	3,775.67	9,329.88	3,787.62	9,359.42	11.95	29.54
Leeds & 1000 Islands	10,724.75	26,501.42	10,655.27	26,329.76	-69.48	-171.66
Rideau Lakes	8,103.85	20,025.09	7,871.76	19,451.54	-232.09	-573.55
TOTALS:	62,965.03	155,589.91	60,770.87	150,168.06	-2,194.16	-5,421.85
Total Land Area in the Counties:	370,775.5	916,206.3	Percent of Total Land Area in Recommended System:		16.39%	



PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING


Final Project Steps

- Finalize Recommended Agricultural System that will be identified as the “Agricultural Area” on Schedule A of the Official Plan.
- Finalize all project reporting and submit to Counties staff.
- Statutory Public Meeting regarding the OPA.
- Council endorsement of the system and approval of the OPA.



THE UNITED COUNTIES OF
LEEDS and GRENVILLE

Agricultural Area Review
Study – FINAL REPORT



Leeds
Grenville

Thank you for attending!

Please contact the project team by phone or email if you have questions, concerns or suggestions regarding this project.

Elaine Mallory, Planner 1
613-342-3840, ext. 2422
elaine.mallory@uclg.on.ca



Reference Slides

PART B – THE AMENDMENT

INTRODUCTION

Part B – The Amendment, outlines the changes that constitute Amendment No. 5 to the Official Plan for the United Counties of Leeds and Grenville.

DETAILS OF THE AMENDMENT

The Official Plan for the United Counties of Leeds and Grenville is hereby amended as follows (modifications noted in red and with ~~strike through~~ text):

- 1) That Schedule "A", Community Structure and Land Use, to the Official Plan is hereby amended by replacing the existing "Agricultural Area" adopted in July 2015 and replacing it with the "Agricultural Area" mapping layer adopted by Council attached hereto as Schedule A to this amendment.
- 2) That Section 3.2 of the Official Plan is hereby modified as follows:

3.2 Agricultural Areas

Lands within the Agricultural Area designation consist primarily of *prime agricultural lands* as defined by a comprehensive County level Land Evaluation and Area Review (LEAR) study and designated on **Schedule A**. The Agricultural Area is based on a systems approach to preserving the long-term viability and potential for agriculture by including Class 1, 2 and 3 lands primarily as well as supporting lands that may be considered more marginal in nature but provide an overall strengthening of an agricultural area where appropriate. The Agricultural Area designation represents the Counties *prime agricultural areas*. ~~are based on the agricultural areas established in the local municipal Official Plans, and are designated on **Schedule A**. Prime agricultural areas will be designated in local municipal Official Plans in accordance with Provincial guidelines. This Plan requires that these lands will be protected for agricultural uses unless appropriate justification is provided for alternative uses.~~

Lands designated as Agricultural Area are intended to preserve and strengthen the continued **and long-term** viability of the agricultural community. Lands designated Agricultural Area are to be protected from **fragmentation and** incompatible uses, while accommodating a diverse range of agricultural uses, agriculture-related uses and on-farm diversified uses.

- 3) That Section 3.2.1 e) of the Official Plan is hereby modified as follows:

- e) Promote a diverse, innovative and economically strong agricultural industry **that includes agri-tourism and the agri-food network** and associated activities, including local food production, by enhancing their capacity to contribute to the economy by accommodating a range of agriculture-related uses and on-farm diversified uses.
- 4) That Section 3.2.2 of the Official Plan is hereby modified as follows by inserting a new subsection (c) as follows, and that the remaining policies are re-lettered accordingly:
- c) **Additional Residential Units and Garden Suites shall be permitted in accordance with Section 2.7.4 of this Plan, local municipal Official Plans and local zoning by-laws. Additional Residential Units are to be located in proximity to the existing dwelling or the farm building cluster or on non-Prime Agricultural Lands. As per Section 3.2.5 of this Plan, Additional Residential Units and Garden Suites in the Agricultural Area would not be eligible for severance.**
- 5) That Section 3.2.3 a) of the Official Plan is hereby modified as follows:
- a) Local municipalities will **designate and protect the Agricultural Areas** ~~prime agricultural areas~~ **in local municipal Official Plans in accordance with Schedule A.** ~~designate prime agricultural areas in their Official Plans, through procedures established by the Province. Prime agricultural areas are designated as Agricultural Area Any reduction in the Agricultural Area designation will require an amendment to this Plan and an amendment to the local municipal Official Plan. The Counties, in consultation with the local municipalities and the Province, will undertake a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties prior to the next review of this Plan under Section 26 of the Planning Act.~~
- 6) That Section 3.2.3 f) of the Official Plan is hereby modified as follows and Section 3.2.3 of the Official Plan is hereby modified by inserting new subsections g) to h) as follows:
- f) Land may only be removed or excluded from **the Agricultural Area** ~~prime agricultural areas~~ **for expansion of settlement areas** in accordance with the policies of this Plan **or at the time of an Official Plan update.**
 - g) **Notwithstanding Section 3.2.3 f) of this Official Plan, the boundaries of the Counties Agricultural Area designation may be refined (reduced) without amendment to this Plan in a minor manner subject to the following:**
 - i. **The lands are part of the boundary of the Agricultural Area; and**
 - ii. **A Qualified Person provides a professional opinion the removal is minor, in accordance with the refinement principles of the 2024 comprehensive LEAR**

and will not compromise the integrity of the surrounding Agricultural Areas to the satisfaction of the Counties; and

iii. An amendment to the local municipal Official Plan.

h) An Agricultural Impact Assessment may be required to evaluate the impact of any proposed new, or expanding, non-agricultural use on surrounding agricultural operations and lands. Impacts will be mitigated to the extent feasible.

