

**Desbarats to Echo Bay Planning Board  
August 23<sup>th</sup>, 2023**

**Agenda**

**Location: Tarbutt Council Chambers  
27 Barr Road South**

**Time: 7:00 p.m.**

**A. Routine Matters:**

- 1. Call to order 7:00 p.m.**
- 2. Declaration of conflict/pecuniary interest**
- 3. Approval of minutes (July 25<sup>th</sup> 2023)**
- 4. Staff/Members reports**

**B. Old Business:**

**C. New Business:**

- 1. J.L. Richards – ALES or LEAR Study, Discussion of Draft Joint OP insight and comments**
- 2. Fee for L2023-11 Shipowick – Staff Report**
- 3. Municipal Consent Questionnaire Amendment(s)**

**D. Information:**

**E. Seminars/Meetings:**

**F. Newsletters/Bulletins:**

**G. Adjournment:**

**DESBARATS to ECHO BAY PLANNING BOARD**

**July 25<sup>th</sup> 2023**

Regular Meeting

Present: Lynn Orchard, Chair, Lennie Smith, Reg McKinnon, Todd Rydall, Jason Koivisto,  
Shelly Bailey, Bradley Shewfelt

Staff: Jared Brice, Jean Palmer

Visitors: List Attached

No conflict of interest was declared at this time.

The following minutes are comprised of resolutions and the Secretary-Treasurer's interpretation of the meeting.

Res.: 47-2023 Shelly Bailey, Jason Koivisto

Be it resolved that the Board opens their regular meeting at 7:05 pm. (cd)

Res.: 48-2023 Jason Koivisto, Shelly Bailey

Be it resolved that the Board accepts the Minutes of June 27th 2023 as presented.(cd)

Res.: 49-2023 Shelly Bailey, Reg McKinnon

The Planning Board accepts the Establishing By-Law 98-01 as amended and attached, read as First, taken as a Second and Third reading. (cd)

Res.: 50-2023 Lennie Smith, Shelly Bailey

That the Planning Board gives provisional consent to Application E2023-07.

Applicant (s): Willem Alcock with attached conditions and notes. (cd)

Res.: 51-2023 Reg McKinnon, Jason Koivisto

That the Planning Board agrees to have Jerry Dolcetti continue as their Planning Consultant for 2023. (cd)

Res.: 52-2023 Shelly Bailey, Todd Rydall

Be it resolved that the Board defers the decision on choosing ALES or LEAR study until its next meeting. (cd)

Res.: 53-2023 Reg McKinnon, Lennie Smith

That the Planning Board meeting adjourns at 8:05 pm until the next scheduled meeting or at the call of the Chair. (cd)

**Date:** \_\_\_\_\_

**Chair:** \_\_\_\_\_

**Secretary-Treasurer** \_\_\_\_\_

Jared Brice, Desbarats to Echo Bay Planning Board

## PROJECT SCOPE

Based on this project's background, JLR's scope for this project will include:

### 1. Phase 1: Project Initiation

#### 1.1. Client Kick Off Meeting

JLR will meet with Planning Board staff to kick off the project. This meeting will provide an opportunity to review and confirm the scope, schedule and budget for the project.

#### 1.2. Planning Board Meeting #1

JLR will meet with the Planning Board to discuss the project and collect the Planning Board's feedback on the current draft Official Plan.

### 2. Scoped Review and Recommendations

#### 2.1. Scoped review

Based on Planning Board feedback, JLR will review the existing draft Official Plan to ensure that it meets local and provincial requirements.

#### 2.2. Agricultural land review

Based on Planning Board feedback, JLR will undertake either an Agricultural Land Evaluation System (ALES) or Land Evaluation Area Review (LEAR) to delineate agricultural land/rural area land use designation boundaries. JLR will lead this step, while Planning Board staff will undertake all necessary GIS analysis.

The ALES and LEAR are two approved methodologies for evaluating agricultural lands in the Province of Ontario. These are compared on the following table. A budget for each option is included in the financial proposal section of this quotation so that Planning Board can choose which option it would like to pursue.

