Mississippi Mills
Official Plan Amendment No. 29 and Zoning By-law Update LEAR methodology and LEAR Working Committee Input – as recommended by the Agricultural Committee

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Guiding Objective

Identify and protect prime agricultural lands via identification of good soils and other, area-related factors.

Existing Schedule A
Based primarily on Class 1-3 soils

Community Official Plan

Mississippi Mills

Schedule A
Rural Land Use

Scale 1:25,000

Roads:

Provincial Highway	
County Roads	
Municipal Roads	
Unopened Road Allowance	
TransCanada Pipeline	

Boundaries:

Municipal Boundary	
Legal Fabric	
Urban Settlement Area	
Designation Boundary	

Land Use Designations:

|	
Agriculture	
Aggregate Resource - Pit	
Aggregate Resource - Quarry	
Flood Plain	
Rural Settlement Area and Hamlet	
Provincially Significant Wetland	
Locally Significant Wetland	
Rural	
Waste Disposal	
Parkland and Open Space	

Overlay:

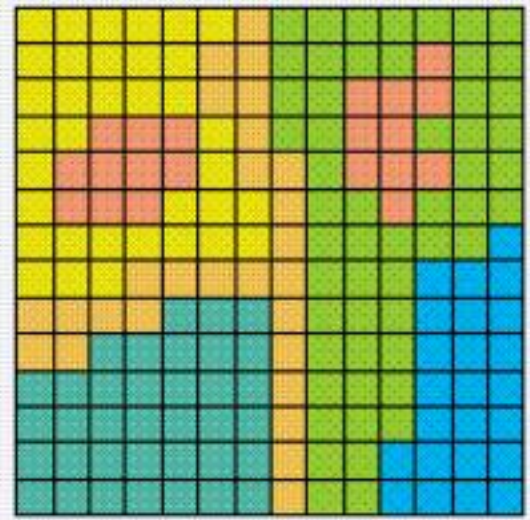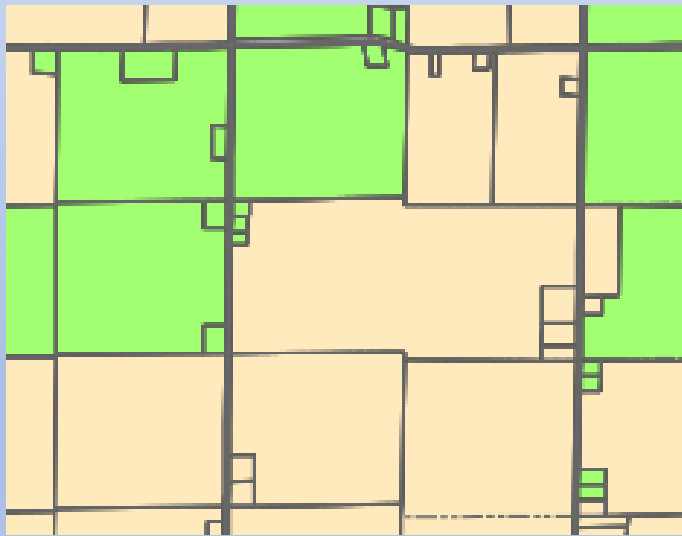|	
Rural - Agriculture	
Future Expansion	
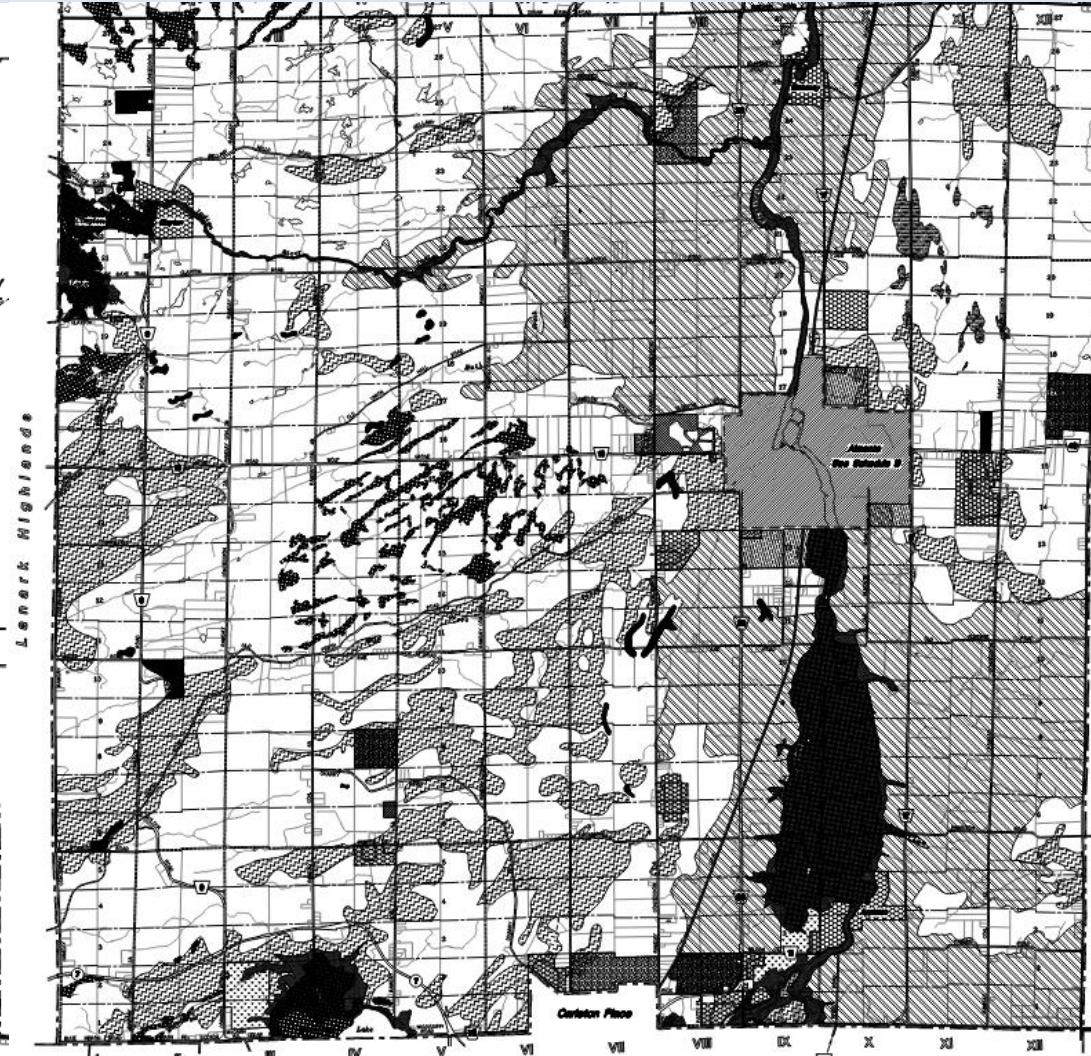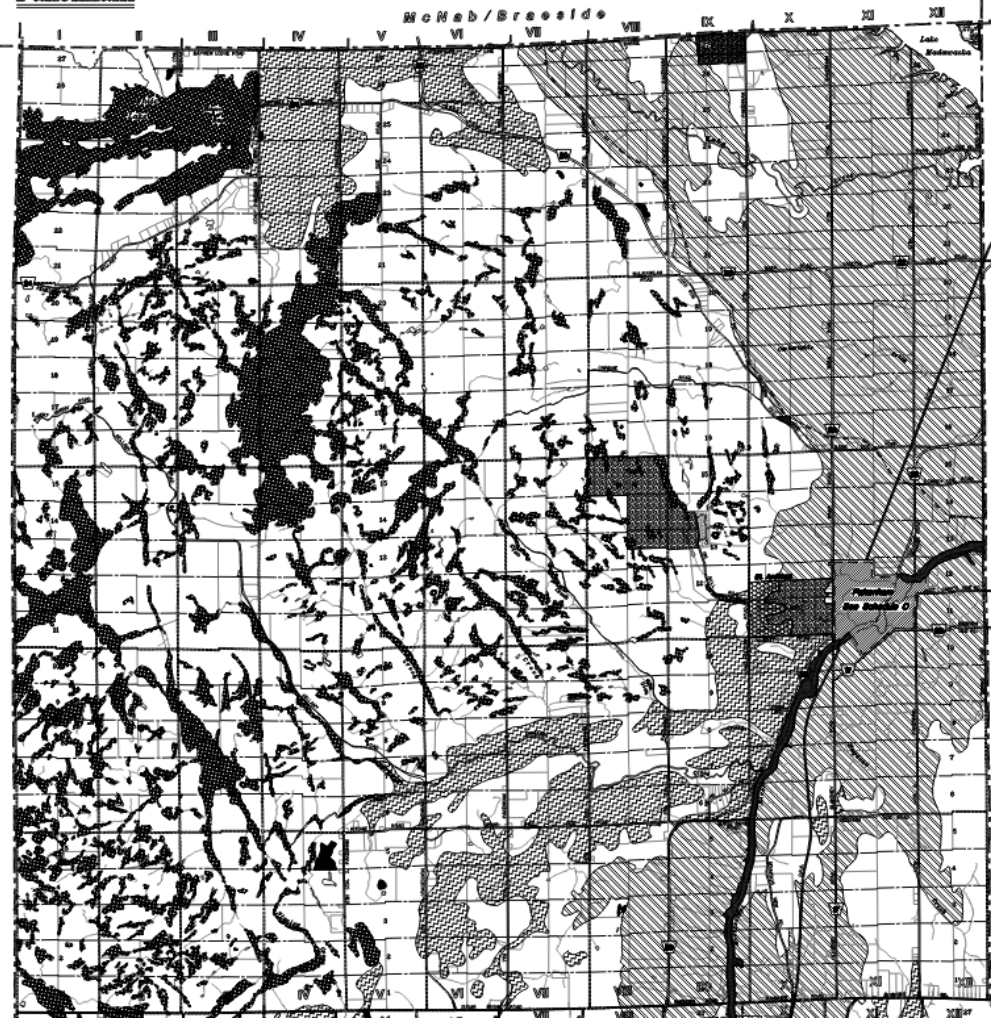
LEAR METHODOLOGY
Exclusion of lands in Analysis