7) That Section 3.2.5 of the Official Plan is hereby modified as follows to add subsections h) and i):

h) The creation of a new lot on lands that have both the Rural Lands and the Agricultural Area designation will be permitted on the Rural Lands portion of the land subject to all applicable policies including the minimum distance separation formula being met and provided the Agricultural Area lands are not reduced in size.

i) Interpretation of the Agricultural Area designation boundaries shall recognize the intent to have the boundaries align with 2024 parcel fabric, roads and/or natural heritage features. Where the interpretation of the boundary on a parcel is unclear, the preference is to maintain as much Agricultural Area as possible.

8) That Section 7.8.2 of the Official Plan is hereby modified as follows and renumbering of all definitions as appropriate:

6. Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b) in regard to *prime agricultural land* outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored. (Source: PPS ~~2014~~2020)

7. Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- b) an agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

7- 8. Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (Source: PPS 2014 2020)

9. Agri-food network: Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

8-10. Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS 2014 2020)

9- 11. Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS 2014 2020)

79- 81. On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. **Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.** (Source: PPS 2020)

88- 90. 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. (Source: PPS, 20142020).

Refinement Procedure

A structured approach was taken for making the map refinements. The process aimed to create consistent priorities for refinement of decision-making that respects the provincial LEAR process, the fundamental integrity of an agricultural system and the feedback received throughout the process.

Factors considered for each refinement are:

1. Exclude **isolated lands scoring 60** or more.
2. Include **current Official Plan** prime agricultural designation areas except where edge refinements clip to an identifiable boundary or to avoid an identifiable natural heritage feature that are more appropriate.
3. Lands that are **actively farmed but scored below the 60-score threshold are generally NOT included** in the prime agricultural area except where they serve to create a boundary refinement. For example, if the 60 scoring land cuts through an actively farmed field, the refinement will move the edge of the boundary to the edge of the field or property line, rather than bisect an actively farmed field.
4. **Exclude identifiable natural heritage** features such as a woodlots or wetlands where possible. Where the feature is located centrally in a contiguous agricultural area, it will be kept as part of the system (as removing it would compromise the larger system base).
5. **Existing fragmentation has been refined out** along road frontages where it is appropriate to use the road as the agricultural system boundary.
6. **At the request of landowners, where appropriate, lands have been included that do not meet the 60-score threshold.** An example of this are Community Pasture lands that do not meet the scoring threshold but provide an important component of the agricultural system. It is recognized that the LEAR methodology does not sufficiently represent the value of these lands, so they have been included where a property owner has requested that they be identified in the prime agricultural designation.