	Land Evaluation and Area Review (LEAR)	Agricultural Land Evaluation System (ALES)
Description	LEAR quantitatively evaluates the relative importance of lands for agriculture based on the land's inherent characteristics and other factors affecting agricultural potential. LEAR can be supplemented with additional analysis and field verification prior to designating prime agricultural areas.  LEAR has two parts:	ALES is a table-top exercise which does not rely on GIS modeling to assist in the identification of prime agricultural areas. It includes generally 250 hectare or larger blocks where prime agricultural areas, as defined in the PPS, predominate.  An ALES study focuses on Class 1-3 soils as well as associated 4 to 7 soils

Jared Brice, Desbarats to Echo Bay Planning Board

<ol style="list-style-type: none"><li>1. Land Evaluation (LE) which assesses soil and climatic conditions and Canada Land Inventory (CLI) mapping to identify and compare agricultural potential.</li><li>2. Area Review (AR) considers other factors such as land fragmentation and questions about how land is currently used.</li></ol> <p>GIS data is used to digitally analyze data to develop quantitative scores for lands in the study area.</p> <p>Scores from LE and AR are weighed and provide an overall LEAR score for each evaluation units in the study area.</p>	<p>and organic soils. For organic soils, the presence of any improvements to improve soil capability for agriculture (e.g., installation of tile drainage).</p> <p>ALES considers the following factors:</p> <ol style="list-style-type: none"><li>1. What is the actual land use? Is the land being used or has potential to be used?</li><li>2. Have investments been made into crops or agricultural infrastructure?</li><li>3. What are the lot sizes of the subject lands? Is there a high degree of fragmentation?</li></ol>
<p>Differences</p> <p>LEAR Study is supplemented with additional analysis and field verification (ground-truthing) prior to designating a prime agricultural area. Land Evaluation and Area Review are weighted to provide overall LEAR scores, which are more accurate representations of areas with greatest agricultural potential. Stakeholder engagement is typically an important component of LEAR, including the establishing of a steering committee to gather local and farming expert knowledge over the course of a LEAR.</p> <p>LEAR uses the most current mapping through OMAFRA. Although the mapping is available for free from OMAFRA, the additional GIS and area evaluation analysis does represent a higher cost than ALES.</p>	<p>ALES compares different data layers such as current land use designations and soil types, to evaluate and compare characteristics of land prior to development of Official Plan designations.</p> <p>The approach to ALES is simpler than LEAR, however it is likely that the designation of prime agricultural areas would be less refined than with a LEAR approach.</p>



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We're moving content over from an older government website. We'll align this page with the ontario.ca style guide (<https://www.ontario.ca/page/ontarioca-style-guide>) in future updates.

# Agricultural Land Evaluation System (ALES) methodology

Learn about this mapping methodology used to identify and designate prime agricultural areas.

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Agricultural Land Evaluation System (ALES) and Land Evaluation and Area Review (LEAR) (<http://omafra.gov.on.ca/english/landuse/agsys-lear.htm>) are two recognized methodologies for informing the designation of prime agricultural areas (<http://omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>), if a study is needed. A study using these approaches may be conducted to help identify prime agricultural areas or the agricultural land base (<http://omafra.gov.on.ca/english/landuse/agri-landbase.htm>) more broadly, for designation in official plans. In municipalities where the land outside settlement areas meets the definition of a prime agricultural area, a study may not be required in order to designate the area in an official plan.

This page provides a recommended ALES approach for identifying and designating prime agricultural areas. The ALES approach is best described as a 'table-top' exercise, where relevant information sources (e.g., soil capability, land use, etc.) are analyzed to determine if areas meet the characteristics of a prime agricultural area. In comparison, the LEAR approach (<http://omafra.gov.on.ca/english/landuse/agsys-lear.htm>) relies on Geographic Information System (GIS) modelling to assist with the identification of prime agricultural areas.

## Understanding the Characteristics of Prime Agricultural Areas

When evaluating whether lands should be included in a prime agricultural area, it is important to consider the Provincial Policy Statement's (PPS) definitions of prime agricultural land and prime agricultural area.

