

Peel2041

Regional Official Plan Review

Agricultural Mapping Refinement

Peel 2041

November 2019



This report (including any attachments) has been prepared using information current to the report date. It provides an assessment of provincial policy conformity requirements, recognizing that Provincial plans and policies were under review and are potentially subject to change. The proposed direction contained in this report will be reviewed to ensure that any implementing amendments to the Regional Official Plan will conform or be consistent with the most recent in-effect provincial policy statement, plans and legislation. Additional changes will not be made to the contents of this report.

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Addendum to Region of Peel and Town of Caledon Land Evaluation and Area Review (LEAR) Study, April 3, 2017.

1. INTRODUCTION

The Growth Plan and Greenbelt Plan require municipalities to identify a continuous land base for agriculture by designating prime agricultural areas and rural lands in accordance with implementation procedures and mapping issued by the Province.

In February 2018, the Province released agricultural land base mapping along with the *Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe (OMAFRA, 2018a)* to support implementation of the *Growth Plan for the Greater Golden Horseshoe (2017)*, *Greenbelt Plan (2017)*, *Oak Ridges Moraine Conservation Plan (2017)* and *Niagara Escarpment Plan (2017)*. On May 2, 2019, the Province issued *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, which came into effect on May 16, 2019 and replaced the Growth Plan (2017). When municipalities review their official plans to conform to the Growth Plan and Greenbelt Plan, they are required to identify and map the agricultural land base, as well as maintain and enhance the Agri-Food Network, as defined by the Province (OMAFRA, 2018a). The implementation procedures provide direction for the identification and refinement of the agricultural land base system in the Greater Golden Horseshoe (GGH).

Upper-tier municipalities may refine provincial mapping when their official plans are brought into conformity with the Greenbelt Plan and the Growth Plan. Refinement of the Province's land base mapping is to be undertaken in consultation with the public, neighbouring municipalities, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ministry of Municipal Affairs and Housing (MMAH). This report describes the method undertaken to refine and identify agricultural land base mapping for the Region of Peel.

In May 2019 the Province released *A Place to Grow*, replacing the 2017 *Growth Plan for the Greater Golden Horseshoe*. *A Place to Grow* indicates that, outside the Greenbelt, the provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, *prime agricultural areas* identified in upper- and single-tier official plans approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of the provincial plan. *A Place to Grow* confirmed that an upper-tier municipality may refine the provincial mapping at the time of initial implementation in its official plan but that further refinements may only occur through a *municipal comprehensive review*.

1.1 Agricultural System Land Base Mapping

The Agricultural System approach recognizes the importance of prime agricultural areas and rural lands within an interconnected system of agricultural lands. Both are key elements of the land base that support long-term agricultural production and economic activity. The Agricultural System also recognizes the importance of the agri-food network of services, infrastructure and assets that support the viability of the agri-food sector and the relationship between agriculture and natural heritage. By recognizing agriculture as part of a system, the provincial plans provide a framework that integrates planning for growth with the protection of resource lands to support a thriving interconnected agricultural sector across the GGH (OMAFRA, 2018a).

The Growth Plan and Greenbelt Plan define the Agricultural System for the Greater Golden Horseshoe as:

“The system mapped and issued by the Province, 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 sector.” (Ministry of Municipal Affairs and Housing, 2017)

The agricultural land base mapping issued by the Province includes prime agricultural areas and candidate areas that may be added as prime agricultural areas or designated as rural lands. The intent of the provincial direction is that municipalities map prime agricultural areas and rural lands as a continuous interconnected system of agricultural lands consistently in accordance with provincial policy and procedures.

1.2 Region-Town of Caledon Land Evaluation and Area Review (LEAR)

A Land Evaluation and Area Review (LEAR) is a technical assessment developed by OMAFRA which, in addition to the Canada Land Inventory (CLI) soil classification, is used to identify prime agricultural areas, allowing other locally based physical and socio-economic factors to be considered.

In 2016, the Region of Peel and Town of Caledon completed a LEAR study to identify and refine recommended prime agricultural areas in accordance with OMAFRA’s guidelines for conducting LEAR studies. It was one of several background studies undertaken to inform the Agricultural Policy Review component of the Region’s Official Plan Review.

The Region-Town LEAR Study identified and applied evaluation factors to assess the agricultural potential of lands on a Region/Town-wide basis. The Study method calculated quantitative scores for each parcel of land in the study area to assess their relative potential for agriculture. Parcels receiving high scores above an identified threshold were identified as a recommended prime agricultural area. The LEAR recommended prime agricultural area underwent a further analysis and refinement to identify large contiguous areas for designation. The Study received input from local agricultural industry representatives and Provincial staff and included extensive public and stakeholder consultation. Further details on the study are provided in the *Region of Peel and Town of Caledon Land Evaluation and Area Review Technical Study* (MHBC, 2016).

The Region-Town LEAR Study recommended prime agricultural area reflects a more refined local LEAR study analysis that is consistent with the Provincial Agricultural System mapping method, purpose and outcomes. The consideration and use of the Region-Town LEAR Study’s recommended prime agricultural area to refine Provincial agricultural land base mapping is consistent with OMAFRA’s guidelines for identification and refinement of the prime agricultural areas in the Provincial Implementation Procedures. The boundaries of the Region-Town LEAR prime agricultural area are shown on Figure 1.

2.0 PROVINCIAL AGRICULTURAL LAND BASE

The Province also mapped a recommended prime agricultural area through a provincial LEAR technical study to identify a prime agricultural area for the Greater Golden Horseshoe. Large contiguous areas that received high scores in accordance with the provincial LEAR method were identified as prime agricultural areas in the agricultural land base mapping. Further details on the study method followed by the Province are provided in the *Agricultural System Mapping Method and Implementation Procedures* documents (OMAFRA, 2018a and 2018b).

The Province's agricultural land base mapping also includes prime agricultural areas that were designated in municipal official plans and in effect at the time that the Provincial agricultural land base map was created.

In addition to mapping prime agricultural areas, the Province has identified candidate areas. Candidate areas may be included as prime agricultural areas during the municipal refinement of provincial mapping or designated as rural lands (OMAFRA, 2018a). The refinement of OMAFRA's prime agricultural areas and the consideration of candidate areas is to be based on consistency with the Province's Agricultural System mapping method, purpose and outcomes.

2.1 Provincial Agricultural Land Base Refinement Criteria

Upper-tier municipalities may incorporate the provincially issued agricultural land base mapping of *prime agricultural areas*, with refinements, into their official plans through an official plan amendment, either during or before a municipal comprehensive review. Refinements are required to be consistent with provincial plan policies and the Provincial Implementation Procedures (Greenbelt Plan section 5.3 and Growth Plan policy 4.2.6.9) and are subject to provincial approval.

During the refinement process, municipalities are required to analyze differences between their existing official plan schedules and LEAR's to that of OMAFRA's agricultural land base map. The analysis requires the application of refinement criteria as stipulated in the Implementation Procedures document. The procedures enable refinement based on:

- Extending *prime agricultural areas* to identifiable boundaries (beyond the identifiable boundaries used by the Province to create the agricultural land base map).
 - Identifiable boundaries may include roads, railways, large water bodies and *settlement area* boundaries, but do not include the following: topographic features (e.g., cliffs), buildings, small creeks or drainage ditches or provincial plan boundaries (e.g., to Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan boundaries).
- Minor technical adjustments (e.g., to account for distortion from map projections or discrepancies based on map scales).
- Removal of *settlement area* boundaries that were approved in upper-and single-tier official plans in effect as of July 1, 2017, and any additional refinements to *settlement area* boundaries once precise locations have been determined through the municipal comprehensive review process.
- Refinements to recognize more precise local information, specifically:
 - Lands such as First Nation reserve lands and federally regulated portions of aerodromes.

- Future updates to the provincial LEAR if significant changes are made to the official OMAFRA Canada Land Inventory mapping.
- Existing upper- or single-tier municipal LEARs and accompanying mapping if they are consistent with and do not conflict with the *Agricultural System* mapping method, purpose and outcomes. The provincial LEAR will take precedence where appropriate to achieve continuity across municipal and provincial plan boundaries and to achieve other *Agricultural System* purpose and outcomes.
- Designated *employment areas* (Section 3.2.1.9).
- Contiguous areas greater than 250 hectares of existing, permitted non-agricultural and non-residential uses that are unlikely to be rehabilitated to agriculture and are not characteristic of *prime agricultural areas*. Non-agricultural uses may include commercial, institutional, cemeteries, golf courses, industrial parks, *mineral aggregate resources* areas below the water table, built-up areas along highways, developed shoreline areas (Growth Plan policy 4.2.4.5), *infrastructure* (named in the Growth Plan Schedules 5 and 6) that has been developed, large impervious surfaces, and designated *employment areas*.
- Refinements to recognize key *natural heritage features* in which *agricultural uses* are not ongoing (Section 3.2.1.4).
- Refinements to add areas in order to create a continuous agricultural land base across municipal boundaries (i.e., edge matching of lands in agricultural production) (OMAFRA, 2018a).

The refinement method described by the Province is shown conceptually in Figure 2. The method identifies that specific circumstances or criteria apply to the refinement of prime agricultural areas mapped by the Province. A more flexible approach is described for candidate areas allowing municipalities to determine whether these areas should be added as prime agricultural areas or designated as rural lands as appropriate. Lands outside of prime agricultural areas and candidate lands are not subject to the agricultural land base refinement.