Only exclude settlement areas (Almonte, Villages, Estate Subdivisions)
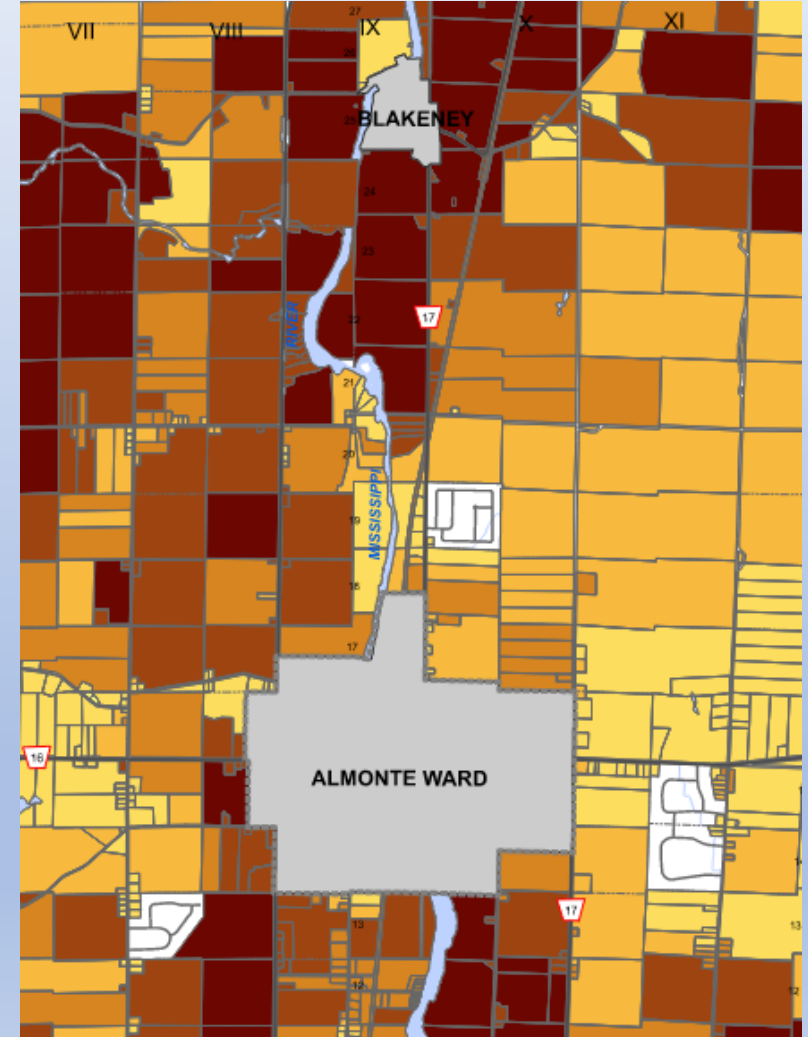
Evaluation Unit Selection

- Land ownership parcels (MPAC)
- Opted against raster approach

LE,AR Criteria Weighting

- LE = Land Evaluation (Canada Land Inventory (CLI) Soil Capability Classification)

- AR = Area Review (Other factors affecting site suitability for agriculture, aside from soil capability)

- 70% LE, 30% AR (70pts LE, 30pts AR)

- Justification: CLI plays a larger role in determining good soils than AR factors.

- Consideration for AR factors should be **secondary** to soil capability.

LE Factor Breakdown, Scoring

As mandated by OMAFRA, the Canada Land Inventory (CLI) Soil Capability Classification dataset was used to evaluate soils in Mississippi Mills.