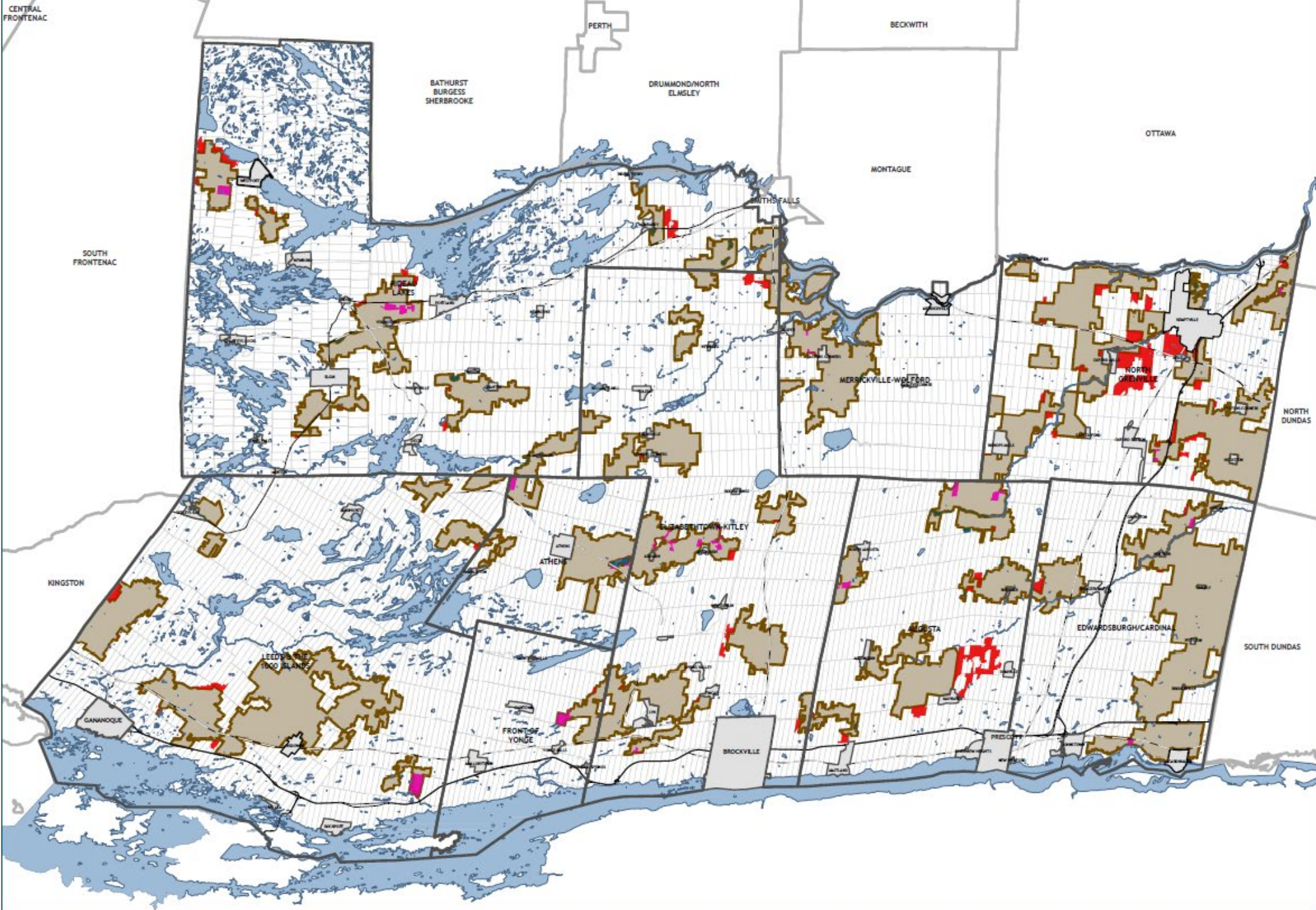


Refinement Codes

- For ease of identification on the refinement maps, refinement codes were created as a labelling system.
- The most applicable code is noted next to each refinement, but it is important to understand that there is very often more than one reason for the refinement.
- The codes have been created to facilitate stakeholder understanding of the rationale behind the refinement but are not intended to be a complete explanation.
- There is professional judgement, stakeholder input and multi-faceted criteria that were applied for every refinement in the system.

Refinement Code	Refinement Circumstance / Description
Ref – 1	To extend Prime Agricultural Lands over lower scoring land to establish the agricultural system as defined by the province
Ref – 2	To account for active production or agricultural investment that scores less than 60
Ref – 3	To refine Prime Agricultural Lands to an identifiable boundary
Ref – 4	To create a continuous agricultural land base across municipal jurisdictional boundaries
Ref – 5	To reflect pre-existing non-agricultural designations or uses
Ref – 6	To reflect land that is primarily Natural Heritage System – limited or no agricultural production is occurring
Ref – 7	To include lands at an owner’s request
Ref – 8	To include lands scoring greater than 60
Ref – 9	To exclude parcels that are isolated from other agricultural lands or operations
Ref – 10	To exclude lands with conflicting land uses
Ref – 11	To exclude areas subject to significant fragmentation
Ref – 12	Refinement as a result of local area municipal staff, agency, or stakeholder request





RECOMMENDATION

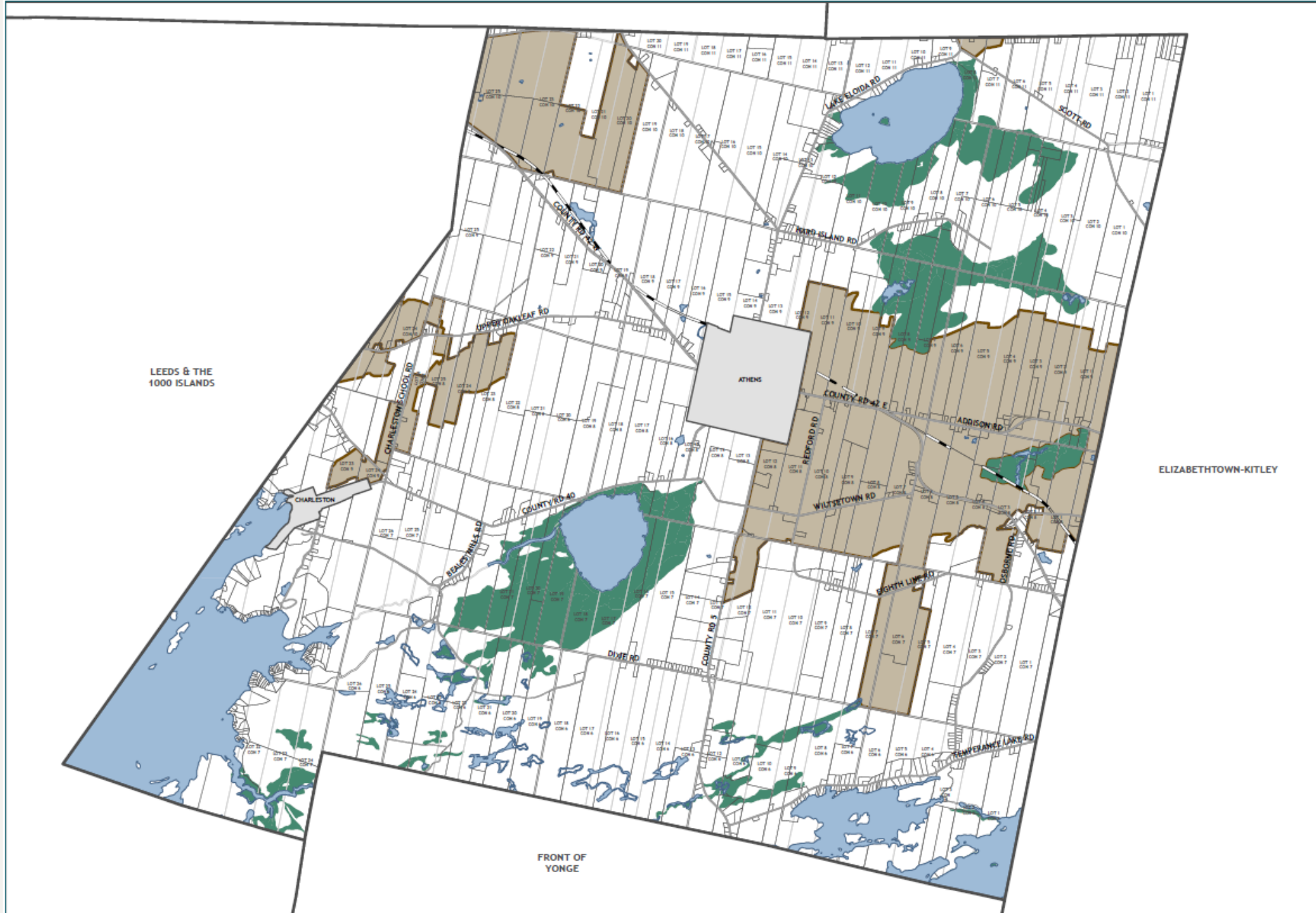
- Prime Agriculture
- Removed From System
- Added To System
- PSW - Remove From System
- Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2024. All rights reserved.