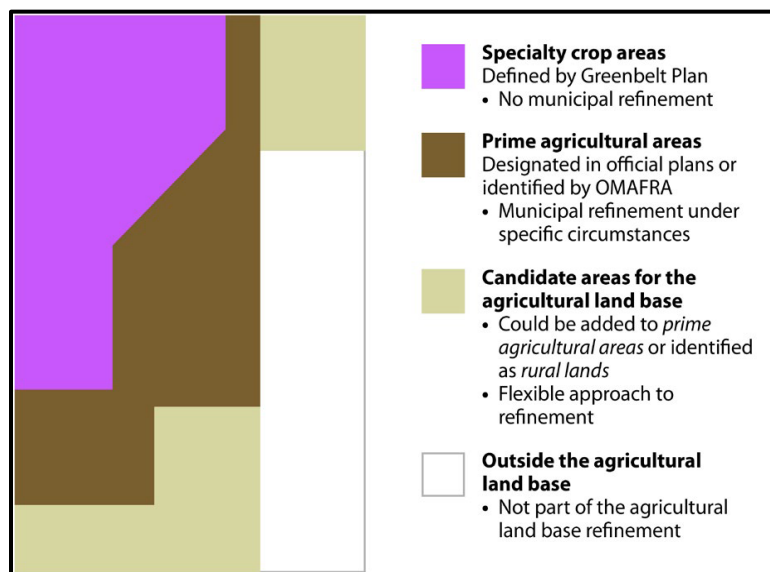


Figure 2: Agricultural Land Base Refinement

3.0 REGION OF PEEL MAPPING REFINEMENT METHOD

The new Provincial mapping identifies a larger prime agricultural area in Peel than currently identified in the Regional Official Plan, including new prime agricultural areas north of the Niagara Escarpment, a small prime agricultural area in the Greenbelt Plan Area in Brampton, and a small prime agricultural area within the Ninth Line lands in Mississauga. The Region's LEAR Study identification of prime agricultural areas is recommended to be used as a refinement input to conduct the mapping refinement process based on the Provincial refinement criteria in Section 3.2.1.1 of the Implementation Procedures.

Figure 3 shows the Provincial agricultural land base mapping issued by the Province (including prime agricultural areas and candidate areas), the existing approved prime agricultural area on Schedule B in the Regional Official Plan and the Region-Town's LEAR Study recommended prime agricultural area.

During the refinement process, municipalities are required to analyse the differences between existing designated or locally recommended prime agricultural areas and OMAFRA's agricultural mapping. Accordingly, the Region-Town LEAR Study was utilized as a comparative foundation for the refinement exercise. The refinement process consisted of a comparative analysis of the Provincial prime agricultural area and candidate areas, and the Region-Town LEAR recommended prime agricultural area to understand the differences and similarities between the two and as a basis to apply refinement criteria as outlined in the implementation procedures.

The analysis and refinement undertaken by the Region followed a seven-step process that included a review of the:

1. Differences between the recommended Regional-Town prime agricultural area (PAA) and the Provincial PAA mapping.
2. Average Region-Town LEAR scores within the Provincial PAAs identified outside of the Region-Town LEAR recommended PAA.
3. Natural heritage feature constraints within the areas of difference (e.g., wetlands and woodlands greater than 0.5 hectare).
4. Prior land use planning approvals within the areas of difference that removed lands from an agricultural designation that will not be rehabilitated to PAA.
5. Opportunities to align PAA boundaries in Peel with adjacent municipal PAA designations, which includes the current and proposed official plan designations of adjacent municipalities.
6. Provincial PAAs in the City of Brampton and City of Mississauga in relation to recommended size thresholds for designating PAAs and other factors.
7. Provincial candidate areas and direction for the identification and designation of rural lands outside of the refined PAA by the local municipalities to complete mapping of the agricultural land base for the Region of Peel, as appropriate.

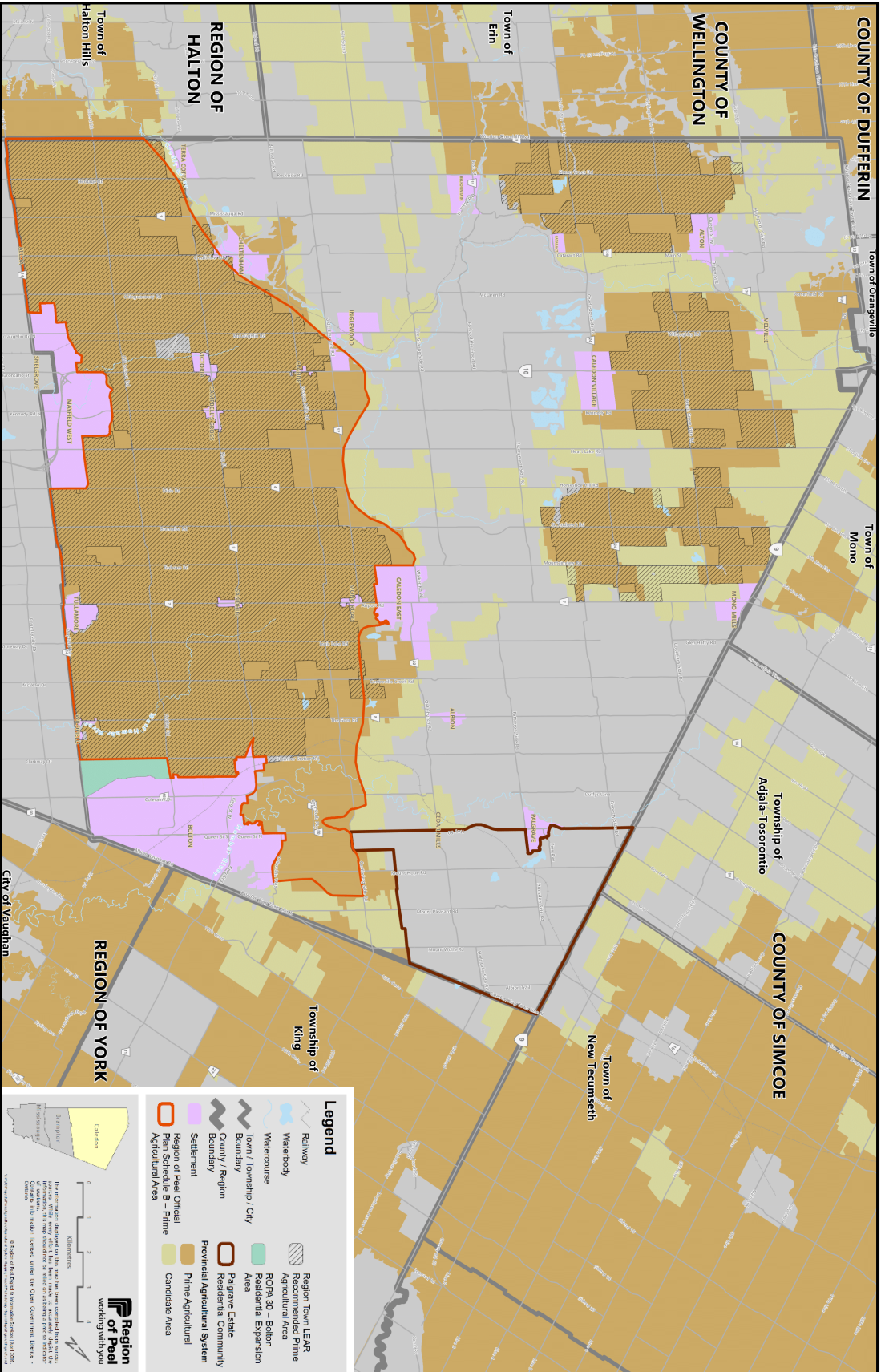


Figure 3: Comparison of Provincial prime agricultural area to existing Region of Peel prime agricultural area and Region-Town LEAR prime agricultural area

3.1 Refinement of Prime Agricultural Area Mapping

The Provincial prime agricultural areas and the Region-Town's LEAR prime agricultural areas were overlaid to identify discrepancies between the two sets of maps. In total, 32 areas of difference (Study Areas) were identified. These areas indicated locations where provincial mapping identified prime agricultural areas that were not identified as recommended prime agricultural area in the Region-Town LEAR Study (Refer to Map 1).¹ The 32 areas of difference required further analysis to better understand the inconsistencies and whether refinement of Provincial prime agricultural area boundaries was appropriate. The following sections and accompanying tables and maps describe the analysis undertaken to evaluate each area and recommend refinements to the provincial mapping.

3.1.1 Average Region-Town LEAR Scores

Weighted average LEAR scores were calculated using parcel scores from the Region-Town LEAR Study within each area of difference to provide an initial assessment of the relative potential of these areas to support agriculture in relation to the LEAR study threshold score of 535, which was established to identify prime agricultural areas in the Region-Town's LEAR Study.

The results, shown on Map 1, indicate that most of the areas of difference had average LEAR scores close to or above the Region-Town LEAR threshold and that further analysis of the areas was warranted. Although a few areas had average scores that were significantly below the threshold, high scoring individual parcels present in these areas should not be automatically excluded based on an average score for the area. All areas of difference were therefore carried forward for further analysis.

3.1.2 Analysis of Natural Heritage Feature Constraints

Natural heritage features considered to have potential physical and/or functional constraints for agricultural production were identified and mapped as an overlay on the prime agricultural areas. Areas having extensive contiguous natural heritage cover were considered eligible for refinement of the provincial prime agricultural area mapping as these areas would not be expected to support new or intensified agricultural activity.

For the purposes of the analysis, only woodlands and wetlands ≥ 0.5 hectares in size were mapped as other types of natural heritage features and areas are less limiting for ongoing agricultural uses to continue (e.g. large valleys with existing agricultural production, open meadow wildlife habitat cropped for hay production). Woodlands and wetlands greater than 0.5 hectares are subject to provincial, regional and local official plan policies for their protection.

The analysis of natural heritage mapping in the areas of difference indicated that natural heritage constraints are extensive in portions of some areas. In cases where the presence of natural heritage was extensive in specific locations, the extent of natural heritage was a contributing factor in the recommendation to remove provincially identified prime agricultural area. The presence of small isolated natural heritage features was not a constraint for the purposes of identifying areas as prime agricultural area. Results of the analysis are provided for each area of difference in Table 1 and Map 2.

¹ The 32 areas of difference do not include Provincially recommend PAAs identified in the City of Mississauga and Brampton. The analysis of the prime agricultural areas in Brampton and Mississauga is provided separately in Sections 3.2 and 3.3.

3.1.3 Lands Designated for Non-agricultural Uses

All properties having existing, permitted non-agricultural uses that are unlikely to be rehabilitated to agriculture were identified and mapped as a second overlay on the prime agricultural area mapping (see Maps 3A and 3B). The mapping included properties that received prior site specific official plan amendment approvals to redesignate lands to a non-agricultural use. Mapped properties included lands designated for institutional, recreational and extractive industrial uses.

The Province's recommended threshold that non-agricultural uses have a minimum area of 250 hectares was modified to include all properties regardless of size. Many of these properties are located on the edges of identified prime agricultural areas and are contiguous with larger areas of non-prime agricultural land outside of the provincially mapped prime agricultural area.