Soil Capability Class	CLI score (field crop points) FCP	Total Score (/70 points)
1	1	70
Organics	0.9	63
2	0.9	63
3	0.8	56
4	0.6	42
5	0.4	28
6	0.2	14
7	0	0

Consists of 70% of total score

(70 of 100 total points)

AR Factor Considerations

INCLUDED factor	Justification of Choice
Parcel Size	Parcel size is relevant to agricultural viability in the context of MMills. Large parcels are likely needed for the most common farming activities in MMills.
Conflicting Land Uses	Conflicting uses can hinder agricultural activities and/or prevent expansion of facilities.
Percent of Parcel currently used for agriculture (Active Farming)	Active farming requires protection. Active farming uses may suggest that investments have been made to improve soil quality. Value placed on existing farms within community.

EXCLUDED Factor	Justification of Choice
Presence of Farming Infrastructure	Not necessarily reflective of soil capability
% of Land in Agricultural Production Within 1km Evaluation Unit	Not necessarily reflective of soil capability

Would place too much consideration on surrounding uses (already considering conflicting uses) |

AR Factor Breakdown, Scoring

AR Score (/30)		
Parcel Size (/10)	Conflicting Land Uses (/10)	Evaluation Unit Currently used for Agriculture (/10)

Maximum Score of 30

# AR Factor: Parcel Size

Recommended Scoring Breakdown

Parcel Size	Score
>81 Acres	10
51-80 Acres	8
26-50 Acres	6
11-25 Acres	4
6-10 Acres	2
1-5 Acres	1
<1 Acre	0

Farm Size Category	Number of Farms (#)	Percentage of all Farms (%)
Farms under 10 acres	6	2.7
Farms 10 to 69 acres	33	14.7
Farms 70 to 129 acres	64	28.6
Farms 130 to 179 acres	27	12.1
Farms 180 to 239 acres	25	11.2
Farms 240 to 399 acres	33	14.7
Farms 400 to 559 acres	12	5.4
Farms 560 to 759 acres	11	4.9
Farms 760 to 1,119 acres	8	3.6
Farms 1,120 to 1,599 acres	4	1.8
Farms 1,600 to 2,239 acres	1	0.4
Farms 2,240 acres and over	0	0.0
All farms	**224**	**100.0**

AR Factor: Conflicting Land Uses

Concerned with individual conflicting land uses located outside of settlement areas.

| Number of Individual Conflicting Land Uses within 750m	0-5	6-10	11-15	16-20	21-25	>26
Score	10	8	6	4	2	0
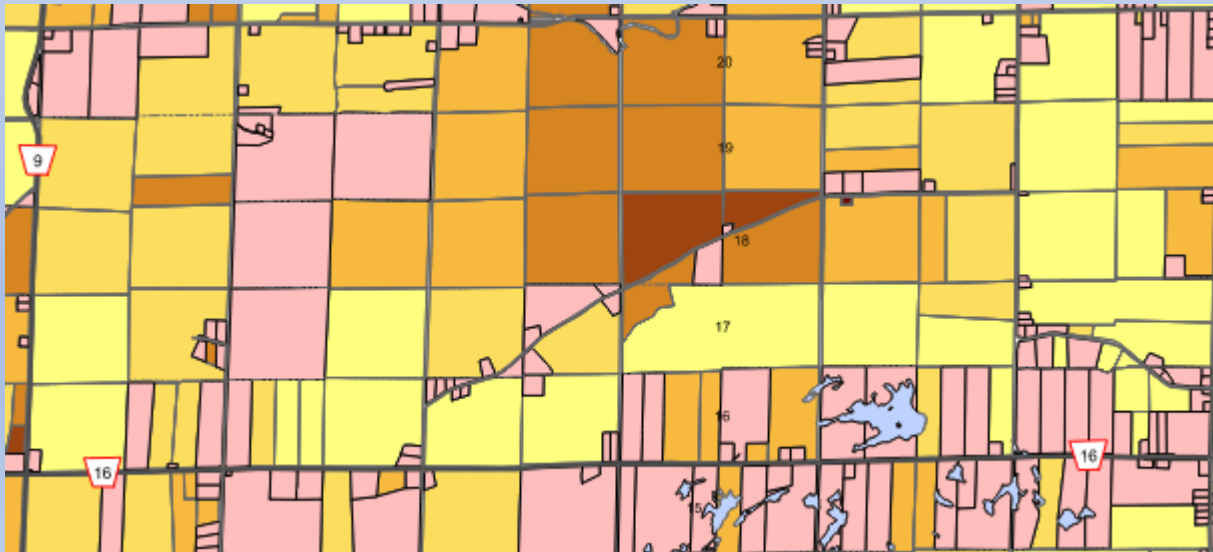
AR Factor: Active Farming

Percent of total parcel area currently used for Agriculture

Determined using MPAC Codes and Agriculture and Agri-Food Canada's (AAFC) 2019 Cropland Data

Percentage of Evaluation Unit (Parcel) Currently Used for Agriculture	Score
0%	0
1% - 9%	1
10% - 20%	2
21% - 30%	3
31% - 40%	4
41% - 50%	5
51% - 60%	6
61% - 70%	7
71% - 80%	8
81% - 90%	9
91% or Greater	10