May not be reproduced without permission. This is not survey data.



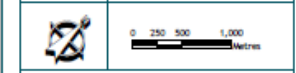


- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.





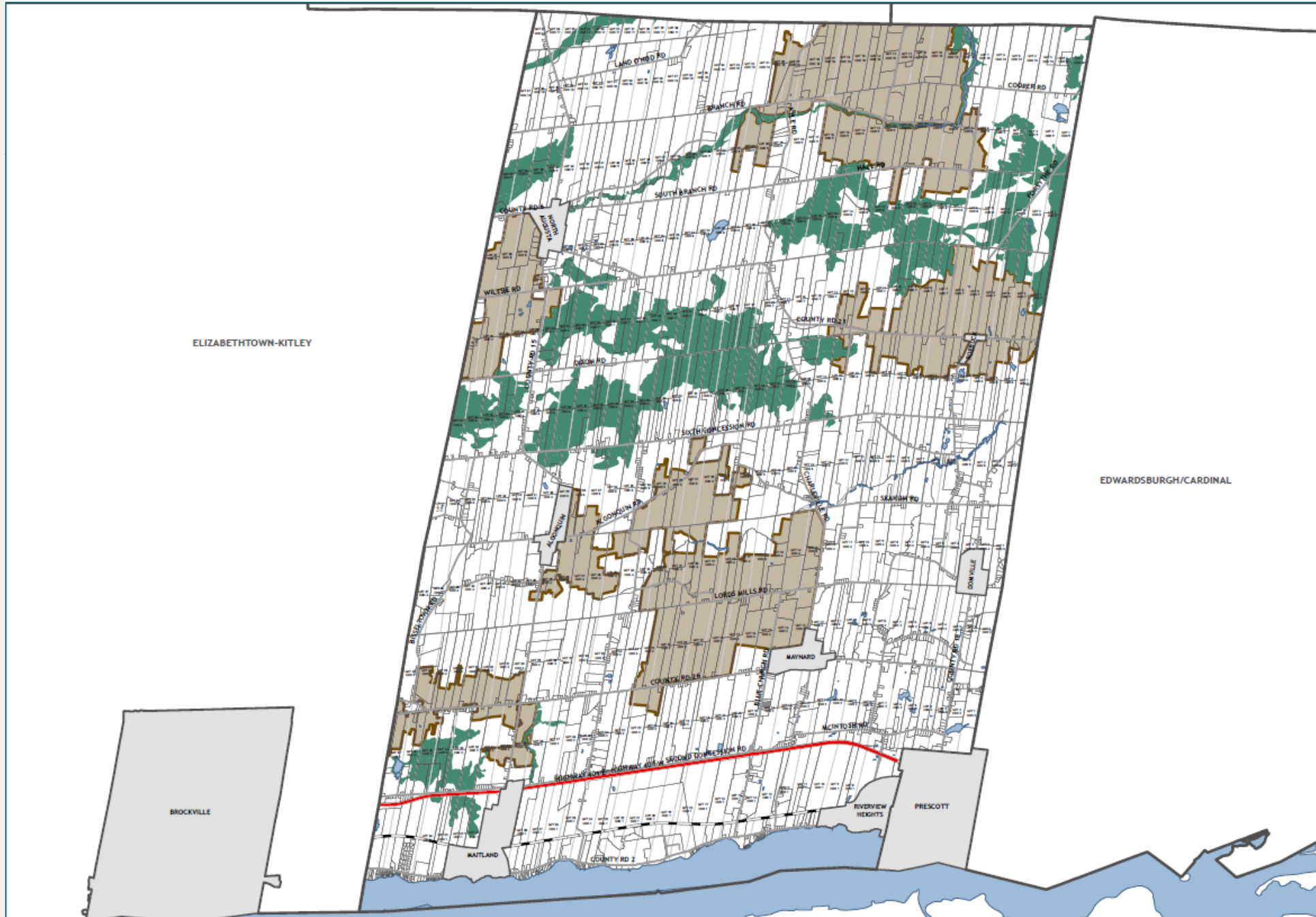
RECOMMENDATION

Prime Agriculture

NATURAL FEATURES

Provincially Significant Wetlands

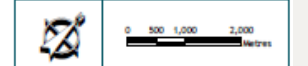
Active/Abandoned Railway

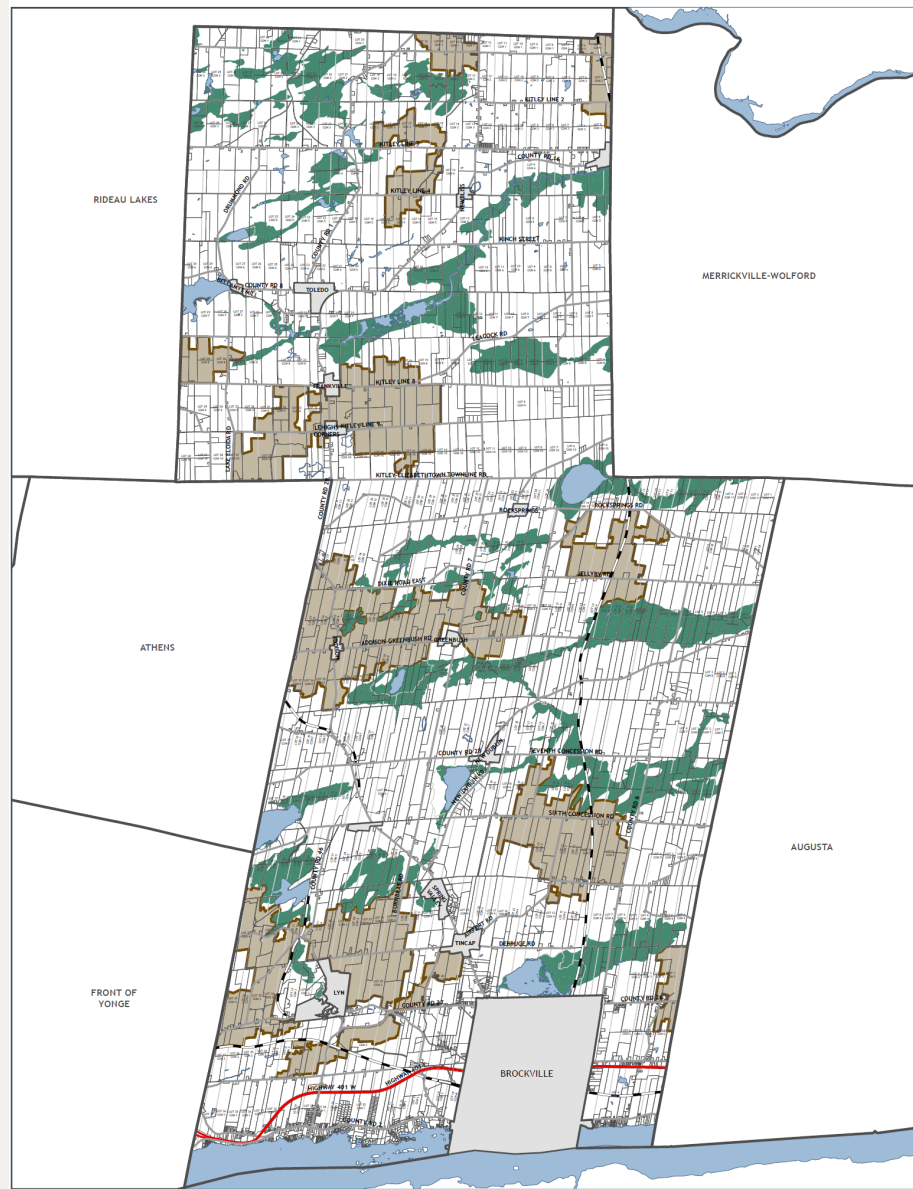