Results of the analysis along with recommendations to refine provincial mapping based on this criterion are provided in Table 1 and Maps 3A and 3B. Based on the analysis, several refinements to remove provincial prime agricultural areas in the areas of difference are recommended (e.g. lands designated for extractive industrial uses adjacent to Caledon Village). Individual isolated properties with non-agricultural designations within the large contiguous prime agricultural area in the southern part of Caledon are recommended to be included in the prime agricultural area designation with either a dual designation or an overlay designation in accordance with provincial implementation procedures.

3.1.4 Refinement Based on the Region-Town LEAR Study

Areas remaining after natural heritage and non-agricultural designations were considered were further analyzed for inclusion in the Region's identification of prime agricultural areas using results of the Region-Town LEAR Study. For the purpose of this analysis, average LEAR scores and individual parcel scores were reviewed. All individual parcel LEAR scores within each of the areas of difference were reviewed to confirm whether it was appropriate to include or exclude the parcel as part of a recommended prime agricultural area.

Refinements to remove parcels from the provincial prime agricultural area mapping were recommended in cases where individual parcel LEAR scores were below the Region-Town LEAR threshold score of 535. High scoring parcels were also recommended for removal from the provincial mapping if they were of insufficient size to support farming (e.g. an estate residential lot), were small acreages having no active agriculture and unlikely to support a prime agricultural designation, were isolated from a larger contiguous prime agricultural area high scoring lands (> 250 hectare), were designated for non-agricultural uses, or had extensive contiguous natural heritage cover. Detailed results of the analysis including a parcel by parcel review of properties are provided in Table 1 and Maps 4A to 4E.

The excluded low and high scoring agricultural lands outside the Region-Town LEAR recommended prime agricultural area are recommended to be included in a rural lands designation that permits agricultural, agriculture-related and on farm diversified uses to maintain a continuous land base for agriculture.

3.1.5 Analysis of Minimum Size Threshold for Designation

In accordance with the Province's guidelines for identifying prime agricultural area designations, a prime agricultural area should generally be comprised of a group of lands having a minimum combined area of 250 hectares (618 acres). A 250 hectare size threshold is recommended in order to delineate prime agricultural areas that are sufficiently large enough to allow buffering from non-agricultural land uses outside of the area and provide flexibility for agricultural operations to expand in the future within the area.

Refined prime agricultural areas having a minimum area of 250 hectares were identified and recommended to be included in the prime agricultural area for the Region (see Map 8). Small isolated areas of high scoring lands less than 250 hectares in size were not recommended for inclusion in the Region's prime agricultural area refinement. Map 8 shows the small areas of high scoring lands to be excluded from the prime agricultural area (shown in green) outside of the recommended prime agricultural area boundary.

The southern portion of Study Area 8 adjacent to Belfountain was not initially recommended to be designated prime agricultural area in the Region-Town LEAR Study due to the Extractive Industrial Area designation and presence of extensive natural heritage features in the northern portion of the Study Area, which isolated the high scoring southern area from the recommended prime agricultural area located further north. The isolated higher scoring southern portion was not larger in size (approximately 190 ha.) than the minimum 250 hectare size threshold needed to recommend designation as prime agricultural area.

After further analysis of the provincial agricultural system mapping, the southern portion of Study Area 8 is recommended to be included as a prime agricultural area contingent on agricultural system edge matching discussions with the County of Wellington and Province if there is potential to connect this area to a larger prime agricultural area in Wellington County. The area adjacent to Belfountain is now shown on Map 8 as a recommended prime agricultural area.

3.1.6 Alignment of Prime Agricultural Area Boundaries in Adjacent Municipalities

The resulting recommended prime agricultural area boundaries were reviewed to ensure that prime agricultural areas were consistent and aligned across municipal boundaries. The existing prime agricultural area designations in adjacent municipalities, the provincial mapping of prime agricultural areas and candidate areas, and the Region's recommended prime agricultural area were mapped to identify if refinements to align prime agricultural areas across boundaries were appropriate to consider. Agricultural designations in the Town of Halton Hills (Halton Region), the Town of Erin (Wellington County), the Town of Orangeville, the Town of East Garafraxa (Dufferin County), the Town of Mono (Dufferin County), the Township of Adjala-Tosorontio (Simcoe County), the Town of New Tecumseth (Simcoe County), the Township of King (York Region), and the City of Vaughn (York Region) were reviewed. Results of the analysis are provided in Table 2 and Map 6.

In most cases, further refinement was not recommended as there were no directly abutting or nearby prime agricultural areas in the adjacent municipalities. One small area of high scoring lands adjacent to Belfountain (refer to Study Area 8 in Table 2) was identified as a continuation of the provincial prime agricultural area in Wellington County that was not identified in the Region-Town LEAR Study as a

recommended prime agricultural area in Peel (refer to analysis in section 3.1.5 above). This area is identified as a recommended refinement to the Region-Town LEAR Study prime agricultural area if there are opportunities to link the area to an adjoining prime agricultural area in the County of Wellington. Discussions with the Ontario Ministry of Agriculture, Food and Rural Affairs, Wellington County and Town of Erin are required to confirm if an existing or proposed prime agricultural area designation will extend to the boundary with the Region.

Outside of prime agricultural areas, it is recommended that the Town of Caledon consider rural lands designations to provide further opportunities to link agricultural areas across boundaries to support the direction for a continuous land base for agriculture in the region.

3.2 Refinement of Provincial Prime Agricultural Areas in the City of Brampton

The Provincial mapping identifies a small prime agricultural area in the City of Brampton adjacent to the Region of Halton/Town of Halton Hills situated within the Greenbelt (See Map 7). This area is separated by the Credit River Valley and is isolated from the adjacent prime agricultural areas in the Region of Halton. The area is approximately 176 hectares in size and therefore does not meet the recommended size threshold of 250 hectares or larger to be designated as prime agricultural area. It is recommended that the provincial land base mapping be refined to remove the prime agricultural area designation in the City of Brampton.

3.3 Refinement of Provincial Prime Agricultural Areas in the City of Mississauga

Provincial mapping identifies a narrow strip of land in the City of Mississauga adjacent to the Region of Halton/Town of Milton known as the Ninth Line lands as prime agricultural area (See Map 7). These lands have undergone a local official plan amendment (OPA) to bring the lands into the urban boundary of the City of Mississauga (OPA 90 adopted on July 4, 2018). Through that process, an agricultural impact assessment was completed as one of the supporting studies, and potential impacts to prime agricultural lands in the City of Mississauga and on the adjacent prime agricultural areas in Halton were identified and assessed. The assessment addressed provincial policy requirements for settlement expansion and provided justification to designate the lands for urban uses.

At present, the Ninth Line lands are outside of the Regional Urban Boundary. An amendment to the Regional Urban Boundary to include the Ninth Line lands will be included through the Region's municipal comprehensive review to reflect the City of Mississauga's OPA and to conform with the Growth Plan.

Accordingly, a technical amendment to the provincial land base mapping to remove the prime agricultural area designation in the City of Mississauga is recommended to reflect the City's redesignation of the area to urban uses. Alternatively, in accordance with Section 3.2.1.1 of the Implementation Procedures, refinements to the provincial prime agricultural area mapping are recommended to remove the prime agricultural area in Ninth Line to reflect the Regional settlement boundary once it is amended through the Region's municipal comprehensive review.

3.4 Analysis of Candidate Areas

Provincial mapping identified candidate areas which may be added to prime agricultural areas or designated rural lands. Rural lands within the provincial land base mapping, together with prime

agricultural areas, help create a continuous productive land base that links prime agricultural areas and support elements of the agri-food network.

Candidate areas were analyzed for inclusion in the Region's identification of prime agricultural areas using results of the Region-Town LEAR Study. The analysis identified two candidate areas in the provincial land base mapping that are recommended to be included as prime agricultural area. The first area is a narrow strip of land situated north of the Niagara Escarpment below Study Area 20 (see Map 4C). The second location is a parcel located adjacent to Study Area 1 (see Map 4A). Both are recommended to be included as prime agricultural areas as they scored above the Region-Town LEAR study threshold score of 535. All other candidate areas are recommended to be included in a rural lands designation, as appropriate, in accordance with the Provincial Implementation Procedures as they scored below the 535 threshold.

The designation of rural lands will be undertaken by the Town of Caledon in accordance with rural lands policies in the Regional Official Plan. It is recommended that the Town of Caledon consider rural lands designations to provide further opportunities to link agricultural areas across boundaries to support the direction for a continuous land base for agriculture in the region in accordance with provincial policy direction and procedures.

3.5 Summary

The Region's agricultural land base mapping exercise has resulted in a refinement and identification of agricultural land base mapping in Peel consistent with provincial policy to provide a contiguous land base that supports agriculture.

The refinement has identified a larger prime agricultural area than is currently identified in the Regional Official Plan, including new prime agricultural areas north of the Niagara Escarpment (See Map 8). The refinement process resulted in a substantial portion of the provincial prime agricultural area being included in the recommended prime agricultural area designation. The prime agricultural area identified by the province in the City of Mississauga has undergone a local official plan amendment to bring the lands into the urban boundary. The refinement process concluded it would be appropriate to remove the prime agricultural area designation in Mississauga. The prime agricultural area identified by the province in the City of Brampton did not meet the 250-hectare threshold and is recommended to be removed from the Province's prime agricultural area designation.

Currently, the Regional Official Plan Schedule B prime agricultural area totals an approximate area of 21,633 hectares whereas the recommended prime agricultural area would increase the area to 24,093 hectares, representing an increase of 2,460 hectares (See Map 8). Map 9 identifies the additions and deletions to the prime agricultural area shown on Schedule B.

4.0 MAPPING OPTIONS TO ADDRESS OVERLAP BETWEEN PRIME AGRICULTURAL AREAS AND NATURAL HERITAGE

In the Region of Peel, different designations and policies in the Greenbelt Plans, the Growth Plan, the Regional Official Plan and the Town of Caledon Official Plan provide protection for natural heritage systems, features and areas. The Provincial Implementation Procedures recommend that municipalities clarify how natural heritage designations will be shown where these overlap with prime agricultural area

designations and how policies for natural heritage apply to agricultural, agriculture-related and on-farm diversified uses in prime agricultural areas where there is overlap (OMAFRA, 2018a). A description of the relevant designations and recommendations to address how the designation of natural heritage systems, features and areas and prime agricultural areas may be shown and implemented is provided below. The recommended options also provide direction for mapping natural heritage within rural lands designations as requirements in areas of overlap are similar to the designation of prime agricultural areas.