Total Scores per LEAR

Figure 5. Total LEAR Score per Evaluated Parcel
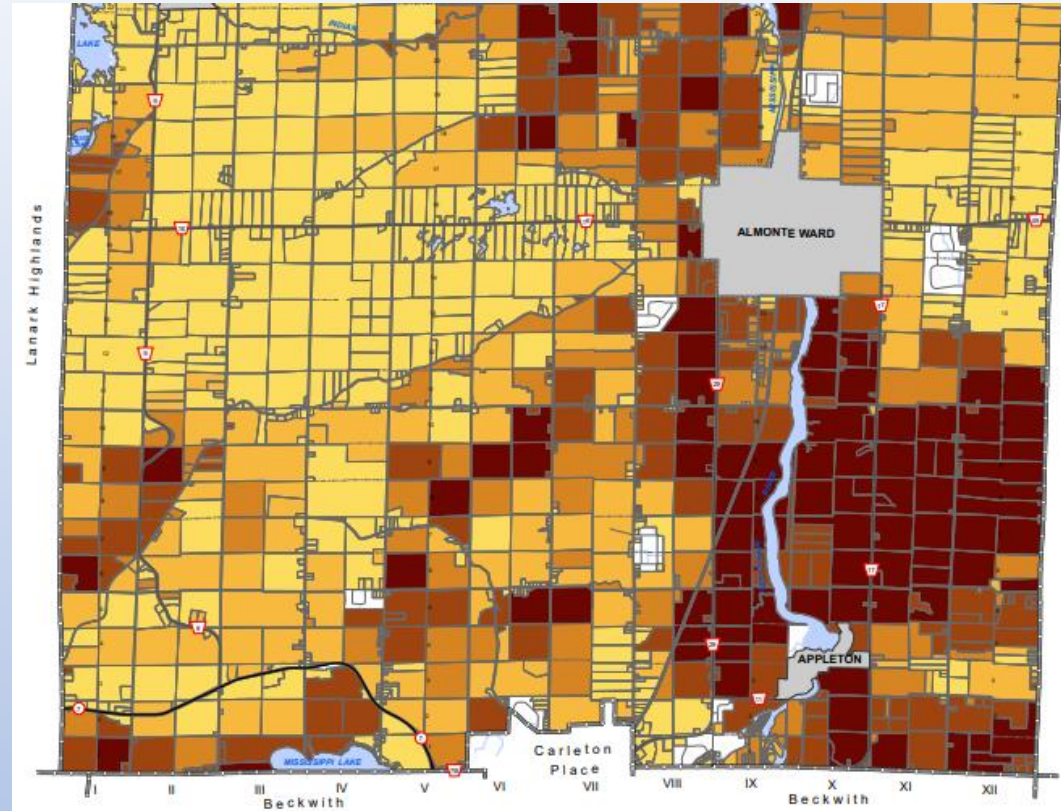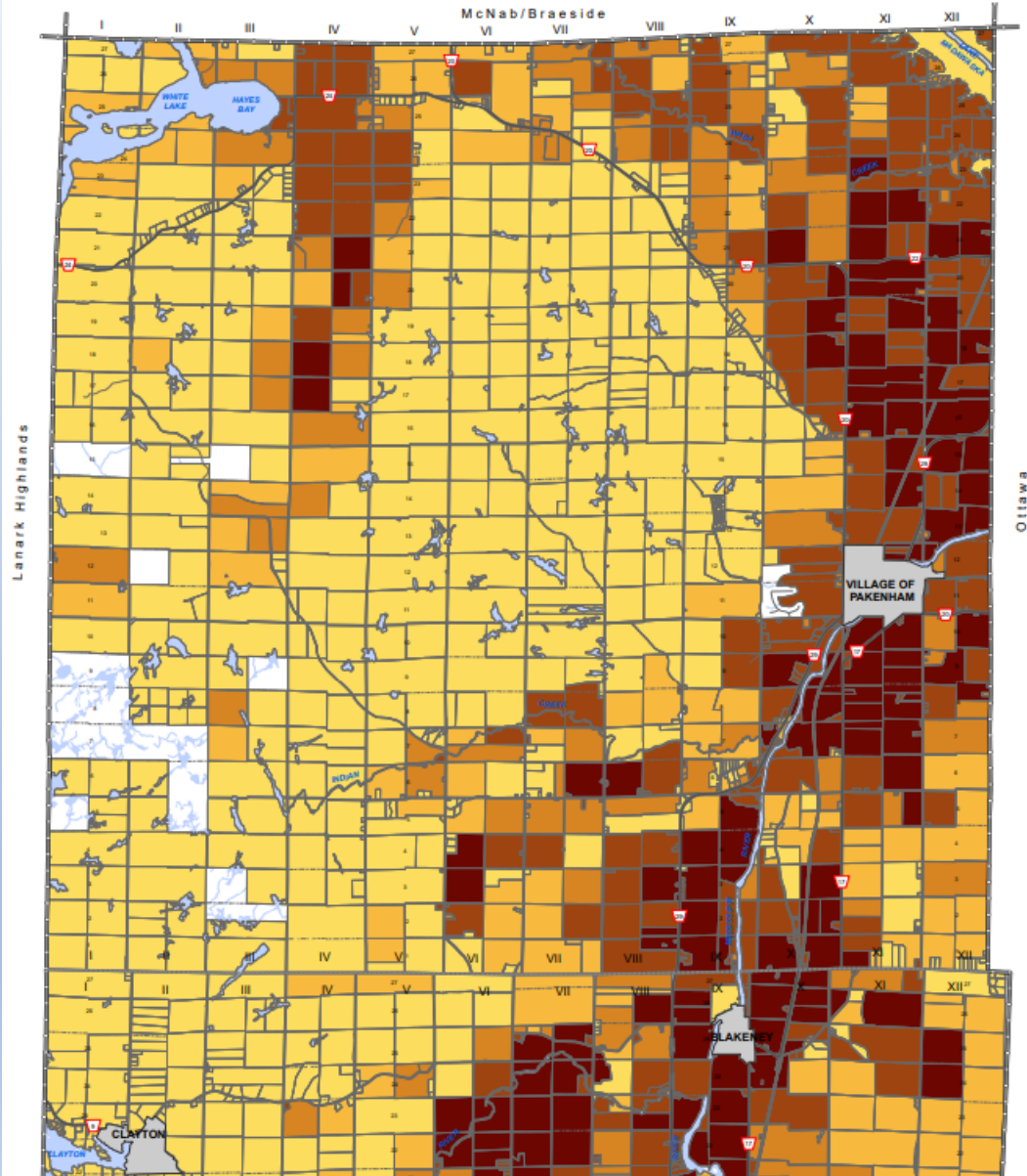
Legend