**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.

**Prime agricultural area:** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

OMAFRA's prime agricultural area webpage

(<http://www.omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>) explains that prime agricultural areas are not only areas where Canada Land Inventory (CLI) Classes 1 to 3 land predominates, but often also include associated CLI Classes 4 to 7 lands. It should be noted that organic soil is mapped in CLI but does not have a CLI rating. Even so, lands with organic soils should be carefully considered during an ALES exercise. Organic soils can be very productive for agriculture, particularly if improvements are undertaken (e.g., installation of tile drainage) or when used for crops such as certain vegetables that thrive in organic soil. The CLI agricultural capability mapping from Ontario GeoHub (<https://geohub.lio.gov.on.ca/>) should be used as it provides the most current information. Additionally, prime agricultural areas include areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. When assessing this portion of the definition, a variety of factors should be considered:

- What is the actual land use? Is the land being used or have potential for agricultural purposes?
- Have investments been made into crops (e.g., perennial plant stock such as trees or grapevines), or agricultural infrastructure (e.g., livestock facilities, other

agricultural buildings, drainage systems, fencing)?

- What are the lot size(s) within the study area? Is there a high degree of lot fragmentation?

In general, areas with a concentration of agricultural uses, productive soils, with a low degree of fragmentation, and investments into agricultural uses and associated infrastructure are characteristic of prime agricultural areas.

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## Recommended Area Threshold

To be consistent with the PPS, OMAFRA recommends that contiguous lands, generally 250-ha or larger, where prime agricultural area characteristics predominate, should be present to support a prime agricultural area designation. This threshold is not intended to prevent approval authorities from designating smaller areas with prime agricultural area characteristics. Conversely, areas that do not exhibit prime agricultural area characteristics are recommended to be contiguously 250-ha or larger in size in order to be excluded from the prime agricultural area. When assessing where/when characteristics predominate, a generally >50 per cent threshold is applied on a parcel-by-parcel basis.

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## Establishing Designation Boundaries

OMAFRA also recommends applying common conventions when delineating prime agricultural areas for designation. When determining the extent of prime agricultural areas, designations should be adjusted to an identifiable boundary such as a lot line, roadway, railway or water body. Where present and mapped, features such as infrastructure corridors (e.g., hydro corridors) can be used. Small pockets of non-agricultural uses may be present within a prime agricultural area and should not be excluded from the designation. Generally, prime agricultural areas should not divide individual parcels. However, in certain circumstances it may be appropriate to identify a designation boundary at a mid-concession point. This approach may be suitable for large lots (typically the original surveyed 40-ha lots) where the predominate characteristics drastically differ (prime vs. non-prime) from one end of the lot to the other.

## Resources to Assist with the Evaluation

ALES analysis can be supported by data and tools accessible in OMAFRA's Agricultural Information Atlas (AgMaps) (<http://omafra.gov.on.ca/english/landuse/gis/portal.htm>) . This public-facing GIS tool provides the capability to overlay relevant data layers to compare and evaluate the characteristics of the land. This tool can be used to assist with mapping work by providing access to CLI ratings, soil mapping, satellite imagery, parcel fabric, drainage information, etc.

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## Finalizing Maps

Before making final mapping decisions, it is strongly recommended that ALES' study results be checked directly on the ground to confirm the designation and its boundaries. This is particularly important for areas where current satellite imagery is not available. Site visits often reveal conditions that were not anticipated based on desktop information. This verification of facts is particularly important in areas experiencing agricultural expansion activities (such as tree-cutting or drainage improvements), which have opened or re-introduced lands for agricultural use. Consulting with local Agricultural Advisory Committees where they exist, or agricultural organizations about the history and current use of land may also be beneficial. To achieve continuity of prime agricultural area designations across neighbouring jurisdictions, consultation with adjacent jurisdictions is recommended.