Within the provincial Greenbelt Plans, natural heritage system designations include: the Natural Core and Natural Linkage designations in the Oak Ridges Moraine Conservation Plan; the Escarpment Natural Area and Escarpment Protection Area designations in the Niagara Escarpment Plan; and the Natural Heritage System overlays in the Greenbelt Plan and Growth Plan. The Region of Peel's Official Plan identifies the Regional Greenlands System and provides mapping identification and policy direction for the protection of Core Areas of the Greenlands System. The Town of Caledon Official Plan implements all of these plans and identifies an Environmental Policy Area designation to provide protection of natural heritage system features, areas and corridors.

Each of these designations and policies provide specific direction regarding the protection, restoration and enhancement of natural heritage systems, features and areas and provide different levels of permission for agricultural uses, agriculture-related uses and on-farm diversified uses depending on the designation that applies. Understanding how prime agricultural areas and rural lands designations identified in official plans overlap and apply in these areas is an important part of the conformity process.

Overlap within the Niagara Escarpment Plan Escarpment Natural Area and Escarpment Protection Area

The Escarpment Natural Area and Escarpment Protection Area are land use designations in the Niagara Escarpment Plan. All development is required to conform to the policies and development criteria in the Niagara Escarpment Plan. Municipal official plans are required to identify and designate prime agricultural areas and rural lands in their official plans and may establish policies and standards that apply within the designations that are more restrictive than the requirements of the Niagara Escarpment Plan provided that the policies do not conflict with the Niagara Escarpment Plan. The identification and designation of prime agricultural areas and rural lands by municipalities assists in the interpretation and application of the Niagara Escarpment Plan's Escarpment Natural and Escarpment Protection Area policies.

Options to achieve conformity with the Niagara Escarpment Plan:

- Update references to the Niagara Escarpment Plan policies and mapping in the Regional Official Plan.
- Include a new schedule in the Regional Official Plan showing the location of the Niagara Escarpment Plan land use designations.
- Update the mapping of prime agricultural areas on Regional Official Plan Schedule B.
- Designate prime agricultural areas in the Town of Caledon Official Plan in accordance with the amended Schedule B.
- Designate rural lands in the Town of Caledon Official Plan, as appropriate.

The policy permissions for agricultural, agriculture-related and on-farm diversified uses as specified in the Niagara Escarpment Plan will apply within the Town of Caledon Official Plan's prime agricultural areas and rural lands designations.

Overlap within the Oak Ridges Moraine Conservation Plan Natural Core and Natural Linkage Areas

The Natural Core and Natural Linkage Areas are land use designations in the ORMCP. All development is required to conform to the policies in the ORMCP. Like the Niagara Escarpment Plan, municipalities are required to designate prime agricultural areas and rural lands and may establish policies and standards that apply within the designations that are more restrictive than the requirements of the ORMCP provided that the policies do not conflict with the ORMCP. The identification and designation of prime agricultural areas and rural lands by municipalities assists in the interpretation and application of the ORMCP's Natural Core and Natural Linkage Area policies.

Options to achieve conformity with the ORMCP:

- Update the relevant ORMCP policies and mapping in the Regional Official Plan.
- Identify the ORMCP land use designations on Schedule D1 in the Regional Official Plan.
- Update the mapping of prime agricultural areas on Regional Official Plan Schedule B.
- Designate prime agricultural areas in the Town of Caledon Official Plan in accordance with the amended Schedule B.
- Designate rural lands in the Town of Caledon Official Plan, as appropriate.

The policy permissions for agricultural, agriculture-related and on-farm diversified uses as specified in the Oak Ridges Moraine Conservation Plan will apply within the Town of Caledon Official Plan's prime agricultural areas and rural lands designations.

Overlap within the Greenbelt Plan and Growth Plan Natural Heritage Systems

In the Growth Plan and Greenbelt Plan, policies require the Natural Heritage System to be mapped as an overlay outside settlement areas. Within the overlays, the full range of existing and new agricultural uses, agriculture-related uses and on-farm diversified uses are permitted subject to the policies of the Plans. Specific requirements apply if new agricultural buildings or structures are proposed near key natural heritage and key hydrologic features. Within features, existing agricultural uses are permitted and may continue and expansions or alterations to existing buildings and structures for agricultural, agriculture-related and on-farm diversified uses may be permitted subject to policy requirements in the Greenbelt Plan and Growth Plan.

Options to achieve conformity with the Greenbelt Plan and Growth Plan:

- Update the relevant Greenbelt Plan and Growth Plan policies and mapping in the Regional Official Plan.
- Identify the Greenbelt Plan and Growth Plan Natural Heritage System overlays on Schedule D3 in the Regional Official Plan.
- Update the mapping of prime agricultural areas on Regional Official Plan Schedule B.

- Designate prime agricultural areas in the Town of Caledon Official Plan in accordance with the amended Schedule B.
- Designate rural lands in the Town of Caledon and City of Brampton Official Plans, as appropriate.

The policy permissions for agricultural, agriculture-related and on-farm diversified uses as specified in the Greenbelt Plan and Growth Plan will apply within the Town of Caledon's prime agricultural area designation and the Town of Caledon's and City of Brampton's rural lands designations as appropriate.

Overlap with Key Natural Heritage Features and Key Hydrologic Features

Key natural heritage features and key hydrologic features are subject to policy direction in the Provincial Greenbelt Plans and Growth Plan, the Region of Peel Official Plan and local official plans. Development and site alteration are generally not permitted in features. Within the Growth Plan and Greenbelt Plan Natural Heritage Systems, existing agricultural uses may continue within key natural heritage features and key hydrologic features and expansions or alterations to existing buildings and structures for agricultural, agriculture-related and on-farm diversified uses may be permitted subject to policy requirements. Criteria for the identification of features and the policy standard for their protection are specified in the applicable plans. When designating prime agricultural areas, the Provincial Implementation Procedures recommends one of four options for official plan mapping where prime agricultural areas overlap with key natural heritage features and key hydrologic features:

1. **Overlay:** prime agricultural areas, key natural heritage features and key hydrologic features are shown on the same land use schedule, with overlay symbology for natural heritage and hydrologic features (e.g. hatching). The policy requirements of the overlay would apply to agricultural, agriculture-related and on-farm diversified uses permitted by the underlying prime agricultural area designation.
2. **Dual designation:** two different designations, one for prime agricultural areas and one for key natural heritage and key hydrologic features, are shown on separate land use schedules for the same areas. The policies of both designations would apply in areas of overlap. Where key natural heritage and key hydrologic features overlap with prime agricultural areas, the more restrictive policies would apply subject to the relevant policies and designations of the applicable plans.
3. **Single designations:** separate designations for key natural heritage and key hydrologic features and prime agricultural areas would be shown on the same land use schedule. In a single designation approach, the key natural heritage/key hydrologic features designation would need to include policies to clarify how prime agricultural areas and agricultural, agriculture-related and on-farm diversified uses would be addressed (e.g. generally no development and site alteration permitted, existing uses permitted to continue, requirements for expansions to existing buildings and structures where permitted).
4. **Hybrid designation:** a separate designation that combines policies for both features and prime agricultural areas could be used in areas of overlap (e.g. 'Natural Features in Prime Agricultural Areas'). A hybrid designation would need to include two sets of policies for prime agricultural areas and natural heritage feature protection.

The four options outlined above may be considered by the Town of Caledon to implement prime agricultural area, rural lands and natural heritage feature mapping in its official plan. Currently, the Town of Caledon Official Plan implements single (separate) designation approaches. Prime Agricultural Area and Environmental Policy Area designations are shown separately on the same land use schedule (Schedule A).

Overlap with the Region of Peel Greenlands System (Core Areas)

The Region of Peel Official Plan provides direction to the local municipalities to designate and map the Regional Greenlands System Core, NAC and PNAC features and key natural heritage and key hydrologic features identified in provincial plans. Core Areas of the Greenlands System (provincially and regionally significant features) are mapped in the Regional Official Plan as a separate designation on Schedule A. Options to address overlap of the Regional Core Areas of the Greenlands System are outlined above. In accordance with the provincial direction to identify a recommended approach, it is recommended that the Region continue to identify Core Areas of the Greenlands System and Prime Agricultural Areas on separate schedules in the Regional Official Plan (Schedules A and B).

5.0 ADDITIONAL REFINEMENTS RECOMMENDED BY PROVINCE

In May 2019, draft mapping refinements were circulated to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) staff for review and comment. In reply, Provincial staff indicated the Region has undertaken a comprehensive approach to refining the provincial agricultural land base mapping aligned with implementation procedures issued by the province. OMAFRA staff support the areas proposed for refinement in the Region's report, for reasons outlined by the Region and through OMAFRA's technical review.

Regarding the southern portion of Area 8 (see Map 4a), OMAFRA staff support the addition of the area to maintain continuity with the agricultural land base in Wellington County as well as further discussions with the County to determine alignment of prime agricultural area designations consistent with provincial direction. OMAFRA indicated that the inclusion of the southern portion of Area 8 not be based solely on the alignment of prime agricultural areas in Wellington County and recommended that the southern portion of Area 8 be identified as prime agricultural area based on the inclusion of the area as a continuation of the larger prime agricultural area to the north. OMAFRA further recommended that policies be included in the Regional Official Plan to ensure that any future redesignation of the extractive industrial area bisecting Area 8 to a post extractive land use, including any other extractive industrial areas adjacent to prime agricultural designations, be evaluated to ensure compatibility with adjacent agricultural uses in the prime agricultural designation.

OMAFRA staff support removal of the two areas in Brampton and Mississauga that are identified on Map 7 and indicated that these areas do not meet the size threshold of a contiguous area of 250 ha.

Although supportive of the majority of areas to be included in the prime agricultural area designation, OMAFRA recommended five additional areas be added as prime agricultural areas. The areas are identified in Table 3 below along with recommended rationale for their inclusion. The additional refinements recommended by the Province are shown on Map 8.