The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.





RECOMMENDATION

Prime Agriculture

NATURAL FEATURES

Provincially Significant Wetlands

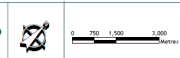
Active/Abandoned Railway



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

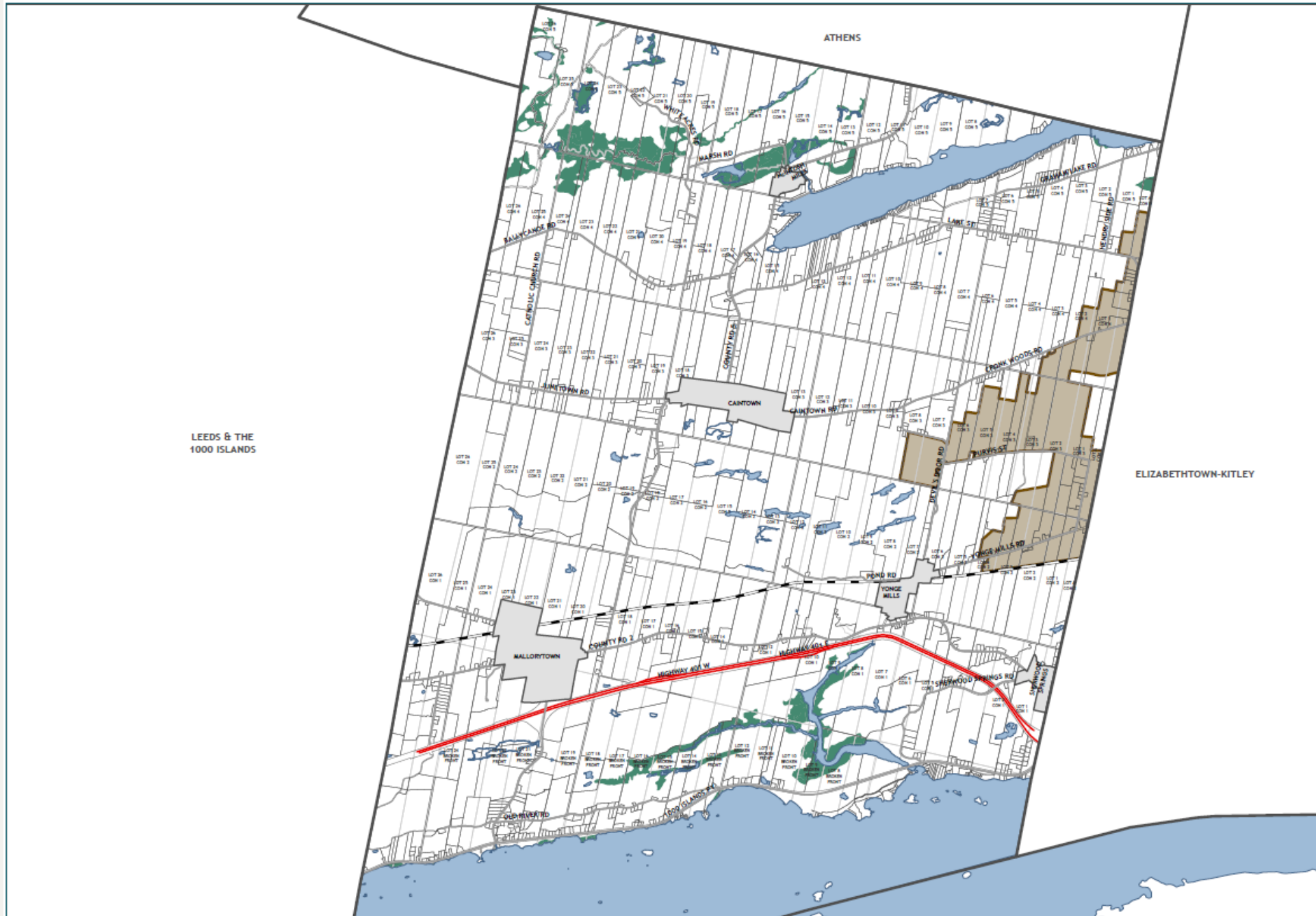
Copyright United Counties of Leeds and Grenville, 2024. All rights reserved.