For more information:

Toll Free: 1-877-424-1300

E-mail: [ag.info.omafra@ontario.ca](mailto:ag.info.omafra@ontario.ca) (mailto:ag.info.omafra@ontario.ca)

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# Land Evaluation and Area Review (LEAR) methodology

Learn about this mapping methodology used to identify and designate prime agricultural areas.

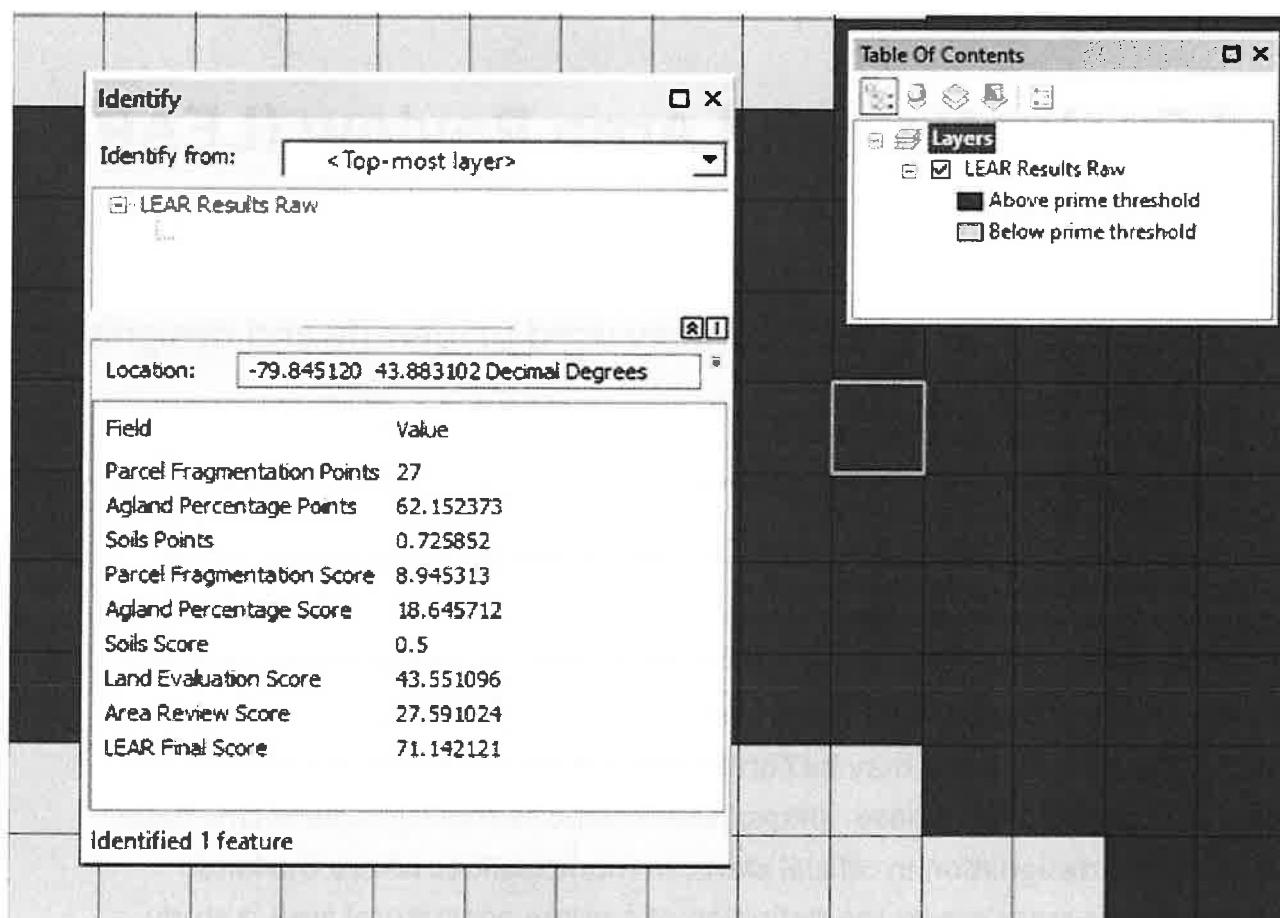
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Land Evaluation and Area Review (LEAR) and Agricultural Land Evaluation System (ALES) (<https://www.ontario.ca/page/agricultural-land-evaluation-system-ales-methodology>) are two recognized methodologies for informing the designation of prime agricultural areas (<https://www.ontario.ca/page/prime-agricultural-areas>), if a study is needed. A study using these approaches may be conducted to help identify prime agricultural areas or the agricultural land base (<https://www.ontario.ca/page/agricultural-land-base>) more broadly, for designation in official plans. In municipalities where the land outside settlement areas meets the definition of a prime agricultural area, a study may not be required in order to designate the area in an official plan.