Table 3: Additions to Prime Agricultural Area Recommended by Province

Recommended Area	Rationale
<p>Located within Area of Difference 3 - Parts of lots 23 and 24, Con 6 West Side of Centre Road, Caledon</p>	<ul style="list-style-type: none"> • The subject lands are bounded on three sides by the Region’s proposed prime agricultural area designation and appear to be primarily in agricultural production in proximity to a larger area of Class 3 soils. • The subject lands should be included in the prime agricultural area and extended to an identifiable boundary to achieve a continuous agricultural land base. • The lands score above the recommend Provincial LEAR threshold (>70) to be identified as prime agricultural area
<p>Area of Difference 5 - Lot 16, Con 4 West Side of Centre Road, Caledon</p>	<ul style="list-style-type: none"> • The subject lands are bounded on three sides by the Region’s proposed prime agricultural area designation and appear to be primarily in agricultural production on the edge of an area of Class 3 soils. • The subject lands should be included in the prime agricultural area and extended to an identifiable boundary to achieve a continuous agricultural land base. • The average Regional LEAR score for the parcels on the subject lands are 547, above the threshold score of 535. • The lands score above the recommend Provincial LEAR threshold (>70) to be identified as prime agricultural area
<p>Area of Difference 11 - West part of Lot 21, Con 2 West Side of Centre Road, Caledon</p>	<ul style="list-style-type: none"> • The subject lands are bounded on three sides by the Region’s proposed prime agricultural area designation and appear to be primarily in agricultural production and largely comprised of Class 3 soils. • The subject lands should be included in the prime agricultural area and extended to an identifiable boundary to achieve a continuous agricultural land base. • The lands score above the recommend

Recommended Area	Rationale
	Provincial LEAR threshold (>70) to be identified as prime agricultural area.
Area of Difference 23 - East part of Lot 16, Con 6 East Side of Centre Road, Caledon	<ul style="list-style-type: none"> • The subject lands are bounded on three sides by the Region’s proposed prime agricultural area designation and appear to be primarily in agricultural production in proximity to a larger area of Class 3 soils. • The subject lands should be included in the prime agricultural area and extended to an identifiable boundary to achieve a continuous agricultural land base. • The lands score above the recommend Provincial LEAR (>70) and Regional LEAR (535) thresholds to be identified as prime agricultural area. The Regional LEAR score is 527.
Located within Area of Difference 28 - West part of Lot 34, Con 1 east of Centre Road, Chinguacousy	<ul style="list-style-type: none"> • The subject lands are bounded on three sides by the Region’s proposed prime agricultural area and appear to be primarily in agricultural production on Class 1 lands. • The subject lands should be included in the prime agricultural area and extended to an identifiable boundary to achieve a continuous agricultural land base. • The lands score above the recommend Provincial LEAR (>70) and Regional LEAR (535) thresholds to be identified as prime agricultural area. The Regional LEAR score is 571.

6.0 RECOMMENDATIONS

The Region’s provincial land base mapping refinement has been prepared in accordance with the Provincial Implementation Procedures method, purpose and outcomes to inform amendments to the provincial and regional agricultural land base mapping. As a result of the mapping refinement exercise, it is recommended that:

- The Province refine the provincial land base mapping to reflect the findings of the Region’s refinement exercise and the recommended prime agricultural area shown on Map 8, including the removal of prime agricultural areas identified in the provincial land base mapping in the Cities of Brampton and Mississauga shown on Map 7;

- The prime agricultural area shown on the Regional Official Plan Schedule B be amended to reflect the recommended prime agricultural area shown on Map 8;
- The Core Areas of the Greenlands System and Prime Agricultural Areas continue to be shown on separate schedules in the Regional Official Plan;
- The Town of Caledon designate prime agricultural areas and rural lands in accordance with the direction and findings of the mapping refinement exercise, applicable provincial policies, plans and implementation procedures, and applicable regional policy; and
- The City of Brampton designate rural lands within the Greenbelt, as appropriate, in accordance with the Greenbelt Plan, and applicable provincial and regional policy.

7.0 REFERENCES

MHBC. (2016). **Land Evaluation & Area Review Technical Study**. Prepared for the Region of Peel & Town of Caledon. Available: <http://www.peelregion.ca/planning/paawg/pdf/LEAR-phase-I-report.pdf>

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Ontario Ministry of Municipal Affairs. (2019). **A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Ontario: Queen's Printer for Ontario**. Available: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe#section-2>

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Ontario Ministry of Agriculture, Food & Rural Affairs. (2018b). **Agricultural System Mapping Method**. Ontario: Queen's Printer for Ontario.

Region of Peel and Town of Caledon. (2016). **Land Evaluation and Area Review Appendix VI: Contiguous Areas Analysis**. Available: <http://www.peelregion.ca/planning/paawg/pdf/LEAR-phase-I-report.pdf>

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

Area of Difference Between Local LEAR and Provincial Mapping	Refinement Code(s)	Comments/ Rationale	Study Area to be Identified as Prime Agricultural Area (Yes/No)
1	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 1 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to include Area 1 in the Prime Agricultural Area designation (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Area 1 is 460 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 1 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 460, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4A):</p> <ul style="list-style-type: none"> • 419 (Below Region – Town LEAR threshold of 535 or greater) • 464 (Below Region – Town LEAR threshold of 535 or greater) • 605 (Small parcel with residential dwelling with extensive with extensive woodland and wetlands >0.5 ha. coverage) <p>The Region-Town LEAR Study was completed in accordance with OMAFRA’s guidelines for conducting LEAR studies. The Region-Town LEAR Study recommended Prime Agricultural Area boundary for Area 2 reflects a more refined local LEAR study analysis that is consistent with and does not conflict with the Provincial Agricultural System mapping method, purpose and outcomes. Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture. The recommendation is consistent with OMAFRA’s guidelines for identification and refinement of the Prime Agricultural Area in the Implementation Procedures Sections 1.4, 2.1 and 3.2.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

1	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	No
2	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 2 (Refer to Map 2) The presence of natural heritage features in the Study Area is extensive on some properties and is a contributing factor in the recommendation not to include Area 2 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR average weighted LEAR score for Area 2 is 333 which is below the Region-Town LEAR Study threshold of 535 to be considered Prime Agricultural Area (See Map 1). Study Area 2 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted LEAR score of 333, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Score: (See Map 4A)</p> <ul style="list-style-type: none"> • 243 (Below Region – Town LEAR threshold of 535 or greater) • 259 (Below Region – Town LEAR threshold of 535 or greater) • 314 (Below Region – Town LEAR threshold of 535 or greater) • 327 (Below Region – Town LEAR threshold of 535 or greater) • 355 (Below Region – Town LEAR threshold of 535 or greater) <p>Several individual property parcels located in Study Area 2 are shared with Study Area 3. During the Region – Town LEAR Study, parcels were either included or excluded as a unit to extend Prime Agricultural Area designations to identifiable property boundaries. For the refinement analysis, parcels identified as prime agricultural area by the Province that transcended the two study areas were included in the analysis for each study area respectively.</p> <p>The Region-Town LEAR Study was completed in accordance with OMAFRA’s guidelines for conducting LEAR studies. The Region-Town LEAR Study recommended Prime Agricultural Area boundary for Area 2 reflects a more refined local LEAR study analysis that is consistent with and does not conflict with the Provincial Agricultural System mapping method, purpose and outcomes. Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

2		land base for agriculture. The recommendation is consistent with OMAFRA’s guidelines for identification and refinement of the Prime Agricultural Area in the Implementation Procedures Sections 1.4, 2.1 and 3.2.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
3	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 3 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to include Area 3 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR average weighted LEAR score for Area 3 is 456 which is below the Region-Town LEAR Study threshold of 535 to be considered Prime Agricultural Area (See Map 1). Study Area 3 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 456, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Score (See Map 4A):</p> <ul style="list-style-type: none"> • 243 (Below Region – Town LEAR threshold of 535 or greater) • 259 (Below Region – Town LEAR threshold of 535 or greater) • 314 (Below Region – Town LEAR threshold of 535 or greater) • 327 (Below Region – Town LEAR threshold of 535 or greater) • 476 (Below Region – Town LEAR threshold of 535 or greater) • 505 (Below Region – Town LEAR threshold of 535 or greater) • 628 (Small parcel with residential dwelling covered with extensive woodland and wetlands > 0.5 Ha coverage) <p>Several individual property parcels located in Study Area 2 are shared with Study Area 3. During the Region – Town LEAR Study, parcels were either included or excluded as a unit to extend Prime Agricultural Area designations to identifiable property boundaries. For the refinement analysis, parcels identified as prime agricultural area by the Province that transcended the two study areas were included in the analysis for each study area respectively.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

3		The Region-Town LEAR Study was completed in accordance with OMAFRA’s guidelines for conducting LEAR studies. The Region-Town LEAR Study recommended Prime Agricultural Area boundary for Area 3 reflects a more refined local LEAR study analysis that is consistent with and does not conflict with the Provincial Agricultural System mapping method, purpose and outcomes. Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture. The recommendation is consistent with OMAFRA’s guidelines for identification and refinement of the Prime Agricultural Area in the Implementation Procedures Sections 1.4, 2.1 and 3.2.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
4	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 4 (See Map 2) The presence of natural heritage features in the Study Area is extensive and is a contributing factor in the recommendation not to include Area 4 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	The Region – Town LEAR Study average weighted LEAR score for Area 4 is 404 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 4 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 404, as well as a low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings. Region – Town Individual LEAR Parcel Scores (See Map 4A): <ul style="list-style-type: none"> • 266 (Below Region – Town LEAR threshold of 535 or greater) • 343 (Below Region – Town LEAR threshold of 535 or greater) • 398 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 477 (Below Region – Town LEAR threshold of 535 or greater) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

4		<ul style="list-style-type: none"> • 520 (Below Region – Town LEAR threshold of 535 or greater) • 562 (Small parcel with residential dwelling) • 635 (Small parcel with residential dwelling) • 643 (Small parcel with residential dwelling) • 634 (Small parcel with residential dwelling) • 627 (Small parcel with residential dwelling) <p>The Region-Town LEAR Study was completed in accordance with OMAFRA’s guidelines for conducting LEAR studies. The Region-Town LEAR Study recommended Prime Agricultural Area boundary for Area 4 reflects a more refined local LEAR study analysis that is consistent with and does not conflict with the Provincial Agricultural System mapping method, purpose and outcomes. Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous and land base for agriculture. The recommendation is consistent with OMAFRA’s guidelines for identification and refinement of the Prime Agricultural Area in the Implementation Procedures Sections 1.4, 2.1 and 3.2.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
5	RC9	<p>Region – Town LEAR Average Weighted Score of 505. Region – Town LEAR threshold of 535 or greater is required to be considered Prime Agricultural Area (See Map 1). Study Area 5 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted Score of 505, as well as a low individual parcel scores. Parcels which scored above the Region – Town LEAR threshold of 535 or greater, comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4A):</p> <ul style="list-style-type: none"> • 491 (Small parcel below Region – Town LEAR threshold of 535 or greater) 	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