May not be reproduced without permission. This is not survey data.



January 2024





LEEDS & THE
1000 ISLANDS

ELIZABETHTOWN-KITLEY



RECOMMENDATION

Prime Agriculture

NATURAL FEATURES

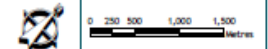
Provincially Significant Wetlands

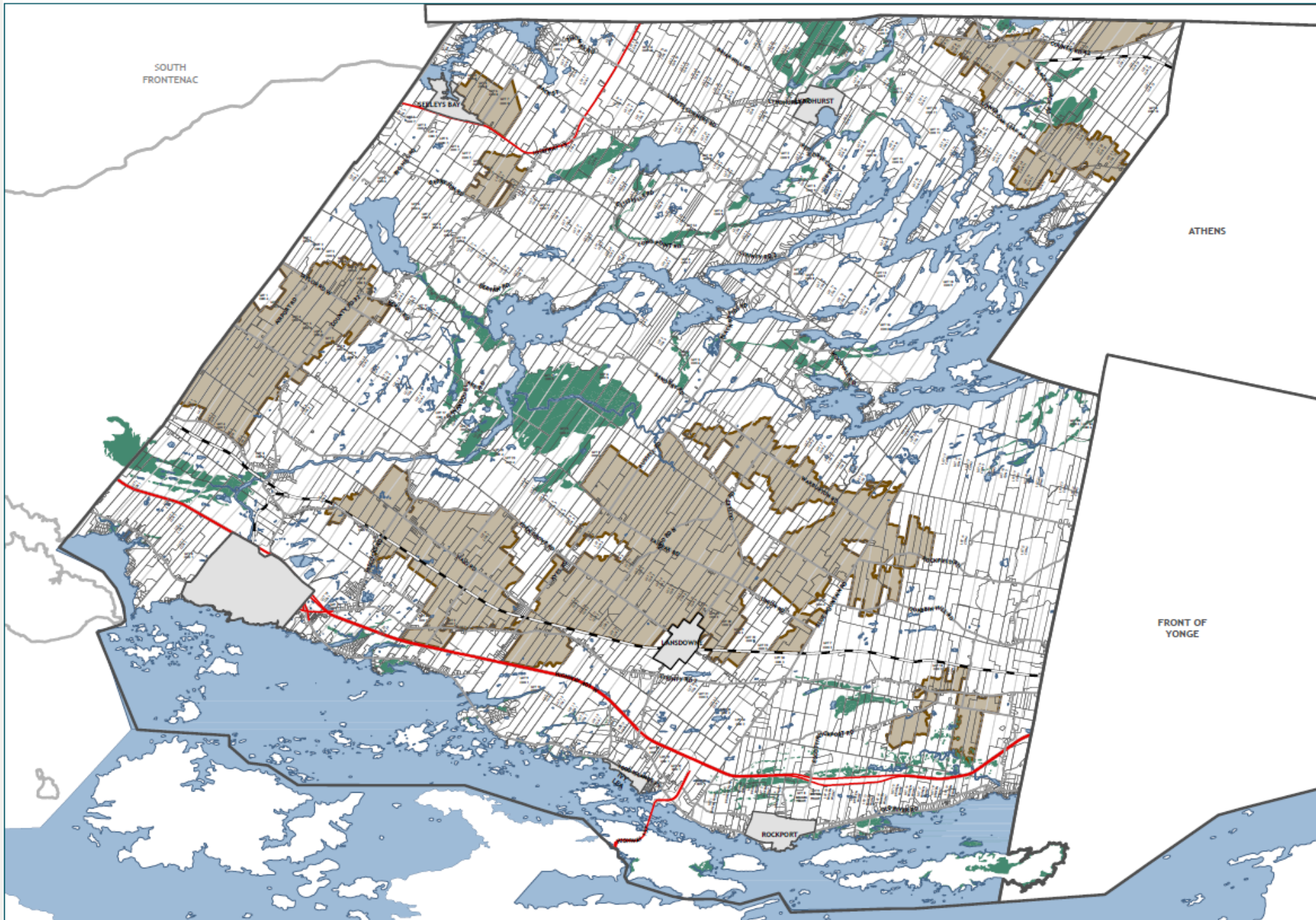
Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.