This page provides a recommended LEAR approach for identifying and designating prime agricultural areas. LEAR is a commonly used tool in Ontario developed by OMAFRA to quantitatively evaluate the relative importance of lands for agriculture based on the land's inherent characteristics and other factors affecting agricultural potential. LEARs are a starting point to identify prime agricultural areas. LEARs may be supplemented with additional analysis and field verification prior to designating prime agricultural areas.

OMAFRA surveyed LEAR practitioners from across Ontario to learn from their experiences. The Ministry then developed a rigorous LEAR process to use across the Greater Golden Horseshoe (GGH) using consistent factors, datasets, and weightings. This was used to identify areas of agricultural potential using consistent criteria.

The same LEAR methodology has been successfully used outside the GGH, and OMAFRA recommends it be used. Municipalities interested in completing a LEAR should contact the OMAFRA Rural Planner (<https://www.ontario.ca/page/land-use-policy-and-stewardship-staff>) for their area to see what assistance is available.



There are two parts to a LEAR evaluation:

1. Land Evaluation (LE), which assesses inherent soil and climatic conditions for agriculture. OMAFRA's CLI mapping is used to identify and compare the agricultural capability for common field crops.
2. Area Review (AR), which considers other factors important to agricultural potential such as fragmentation of the land base and how land is used.

Scores from the LE and AR components are weighted and combined to provide an overall LEAR score for each evaluation unit in the study area. The highest scoring evaluation units represent areas with the greatest agricultural potential. Additional

analysis and criteria are involved in delineating prime agricultural areas, including mapping areas with high LEAR scores to identifiable boundaries.

For the Greater Golden Horseshoe LEAR, OMAFRA assigned 60% of the LEAR score to LE factors and 40% to AR factors. Greater weighting was given to the LE score because provincial policy emphasizes the need to recognize the inherent suitability of the land for agriculture. The two AR factors used were: the fragmentation of the land base and the area in agricultural production. Use of these combined factors means that areas may still receive a high LEAR score even if there are a small number of non-agricultural uses and small residential lots because the area as a whole is predominantly in agriculture and the land base is relatively intact.

Once the total LEAR score for each evaluation unit in the study area was calculated, evaluation units with high, medium and low scores were grouped based on specific threshold scores arrived at through sensitivity analysis and consultation.

#### Principles for LEAR studies:

1. Alignment with provincial objectives and policies.
2. Use of the most recent and robust data available for the entire study area.
3. Factors are mutually exclusive to avoid double counting.
4. The number of factors is limited to avoid diffusing the importance of each factor.
5. Factors are well-reasoned and understandable to the public, agricultural stakeholders and decision-makers.
6. The method addresses differences between municipalities.
7. A balanced approach is used where agriculture and natural heritage overlap.

Additional detail is provided in the *Agricultural System Mapping Method* (OMAFRA, 2018). This document is available on request to OMAFRA's Agricultural Information Contact Centre, 1-877-424-1300.