5		<ul style="list-style-type: none"> • 492 (Small parcel below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 513 (Below Region – Town LEAR threshold of 535 or greater) • 581 (Small parcel with residential dwelling) <p>The Region-Town LEAR Study was completed in accordance with OMAFRA’s guidelines for conducting LEAR studies. The Region-Town LEAR Study recommended Prime Agricultural Area boundary for Area 5 reflects a more refined local LEAR study analysis that is consistent with and does not conflict with the Provincial Agricultural System mapping method, purpose and outcomes. Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture. The recommendation is consistent with OMAFRA’s guidelines for identification and refinement of the Prime Agricultural Area in the Implementation Procedures Sections 1.4, 2.1 and 3.2.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
6	RC7 and RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Area 6 is 573 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Although Study Area 6 scores higher than the Region-Town threshold, an extensive portion of Study Area 6 has been designated to non-agricultural uses, specifically an Extractive Industrial Area designation in the Town of Caledon Official Plan Schedule A (See Map 3A).</p> <p>The Extractive Industrial portion of Study Area 6 is less then 250 Hectares (See Map 3B); however, aggregate licenses do not require these lands to be rehabilitated back to a prime <i>agricultural condition</i> (IP 3.2.1.1)</p> <ul style="list-style-type: none"> • Town of Caledon Official Plan Schedule A – Extractive Industrial Area <p>Individual parcels not designated Extractive Industrial Area scoring below the Region-Town LEAR Study threshold of 535 are not recommended to be designated Prime Agricultural Area.</p>	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

7	RC7	<p>The Region – Town LEAR Study average weighted LEAR score for Area 7 is 676 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area. Although Study Area 7 scores higher than the Region-Town threshold, the Study Area has been designated to non-agricultural uses, specifically an Extractive Industrial Area designation in the Town of Caledon Official Plan Schedule A.</p> <p>The Extractive Industrial portion of Study Area 7 is less than 250 Hectares (See Map 3B); however, aggregate licenses do not require these lands to be rehabilitated back to prime <i>agricultural condition</i> (IP 3.2.1.1)</p> <ul style="list-style-type: none"> • Town of Caledon Official Plan Schedule A – Extractive Industrial Area 	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
8	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in the northern portion of Study Area 8 (See Map 2). The presence of natural heritage features in the northern portion of the Study Area is extensive and is a contributing factor in the recommendation not to include the northern portion in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	Yes (Southern Portion Only) Subject to Confirmation of Prime Agricultural Area Mapping Refinement in Wellington County
	RC7	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 8 is 570 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area. Although Study Area 8 scores higher than the Region-Town threshold, the northern portion of the Study Area has been designated to non-agricultural uses, specifically an Extractive Industrial Area designation in the Town of Caledon Official Plan Schedule A (See Map 3A).</p> <p>The Extractive Industrial portion of Study Area 8 is less than 250 Hectares (See Map 3B); however, aggregate licenses do not require these lands to be rehabilitated back to a prime <i>agricultural condition</i> (IP 3.2.1.1)</p> <ul style="list-style-type: none"> • Town of Caledon Official Plan Schedule A – Extractive Industrial Area 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

8	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 8 is 570 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1).</p> <p>The southern portion of Study Area 8 was not initially recommended to be designated Prime Agricultural Area due to the Extractive Industrial Area designation and presence of extensive natural heritage features in the northern portion of the Study Area which isolated the higher scoring southern area from the recommended Prime Agricultural Area located further north. The isolated higher scoring southern portion was not larger in size than the minimum 250 hectare size threshold to recommend designation as Prime Agricultural Area. After further analysis of the Provincial Agricultural System mapping, the southern portion may require refinements to be considered as Prime Agricultural Area contingent on agricultural system edge matching discussions with the County of Wellington and Province if there is potential to connect this area to a larger Prime Agricultural Area in Wellington County.</p> <p>Northern Portion Region – Town Individual LEAR Parcel Scores for properties not recommended to be designated Prime Agricultural Area (See Map 4A):</p> <ul style="list-style-type: none"> • 491 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 525 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 554 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 612 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 654 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 659 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 594 (Small parcel with residential dwelling) • 554 (Small parcel with residential dwelling) • 675 (Small parcel with residential dwelling) • 658 (Small parcel with residential dwelling) • 475 (Small parcel with residential dwelling) <p>Southern Portion Region-Town individual LEAR parcel scores for properties recommended for consideration of designation to Prime Agricultural Area subject to confirming proposed mapping refinements of</p>	<p>Yes (Southern Portion Only) Subject to Confirmation of Prime Agricultural Area Mapping Refinement in Wellington County</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

8		<p>prime agricultural area and rural lands designations in Wellington County (See Map 4A):</p> <ul style="list-style-type: none"> • 558 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 576 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 583 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 606 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 661 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 679 (Small parcel with residential dwelling) • 609 (Small parcel with residential dwelling) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) 	
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation except as noted above in the southern portion. Further refinements in the southern portion are subject to the refinement and confirmation of prime agricultural area mapping in Wellington County.	
9	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in the Northwest portion of Study Area 9 (See Map 2). The presence of natural heritage features in the Study Area is a minor contributing factor in the recommendation not to be included in the Prime Agricultural Area designation (IP Section 3.2.1.4).	No
	RC7	<p>Southern Portion of Study Area 9</p> <p>Although the southern portion of Study Area 9 scores higher than the Region-Town threshold of</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

		<p>535 to be recommended for designation as Prime Agricultural Area, the area has been designated to non-agricultural uses, specifically an Extractive Industrial Area designation in the Town of Caledon Official Plan Schedule A (Olympia Sand and Gravel) (See Map 3A).</p> <p>The Extractive Industrial portion of Study Area 9 is less than 250 Hectares (See Map 3B); however, aggregate licenses do not require these lands to be rehabilitated back to a prime <i>agricultural condition</i> (IP 3.2.1.1).</p> <ul style="list-style-type: none"> • 513 (Below Region – Town LEAR threshold of 535 or greater) • 641 (Above Region – Town LEAR threshold of 535 or greater) • 549 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) • 683 (Within Town of Caledon Official Plan Schedule A – Extractive Industrial Area) 	
9	RC9	<p>Northwest Portion of Study Area 9</p> <p>The Region – Town LEAR Study scoring of parcels in the area adjacent to the Town of Orangeville were recalculated further to a request received by property owners in the recommended Prime Agricultural Area adjacent to the Town of Orangeville following the completion of the draft study in 2016. A review of the request determined that calculations for parcels in proximity to the Town of Orangeville were not assessed based on the potential conflicting land use criterion between the Rural and Urban areas. The LEAR analysis was rerun and new scores were provided for those lands within two kilometers of the Orangeville urban area and resulted in reducing LEAR scores below the 535 threshold to recommend designation as Prime Agricultural Area. It is recommended that the area affected by the recalculated LEAR scores not be designated as Prime Agricultural Area in accordance with the Region-Town LEAR Study mapping criteria and threshold. The recalculation analysis and revised mapping is provided in a LEAR Study Addendum Report prepared by MHBC dated April 3, 2017 (attached).</p> <p>The refinements to the Region-Town LEAR recommended Prime Agricultural Area due to the Extractive Industrial designation and subsequent analysis of LEAR scores adjacent to Orangeville results in a reduced area of potential Prime Agricultural Area (with LEAR scores greater than 535) smaller than the recommended minimum size threshold of 250 hectares (Remaining area is 202 Hectares).</p> <p>It is recommended that the area identified in the Provincial Agricultural System mapping adjacent to Orangeville not be designated Prime Agricultural Area as it does not provide a large,</p>	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

9		continuous area greater than the recommended threshold of 250 hectares (OMAFRA Implementation Procedures Section 2.1.3). Lands within and adjacent to the Orangeville Study Area 9 and in not designated Extractive Industrial are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
10	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 10 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to be included in the Prime Agricultural Area designation (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 10 is 445 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 10 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 445, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4B):</p> <ul style="list-style-type: none"> • 379 (Below Region – Town LEAR threshold of 535 or greater) • 446 (Below Region – Town LEAR threshold of 535 or greater) • 447 (Below Region – Town LEAR threshold of 535 or greater) • 514 (Below Region – Town LEAR threshold of 535 or greater) • 586 (Small parcel with residential dwelling) • 590 (Small parcel with residential dwelling) • 649 (Small parcel with residential dwelling) • 638 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

10	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	No
11	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 11 is 493 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 11 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 493, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4B):</p> <ul style="list-style-type: none"> • 487 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 522 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 608 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses in order to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
12	RC7	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 12 is 580 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area. Although Study Area 12 scores higher than the Region-Town threshold, an extensive portion of Study Area 12 has been designated to non-agricultural uses, specifically an Extractive Industrial Area designation in the Town of Caledon Official Plan Schedule A.</p> <p>The Extractive Industrial portion of Study Area 12 is part of a contiguous Extractive Industrial Area greater than 250 Hectares in size.</p>	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

12		<p>Aggregate licenses do not require these lands to be rehabilitated back to a prime <i>agricultural condition</i> (IP 3.2.1.1)</p> <ul style="list-style-type: none"> • Town of Caledon Official Plan Schedule A – Extractive Industrial Area <p>A portion of one property designated for Extractive Industrial Area (Lafarge Pit) contains lands outside the Extractive Industrial Designation. Although the portion of the property outside of the Extractive Industrial designation has a LEAR score of 652 which is above the 535 threshold, the recommended refinement to remove Study Area 12 from the Provincial Prime Agricultural Area designation is extended to the limits of the parcel boundary for consistency in mapping Prime Agricultural Area boundaries to identifiable parcel boundaries.</p> <p>Lands outside the recommended Prime Agricultural Area and outside Extractive Industrial Area designations are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
13	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 13 is 455 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 13 consists of three small individual parcels and is not recommended to be identified as a Prime Agricultural Area due to the low average weighted Score of 493, low individual parcel scores and small parcel sizes.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4B):</p> <ul style="list-style-type: none"> • 451 (Small parcel with residential dwelling) • 452 (Small parcel with residential dwelling) • 465 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial,</p>	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