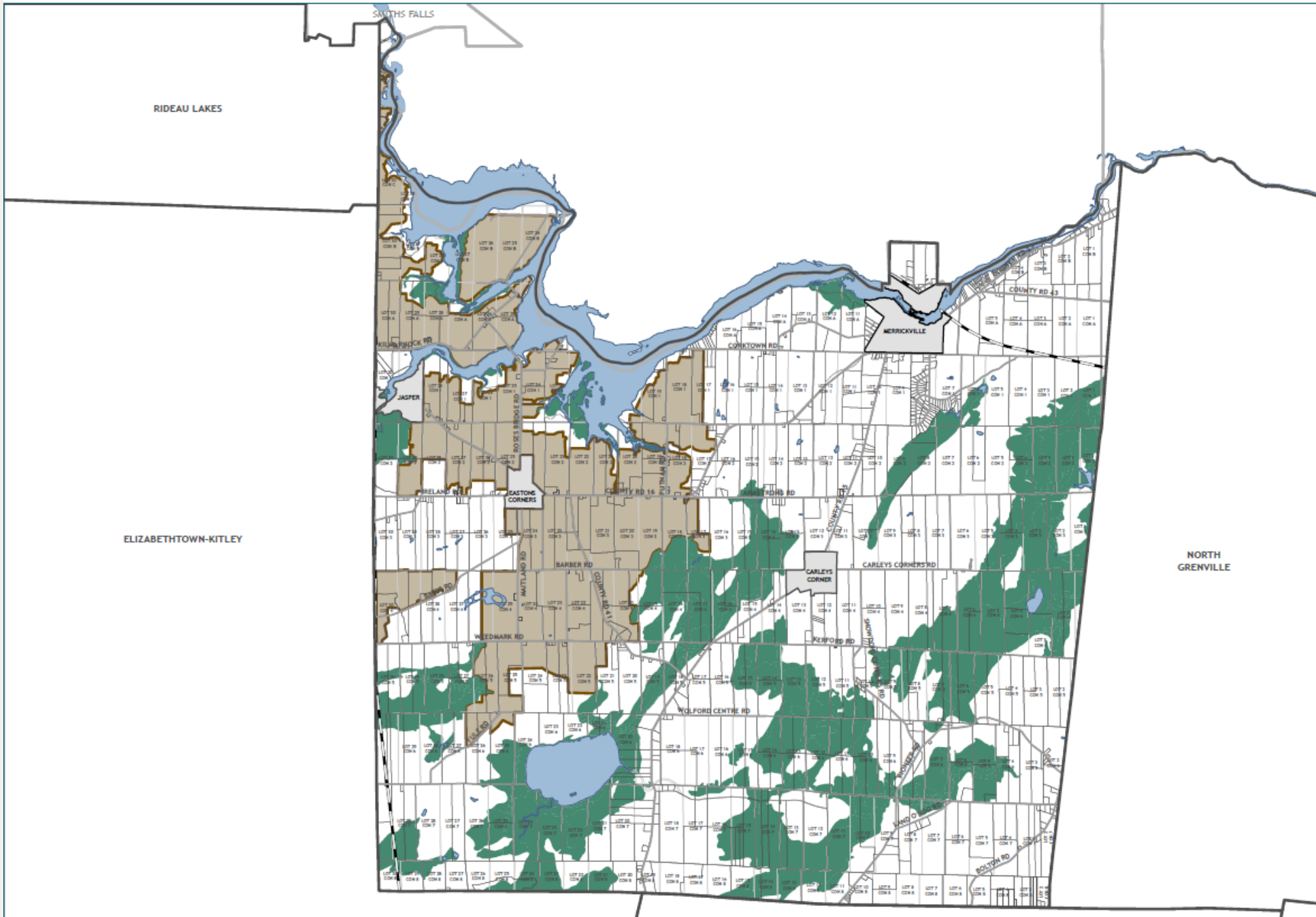
- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.



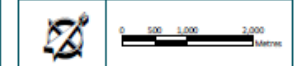


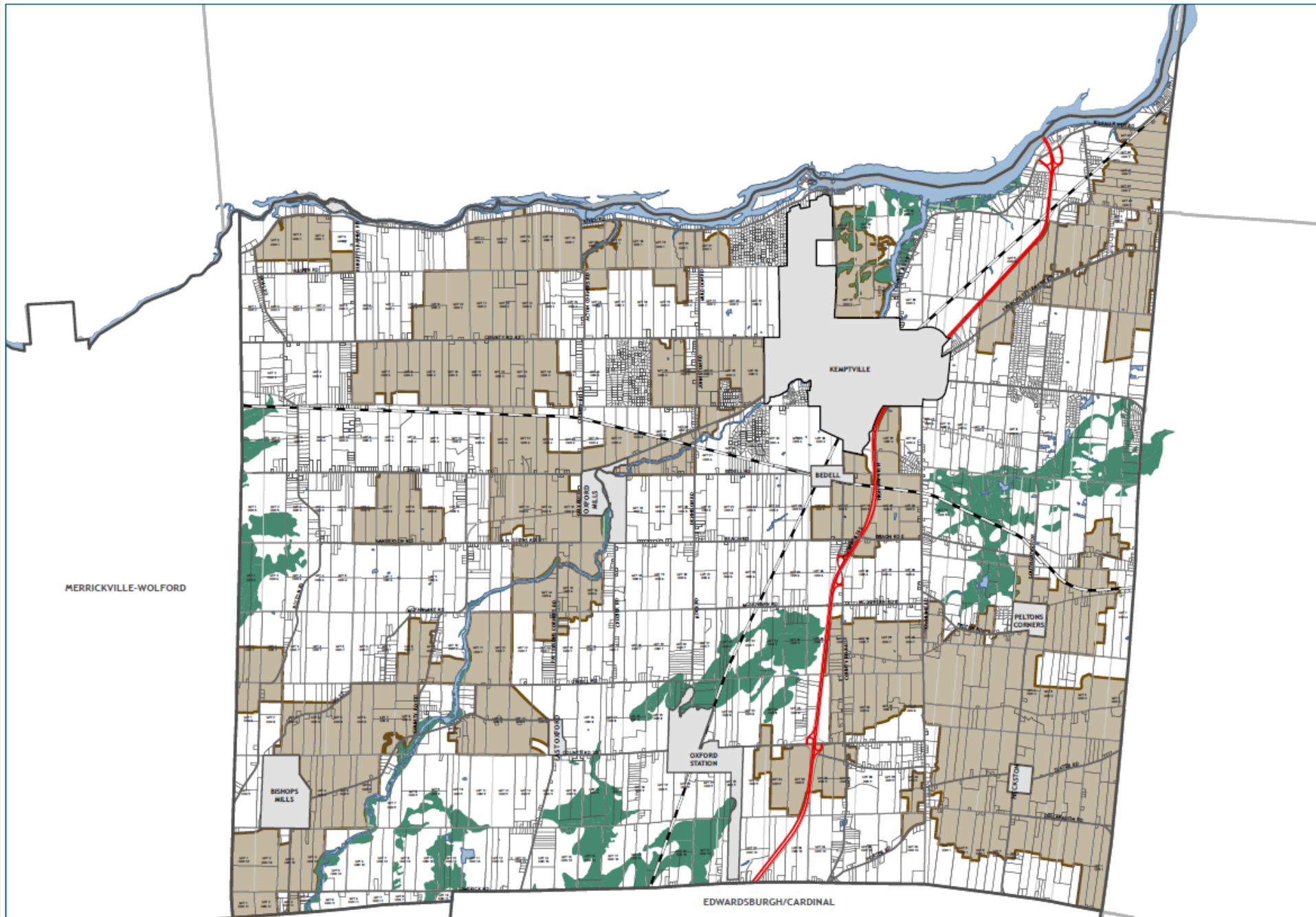
- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.