Updated: June 27, 2023  
Published: May 10, 2022

## **Report to Desbarats to Echo Bay Planning Board**

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**TO:** Chair and Members of the Planning Board  
**FROM:** Jared Brice, Secretary-Treasurer  
**DATE:** August 18<sup>th</sup>, 2023  
**SUBJECT:** **Consent Application Fee Reduction – L2023-11 Shipowick**

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### **EXECUTIVE SUMMARY:**

On July 12<sup>th</sup>, 2019, the Desbarats to Echo Bay Planning Board received an application for consent for the creation of two lots for subject land 398 Finns Bay Road (see attached map). The consent application was approved, conditions were met, and the file was completed on April 3, 2020. The subject property had a Bell Tower and there was no circulation of the consent application during the consultation period with Bell Canada.

Bell Canada, through consent application(s) L2023-11 a & b now seeks the Planning Boards consent for a long-term lease and an easement in perpetuity that will, (a) reflect the Severance and the changes in the ownership of the subject lands, and (b) protect Bells ability to continue its telecommunications operation on the subject lands, for the benefit of the surrounding community.

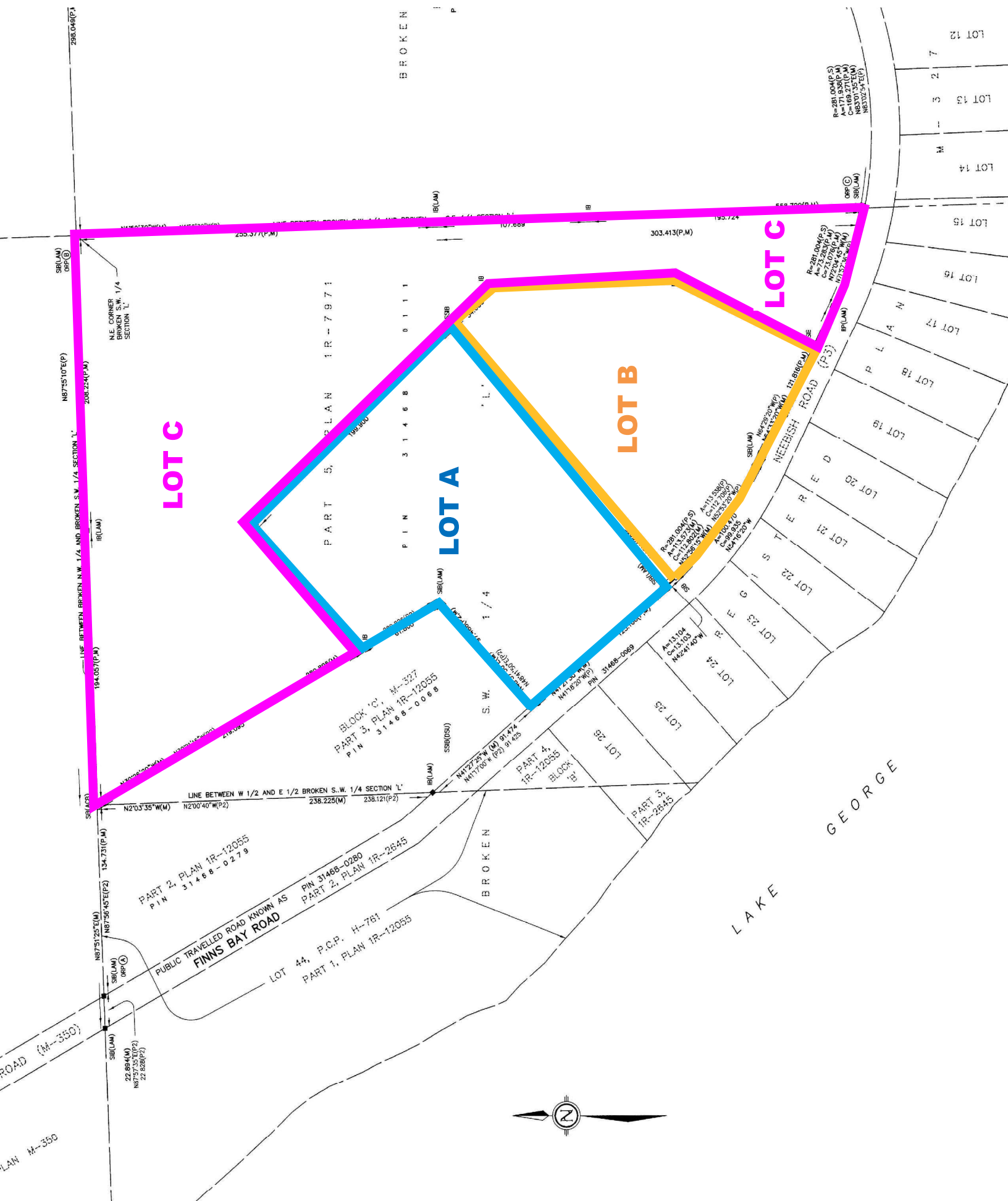
Planning Board staff recommend to the Board that the fee for one of the consent applications comprising file L2023-11 be waived.