13		agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
14	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 14 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to be included in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 14 is 473 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area. Study Area 14 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 473, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Scores (See 4B):</p> <ul style="list-style-type: none"> • 398 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Small parcel with residential dwelling) • 465 (Small parcel with residential dwelling) • 544 (Small parcel with residential dwelling) • 604 (Small parcel with residential dwelling) • 492 (Small parcel with residential dwelling) • 482 (Small parcel with residential dwelling) • 695 (Small undeveloped parcel below Region – Town LEAR threshold of 535 or greater) • 688 (Small undeveloped parcel below Region – Town LEAR threshold of 535 or greater) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial,</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

14		agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
15	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 15 (See Map 2). The presence of natural heritage features in the Study Area is extensive and is a contributing factor in the recommendation not to be included in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9 and RC13	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 15 is 476 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 15 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 476, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>One larger parcel that scored 547 (above 535 threshold) is recommended to be excluded from the Provincial Prime Agricultural Area designation as it is isolated and separated from the contiguous adjacent Prime Agricultural Area by Heart Lake Road. The recommended Region-Town LEAR Prime Agricultural Area is delineated to follow identifiable boundaries.</p> <p>Region – Town Individual LEAR Parcel Scores (See 4B):</p> <ul style="list-style-type: none"> • 174 (Below Region – Town LEAR threshold of 535 or greater) • 278 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 411 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 464 (Below Region – Town LEAR threshold of 535 or greater) • 469 (Below Region – Town LEAR threshold of 535 or greater) • 471 (Below Region – Town LEAR threshold of 535 or greater) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p>15</p>		<ul style="list-style-type: none"> • 472 (Below Region – Town LEAR threshold of 535 or greater) • 476 (Below Region – Town LEAR threshold of 535 or greater) • 478 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 505 (Below Region – Town LEAR threshold of 535 or greater) • 507 (Below Region – Town LEAR threshold of 535 or greater) • 513 (Below Region – Town LEAR threshold of 535 or greater) • 515 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 522 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) • 528 (Below Region – Town LEAR threshold of 535 or greater) • 535 (Small parcel with residential dwelling) • 535 (Small parcel with residential dwelling) • 535 (Small parcel with residential dwelling) • 536 (Small parcel with residential dwelling) • 539 (Small parcel with residential dwelling) • 552 (Small parcel with residential dwelling) • 547 (Parcel isolated from adjacent Prime Agriculture Area) • 548 (Small parcel with residential dwelling) • 548 (Small parcel with residential dwelling) • 548 (Small parcel with residential dwelling) • 548 (Small parcel with residential dwelling) • 549 (Small parcel with residential dwelling) • 545 (Small parcel with residential dwelling) • 555 (Small parcel with residential dwelling) • 564 (Small parcel with residential dwelling) • 565 (Small parcel with residential dwelling) • 565 (Small parcel with residential dwelling) • 574 (Small parcel with residential dwelling) 	<p>No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

15		<ul style="list-style-type: none"> • 596(Small parcel with residential dwelling) • 598 (Small parcel with residential dwelling) • 603 (Small parcel with residential dwelling) • 607 (Small parcel with residential dwelling) • 607 (Small parcel with residential dwelling) • 608 (Small parcel with residential dwelling) • 611 (Small parcel with residential dwelling) • 650 (Small parcel with residential dwelling) • 652 (Small parcel with residential dwelling) • 659 (Small parcel with residential dwelling) • 689 (Small parcel with residential dwelling) • 743 (Small parcel with residential dwelling) • 753 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
16	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 16 (See Map 2). Almost all of Study Area 16 is covered by woodlands or wetland natural heritage features. Although the Study Area has a LEAR score of 566, which is above the Region-Town threshold of 535 to be designated Prime Agricultural Area, the presence of natural heritage features in the Study Area is extensive and is a significant factor in the recommendation not to include the Study Area in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

17	RC4	<p>Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 17 (Refer to Map 2).</p> <p>The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to be included in the Prime Agricultural Area designation (IP Section 3.2.1.4).</p>	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 17 is 509 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 17 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 509, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of small severed parcels with existing rural estate residential dwellings.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4B):</p> <ul style="list-style-type: none"> • 387 (Below Region – Town LEAR threshold of 535 or greater) • 468 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 496 (Below Region – Town LEAR threshold of 535 or greater) • 503 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 585 (Small parcel with residential dwelling) • 607 (Small parcel with residential dwelling) • 608 (Small parcel with residential dwelling) • 610 (Small parcel with residential dwelling) • 614 (Small parcel with residential dwelling) • 614 (Small parcel with residential dwelling) • 614 (Small parcel with residential dwelling) • 615 (Small parcel with residential dwelling) • 625 (Small parcel with residential dwelling) • 675 (Small parcel with residential dwelling) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

17		Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
18	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 18 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to include Study Area 18 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9 and RC13	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 18 is 512 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 18 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 512, as well as low individual parcel scores. Although some parcels scored above the Region – Town LEAR threshold of 535 or greater, they comprise of several small severed parcels with existing rural estate residential dwellings and Estate Residential (RE) Zoning.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4C):</p> <ul style="list-style-type: none"> • 216 (Below Region – Town LEAR threshold of 535 or greater) • 235 (Below Region – Town LEAR threshold of 535 or greater) • 444 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 495 (Below Region – Town LEAR threshold of 535 or greater) • 501 (Below Region – Town LEAR threshold of 535 or greater) • 502 (Below Region – Town LEAR threshold of 535 or greater) • 507 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">18</p>		<ul style="list-style-type: none"> • 519 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 521 (Below Region – Town LEAR threshold of 535 or greater) • 521 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) • 525 (Below Region – Town LEAR threshold of 535 or greater) • 525 (Below Region – Town LEAR threshold of 535 or greater) • 526 (Below Region – Town LEAR threshold of 535 or greater) • 529 (Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 531 (Below Region – Town LEAR threshold of 535 or greater) • 531 (Below Region – Town LEAR threshold of 535 or greater) • 534 (Below Region – Town LEAR threshold of 535 or greater) • 535 (Small parcel with residential dwelling) • 536 (Small parcel with residential dwelling) • 537 (Small parcel with residential dwelling) • 543 (Small parcel with residential dwelling) • 551 (Small parcel with residential dwelling) • 551 (Small parcel with residential dwelling) • 552 (Small parcel with residential dwelling) • 553 (Small parcel with residential dwelling) • 554 (Small parcel with residential dwelling) • 560 (Small parcel with residential dwelling) • 567 (Small parcel with residential dwelling) • 602 (Small parcel with residential dwelling) • 604 (Parcel isolated from adjacent Prime Agriculture Area) • 606 (Small parcel with residential dwelling) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

18		<ul style="list-style-type: none"> • 714 (Small parcel with residential dwelling) • 719 (Small parcel with residential dwelling) <p>One larger parcel that scored 604 (above 535 threshold) is recommended to be excluded from the Prime Agricultural Area designation as it is isolated and separated from the contiguous adjacent Prime Agricultural Area by St. Andrews Road. The recommended Region-Town LEAR Prime Agricultural Area is delineated to follow identifiable boundaries.</p> <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
19	RC4	<p>Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 19 (Refer to Map 2).</p> <p>Almost all of Study Area 19 is covered by woodlands or wetland natural heritage features. Study Area 19 was initially excluded from the Region-Town LEAR Study Area as the area did not have a sufficient contiguous agricultural land area for consideration in the study. The presence of natural heritage features in the Study Area is extensive and is a significant factor in the recommendation not to include the Study Area in the Prime Agricultural Area designation. (IP Section 3.2.1.4).</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
20	RC9	The Region – Town LEAR Study average weighted LEAR score for Study Area 20 is 377 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area. Study Area 20 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 377 (See Map 1).	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

20		<p>Region – Town Individual LEAR Parcel Scores (See Map 4C).</p> <ul style="list-style-type: none"> • 337 (Below Region – Town LEAR threshold of 535 or greater) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p>	
21	RC4	<p>Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 21 (Refer to Map 2) The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to include Study Area 21 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).</p>	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 21 is 406 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 21 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 406, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4C):</p> <ul style="list-style-type: none"> • 329 (Below Region – Town LEAR threshold of 535 or greater) • 392 (Below Region – Town LEAR threshold of 535 or greater) • 423 (Below Region – Town LEAR threshold of 535 or greater) • 434 (Below Region – Town LEAR threshold of 535 or greater) • 474 (Below Region – Town LEAR threshold of 535 or greater) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

21	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	No
22	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 22 (Refer to Map 2) The presence of natural heritage features in the Study Area is extensive and is a contributing factor in the recommendation not to include Study Area 21 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
23	RC9	<p>The Region – Town LEAR Study score for Study Area 23 is 527 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 23 is not recommended to be identified as a Prime Agricultural Area due to the low LEAR score of 527.</p> <p>Region – Town Individual LEAR Parcel Score (See Map 4C):</p> <ul style="list-style-type: none"> • 527 (Below Region – Town LEAR threshold of 535 or greater) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
24	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 24 (Refer to Map 2). Study Area 24 was initially excluded from the Region-Town LEAR Study Area as the area did not have a sufficient contiguous agricultural land area for consideration in the study. The presence of	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

24		natural heritage features in the Study Area is a factor in the recommendation not to include the Area in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC13	Although Study Area 24 was not initially scored in the Region-Town LEAR Study, the Provincial Agricultural System mapping designates the area as Prime Agricultural Area. Study Area 24 is recommended to be excluded from the Prime Agricultural Area as it is isolated and separated from the contiguous adjacent Prime Agricultural Area by Horseshoe Hill Road. The recommended Region-Town LEAR Prime Agricultural Area is delineated to follow identifiable boundaries.	
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
25	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 25 (See Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to be included in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 25 is 504 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 25 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 504, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Scores (See Map 4C):</p> <ul style="list-style-type: none"> • 504 (Below Region – Town LEAR threshold of 535 or greater) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