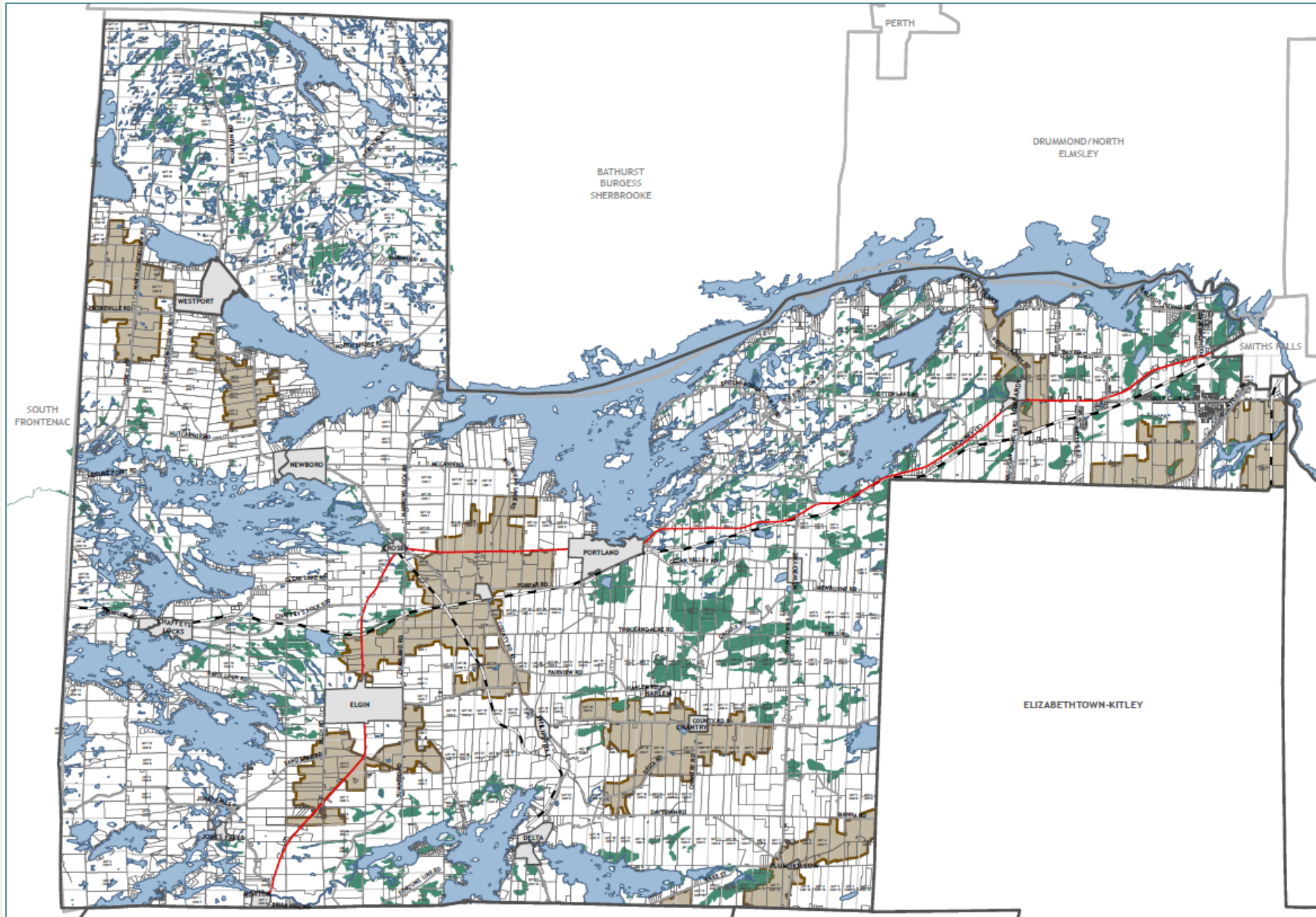
- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright
United Counties of Leeds and Grenville, 2024.
All rights reserved.

May not be reproduced without permission.
This is not survey data.





- RECOMMENDATION**
- Prime Agriculture
- NATURAL FEATURES**
- Provincially Significant Wetlands
 - Active/Abandoned Railway

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

Copyright United Counties of Leeds and Grenville, 2024. All rights reserved.

May not be reproduced without permission. This is not survey data.