- Provincial Highway
- County Road
- Other Roads

Total Score
- 0
- 1 - 30
- 30 - 51
- 51 - 66
- 66 - 80
- 80 - 99

66+ Score Threshold Results

Figure 6. Parcels with LEAR Scores of 66+

Legend

⊖ 7 ⊖ Provincial Highway

22 County Road

Other Roads

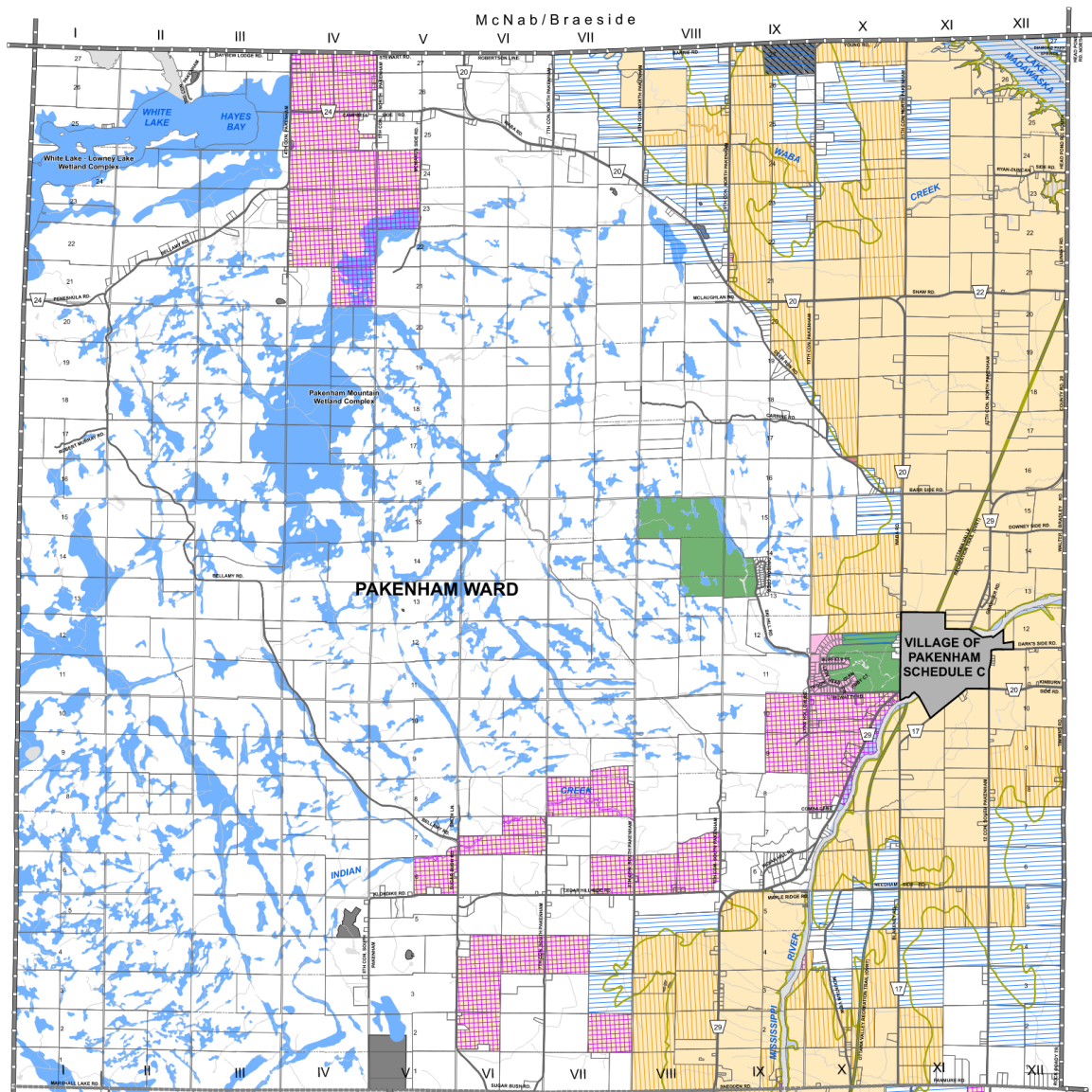**Selected Threshold Value**

0 to 65 Total Score

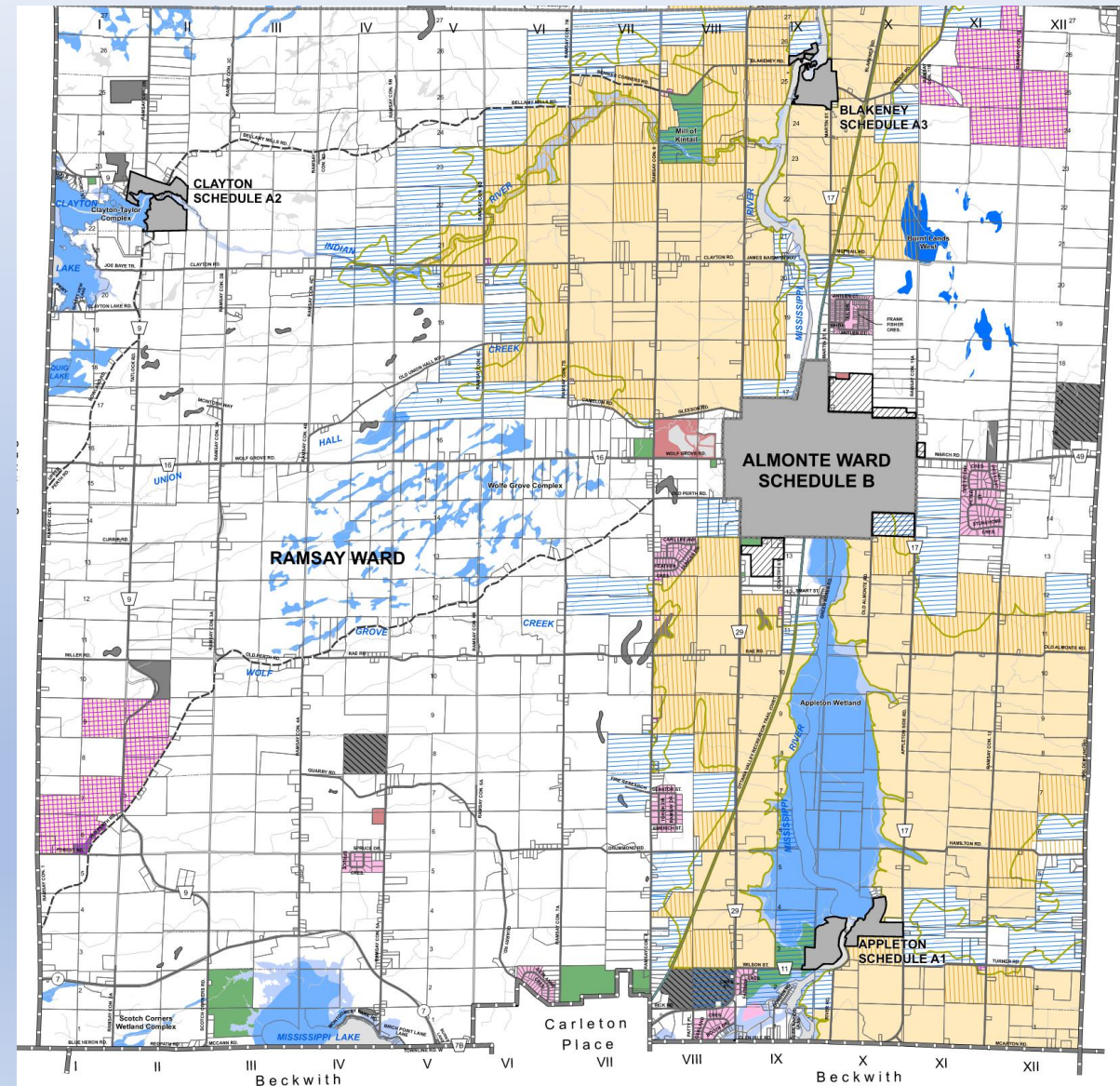66 to 100 Total Score

Land Recommended for AG Designation March 2021
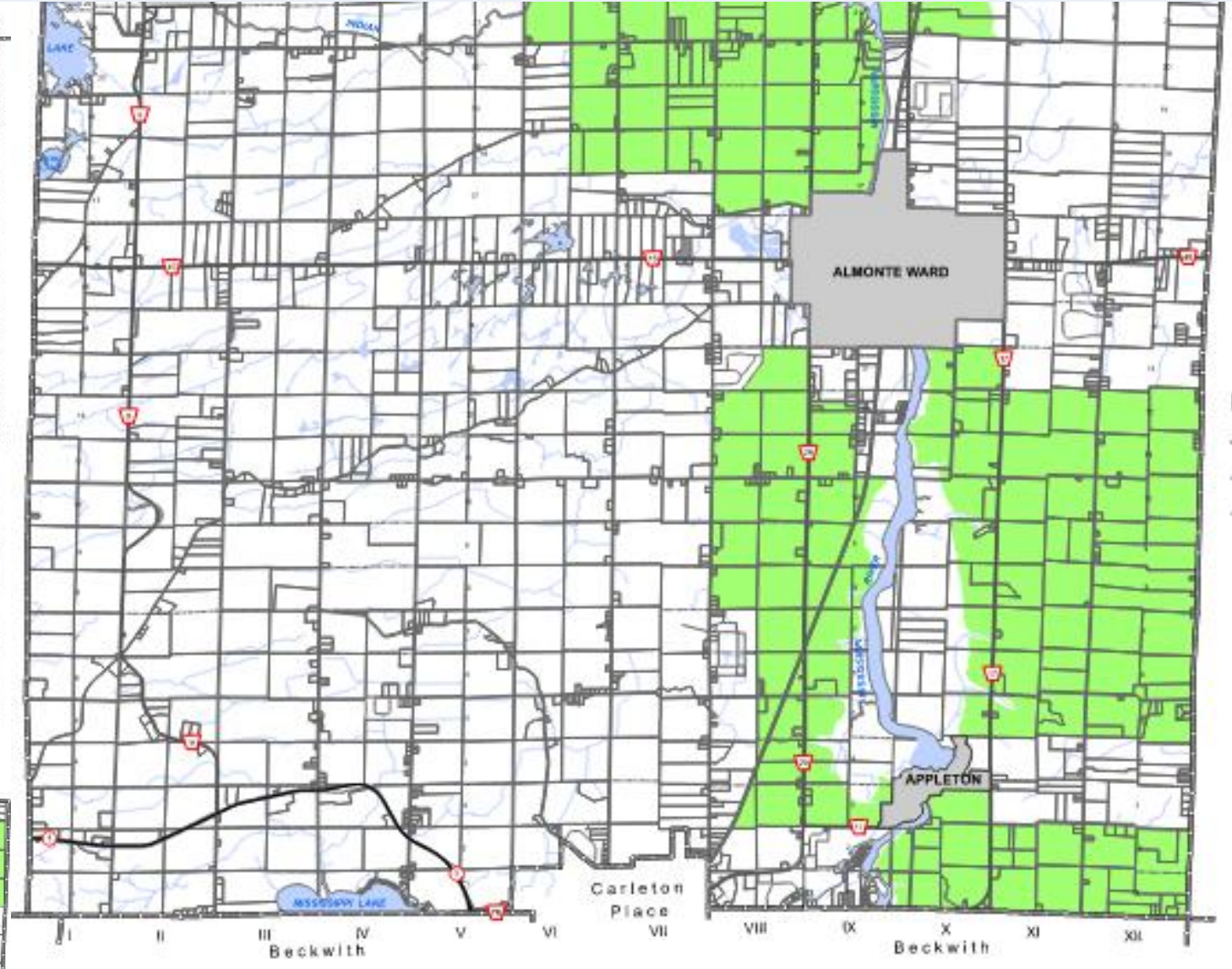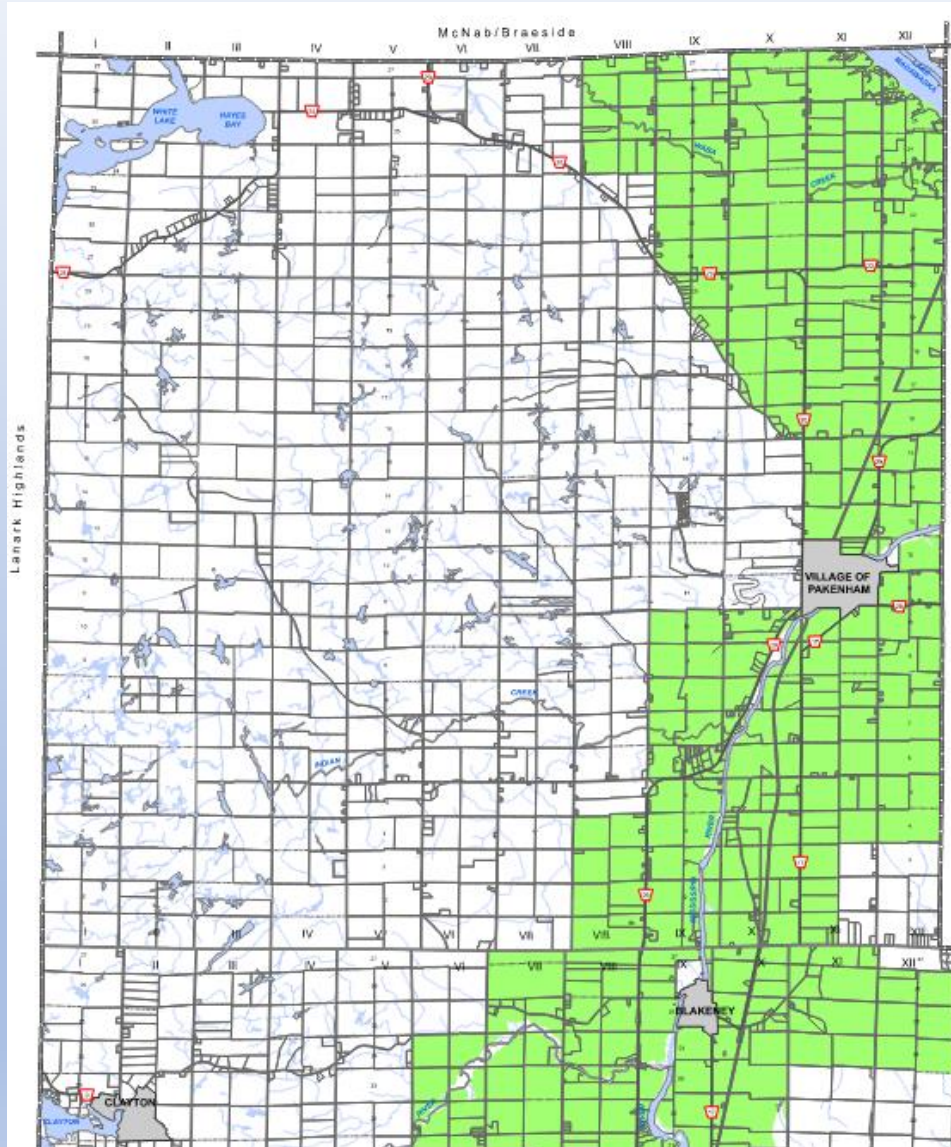
Added, Removed...