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### **STAFF RECCOMENDATION**

Staff recommend:

- That the report from the Secretary Treasurer be received; and
- That the Planning Board waive one of the two the consent application fees for consent application L2023-11 a & b Shipowick; and
- That the cost of the Consent Application(s) come to a total of \$1200 plus \$20 for printing.



**DESBARATS TO ECHO BAY PLANNING BOARD**  
***Consent Questionnaire***

File #	Owner:
Location:	Municipality:

**1. Planning Control**

- a) Do you have an Official Plan? ☐ yes ☐ no
- b) Is this proposal in conformity with it? ☐ yes ☐ no
- c) What is the Official Plan designation? \_\_\_\_\_
- d) What are the permitted uses? \_\_\_\_\_
- \_\_\_\_\_

- 2.** a) Do you have a Zoning By-Law? ☐ yes ☐ no
- b) Is this proposal in conformity with it? ☐ yes ☐ no
- c) What is the Zoning designation? \_\_\_\_\_
- d) What are the standards of this Zone?
- Permitted uses \_\_\_\_\_
- Frontage required for Consent \_\_\_\_\_
- Minimum Lot size \_\_\_\_\_

- 3.** a) Is there a Minister's Zoning order covering this area? ☐ yes ☐ no
- b) Is this proposal in conformity with it? ☐ yes ☐ no
- c) What is the Zone designation? ☐ yes ☐ no
- d) What are the standards of this Zone?
- Permitted uses \_\_\_\_\_
- Frontage required for Consent \_\_\_\_\_
- Minimum Lot size \_\_\_\_\_

- 4.** If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application? ☐ yes ☐ no Explain
- \_\_\_\_\_
- \_\_\_\_\_

- 5.** Is this property eligible for a severance? ☐ yes ☐ no
- Why? \_\_\_\_\_
- \_\_\_\_\_

**DESBARATS TO ECHO BAY PLANNING BOARD**  
***Consent Questionnaire***

**6. Servicing**

Which of these public services will be available to this proposal?

☐ Municipal Water

☐ Sanitary Services

☐ Electricity

☐ Road Maintenance

☐ Snow Plowing

☐ School Bus

☐ Garbage Pick up

**7. Does council foresee any new demands for municipal services as a result of this application?** ☐ yes ☐ no  
(If yes please specify)

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**8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?**

<b>Road</b>	<b>Severed</b>	<b>Retained</b>
Province		
Municipality		
Local Roads Board		
Other		

**b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road?**

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**9. What comments does the Road Superintendent have regarding the proposed access to any created lots?**

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**10. What is the surrounding land presently used for?**

To the North \_\_\_\_\_

To the South \_\_\_\_\_

To the East \_\_\_\_\_

To the West \_\_\_\_\_

**DESBARATS TO ECHO BAY PLANNING BOARD**  
***Consent Questionnaire***

**10. Recommendation**

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act? ☐ yes ☐ no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act? ☐ yes ☐ no

**11.** Having regard to the matters noted, does Council recommend consent be given?

☐ yes ☐ no Why

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**12.** Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! \_\_\_\_\_

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**13. Additional Comments** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature** \_\_\_\_\_ **Date completed** \_\_\_\_\_  
Municipal Clerk

**Signature** \_\_\_\_\_ **Date received** \_\_\_\_\_  
Planning Board Secretary