Comparing Current, 2021 Draft and 2022 Schedule A

Legend

- ⑦ Provincial Highway
- 🟥22 County Road
- — Other Roads
- ▨ 2022 Agriculture (Proposed)
  Total area = 13,564ha
- ▨ 2021 Agriculture (Proposed)
  Total area = 14,343ha
- ▨ Agriculture (Ex OP)
  Total area = 11,705ha
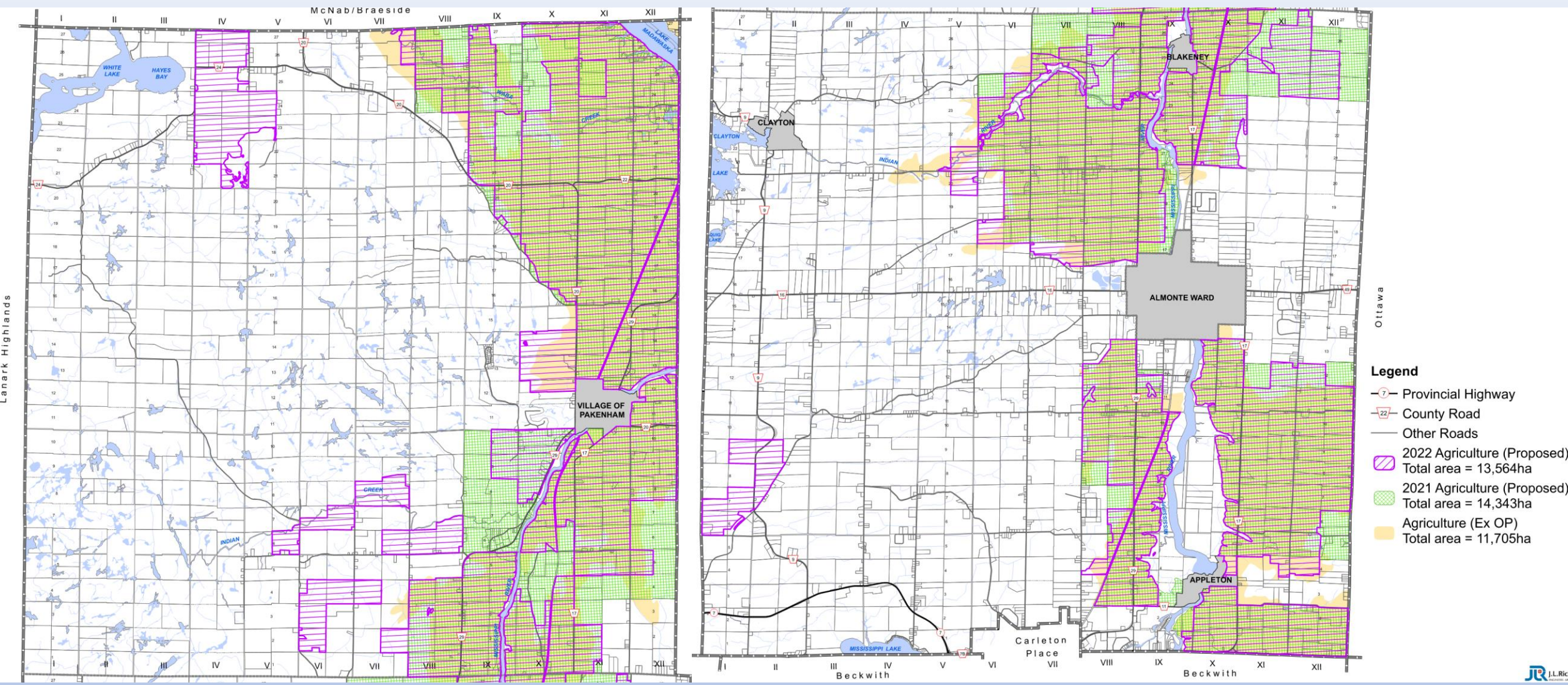
Land Recommended for AG Designation March 2022
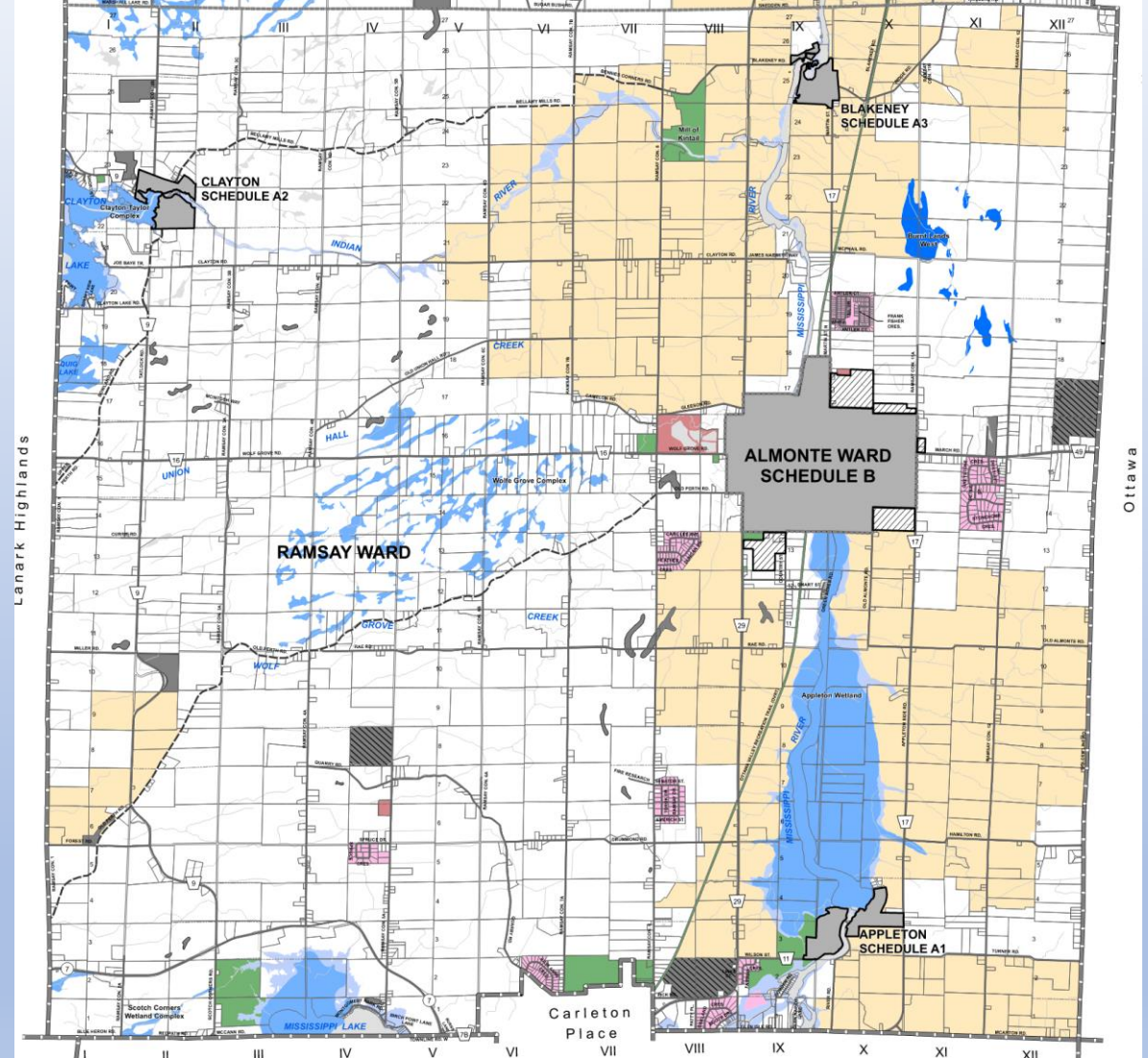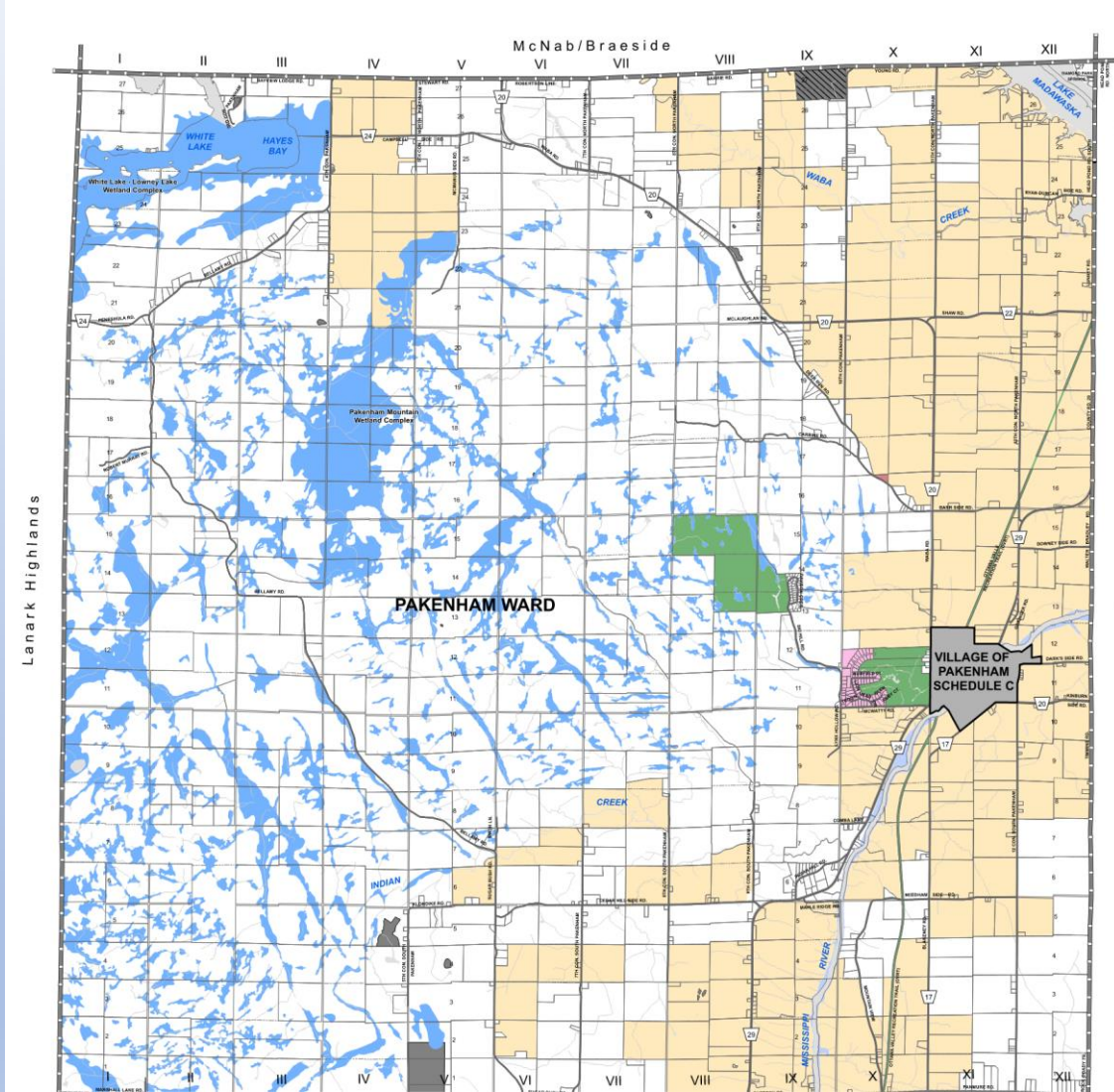
Area of Natural and Scientific Interest (ANSI)
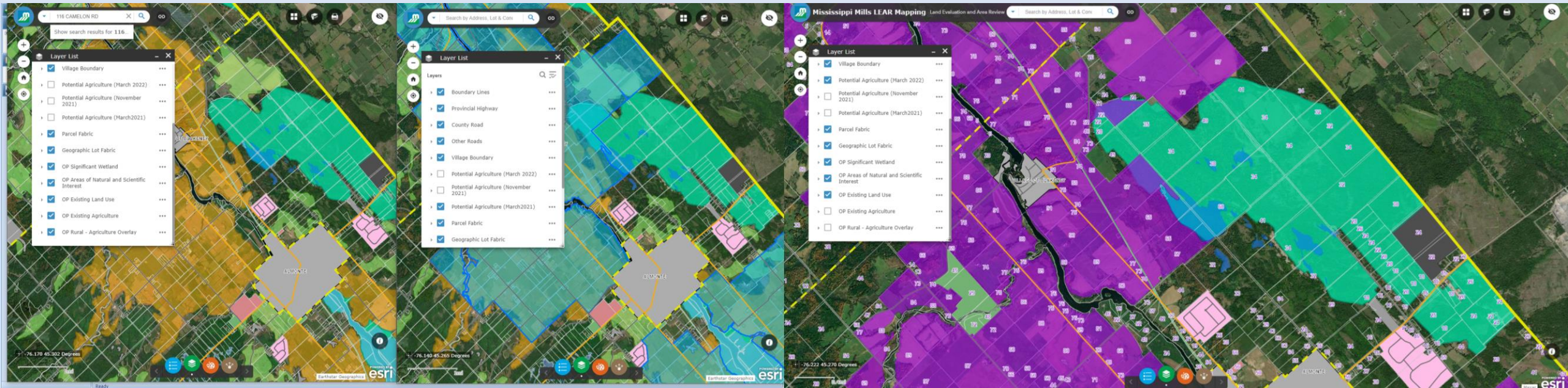
OFFICIAL PLAN AMENDMENT NO. 29 AND CONCURRENT ZONING BY-LAW UPDATE

- NEXT STEPS
  - REPORT TO COMMITTEE OF THE WHOLE WITH RECOMMENDATIONS
  - COMMITTEE OF THE WHOLE TO MAKE A RECOMMENDATION TO COUNCIL
  - COUNCIL TO CONSIDER BY-LAW
  - COUNCIL TO ADOPT, MODIFY, OR REFUSY BY-LAW
  - LANARK COUNTY (AS APPROVAL AUTHORITY) TO REVIEW AND APPROVE, APPROVE WITH MODIFICATIONS OR REFUSE AMENDMENT (OPA 29)
  - APPEAL PERIOD