25	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	No
26	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 26 (Refer to Map 2). The presence of natural heritage features in the Study Area is a contributing factor in the recommendation not to include Study Area 26 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	The Region – Town LEAR Study average weighted LEAR score for Study Area 26 is 519 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 26 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 519, as well as low individual parcel scores. Region – Town Individual LEAR Parcel Scores (Refer to Map 4C): <ul style="list-style-type: none"> • 515 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.	
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
27	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 27 (Refer to Map 2) The presence of natural heritage features in the Study Area is extensive and is a contributing factor in the recommendation not to include Study Area 27 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">27</p>	<p>RC9</p>	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 27 is 337 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 27 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 337, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Scores (Refer to Map 4D):</p> <ul style="list-style-type: none"> • 201 (Below Region – Town LEAR threshold of 535 or greater) • 207 (Below Region – Town LEAR threshold of 535 or greater) • 211 (Below Region – Town LEAR threshold of 535 or greater) • 318 (Below Region – Town LEAR threshold of 535 or greater) • 334 (Below Region – Town LEAR threshold of 535 or greater) • 366 (Below Region – Town LEAR threshold of 535 or greater) • 371 (Below Region – Town LEAR threshold of 535 or greater) • 384 (Below Region – Town LEAR threshold of 535 or greater) • 403 (Below Region – Town LEAR threshold of 535 or greater) • 458 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 500 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 559 (Small parcel with residential dwelling) • 560 (Small acreage property with no active agriculture) • 560 (Small parcel with residential dwelling) • 562 (Small parcel with residential dwelling) • 563 (Small parcel with residential dwelling) • 566 (Small acreage property with no active agriculture) • 568 (Small parcel with residential dwelling) • 570 (Small acreage property abutting Credit River with limited active agriculture) • 599 (Small parcel with residential dwelling) • 664 (Small parcel with residential dwelling) • 699 (Small parcel with residential dwelling) • 710 (Small parcel with residential dwelling) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

27		<ul style="list-style-type: none"> • 712 (Small parcel with residential dwelling) • 713 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
28	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 28 (Refer to Map 2) The presence of natural heritage features in the Study Area is extensive on some properties and is a contributing factor in the recommendation not to include Study Area 28 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	Yes (Small portion along west side of Heart Lake Road)
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 28 is 485 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 28 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 485, as well as low individual parcel scores.</p> <p>Region – Town Individual LEAR Parcel Scores (Refer to Map 4D):</p> <ul style="list-style-type: none"> • 252 (Below Region – Town LEAR threshold of 535 or greater) • 278 (Below Region – Town LEAR threshold of 535 or greater) • 290 (Below Region – Town LEAR threshold of 535 or greater) • 343 (Below Region – Town LEAR threshold of 535 or greater) • 359 (Below Region – Town LEAR threshold of 535 or greater) • 371 (Below Region – Town LEAR threshold of 535 or greater) • 389 (Below Region – Town LEAR threshold of 535 or greater) • 398 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 411 (Below Region – Town LEAR threshold of 535 or greater) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">28</p>		<ul style="list-style-type: none"> • 411 (Below Region – Town LEAR threshold of 535 or greater) • 411 (Below Region – Town LEAR threshold of 535 or greater) • 414 (Below Region – Town LEAR threshold of 535 or greater) • 415 (Below Region – Town LEAR threshold of 535 or greater) • 420 (Below Region – Town LEAR threshold of 535 or greater) • 421 (Below Region – Town LEAR threshold of 535 or greater) • 421 (Below Region – Town LEAR threshold of 535 or greater) • 424 (Below Region – Town LEAR threshold of 535 or greater) • 428 (Below Region – Town LEAR threshold of 535 or greater) • 428 (Below Region – Town LEAR threshold of 535 or greater) • 429 (Below Region – Town LEAR threshold of 535 or greater) • 430 (Below Region – Town LEAR threshold of 535 or greater) • 431 (Below Region – Town LEAR threshold of 535 or greater) • 431 (Below Region – Town LEAR threshold of 535 or greater) • 431 (Below Region – Town LEAR threshold of 535 or greater) • 434 (Below Region – Town LEAR threshold of 535 or greater) • 434 (Below Region – Town LEAR threshold of 535 or greater) • 438 (Below Region – Town LEAR threshold of 535 or greater) • 439 (Below Region – Town LEAR threshold of 535 or greater) • 442 (Below Region – Town LEAR threshold of 535 or greater) • 442 (Below Region – Town LEAR threshold of 535 or greater) • 443 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 446 (Below Region – Town LEAR threshold of 535 or greater) • 448 (Below Region – Town LEAR threshold of 535 or greater) • 449 (Below Region – Town LEAR threshold of 535 or greater) • 450 (Below Region – Town LEAR threshold of 535 or greater) • 451 (Below Region – Town LEAR threshold of 535 or greater) • 454 (Below Region – Town LEAR threshold of 535 or greater) • 454 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">Yes (Small portion along west side of Heart Lake Road)</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">28</p>		<ul style="list-style-type: none"> • 454 (Below Region – Town LEAR threshold of 535 or greater) • 454 (Below Region – Town LEAR threshold of 535 or greater) • 456 (Below Region – Town LEAR threshold of 535 or greater) • 459 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 462 (Below Region – Town LEAR threshold of 535 or greater) • 466 (Below Region – Town LEAR threshold of 535 or greater) • 466 (Below Region – Town LEAR threshold of 535 or greater) • 467 (Below Region – Town LEAR threshold of 535 or greater) • 469 (Below Region – Town LEAR threshold of 535 or greater) • 470 (Below Region – Town LEAR threshold of 535 or greater) • 470 (Below Region – Town LEAR threshold of 535 or greater) • 471 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 475 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 485 (Below Region – Town LEAR threshold of 535 or greater) • 485 (Below Region – Town LEAR threshold of 535 or greater) • 486 (Below Region – Town LEAR threshold of 535 or greater) • 486 (Below Region – Town LEAR threshold of 535 or greater) • 488 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 493 (Below Region – Town LEAR threshold of 535 or greater) • 495 (Below Region – Town LEAR threshold of 535 or greater) • 495 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 501 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">Yes (Small portion along west side of Heart Lake Road)</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p>28</p>		<ul style="list-style-type: none"> • 502 (Below Region – Town LEAR threshold of 535 or greater) • 502 (Below Region – Town LEAR threshold of 535 or greater) • 506 (Below Region – Town LEAR threshold of 535 or greater) • 510 (Below Region – Town LEAR threshold of 535 or greater) • 511 (Below Region – Town LEAR threshold of 535 or greater) • 512 (Below Region – Town LEAR threshold of 535 or greater) • 513 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 512 (Below Region – Town LEAR threshold of 535 or greater) • 522 (Below Region – Town LEAR threshold of 535 or greater) • 526 (Below Region – Town LEAR threshold of 535 or greater) • 527 (Below Region – Town LEAR threshold of 535 or greater) • 535 (Above Region – Town LEAR threshold of 535 but not contiguous to recommended PAA) • 536 (Above Region – Town LEAR threshold of 535 but not contiguous to recommended PAA) • 537 (Small parcel with residential dwelling) • 538 (Small parcel with residential dwelling) • 539 (Small parcel with residential dwelling) • 543 (Small parcel with residential dwelling) • 544 (Small parcel with residential dwelling) • 548 (Above Region – Town LEAR threshold of 535 but not contiguous to recommended PAA) • 555 (Rural estate property developed with dwelling and covered with woodlot) • 559 (Small parcel with residential dwelling) • 565 (Small parcel with residential dwelling) • 571 (Larger parcel above threshold – portion designated to non-farm use) • 572 (Small parcel with residential dwelling) • 577 (Small parcel with residential dwelling) • 584 (Rural estate property developed with dwelling and covered with woodlot) 	<p>Yes (Small portion along west side of Heart Lake Road)</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">28</p>		<ul style="list-style-type: none"> • 587 (Small parcel with residential dwelling) • 588 (Small parcel with residential dwelling) • 606 (Small parcel with residential dwelling) • 614 (Small parcel with residential dwelling) • 622 (Small parcel with residential dwelling) • 634 (Small parcel with residential dwelling) • 645 (Small parcel with residential dwelling) • 646 (Small parcel with residential dwelling) • 648 (Small parcel with residential dwelling) • 647 (Small parcel with residential dwelling) • 714 (Small parcel with residential dwelling) • 751 (Isolated from adjacent Prime Agriculture Area) <p>High Scoring Parcels Along West Side of Heart Lake Road</p> <p>The following higher scoring agricultural lands along the west side of Heart Lake Road identified in the Provincial Agricultural System land base mapping as Prime Agricultural Area and that are contiguous with the Region – Town LEAR recommended Prime Agricultural Area are recommended to be included in the Prime Agricultural Area designation in the Regional Official Plan.</p> <ul style="list-style-type: none"> • 543 (Larger parcel above Region – Town LEAR threshold of 535 or greater) • 549 (Larger parcel above Region – Town LEAR threshold of 535 or greater) • 575 (Small parcel with residential dwelling) • 611 (Small parcel with residential dwelling) <p>All other low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	<p style="text-align: center;">Yes (Small portion along west side of Heart Lake Road)</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

28	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation subject to the above-noted high scoring parcels along the west side of Heart Lake Road.	
29	RC4	Woodlands and wetlands greater than 0.5 Hectares are present in Study Area 29 (Refer to Map 2) The presence of natural heritage features in the Study Area is extensive and is a contributing factor in the recommendation not to include Study Area 29 in the Prime Agricultural Area designation. (IP Section 3.2.1.4).	No
	RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 29 is 478 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 29 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 478, as well as low individual parcel scores.</p> <p>Non-contiguous High Scoring Parcels in Study Area High scoring parcels (above the Region – Town LEAR Study threshold) are present within Study Area 29. These higher scoring parcels are not recommended to be designated Prime Agricultural Area as they are isolated and not contiguous with the larger recommended Prime Agricultural Area to the south and are not large enough (>250 hectares) on their own to be designated Prime Agricultural Area (See Map 5A). Parcels scoring higher than the Region-Town LEAR Study threshold are listed below for reference purposes.</p> <ul style="list-style-type: none"> • 568 (Above Region – Town LEAR threshold - isolated parcel – Caledon King Townline) • 548 (Rural estate property - Caledon King Townline) • 540 (Rural estate property with hobby farm- Caledon King Townline) • 584 (Rural estate property, rear part farmed - Caledon King Townline) • 544 (Above Region – Town LEAR threshold - isolated parcel - Horse Farm, Castlederg and Mount Pleasant) • 547 (Above Region – Town LEAR threshold - isolated parcel – Mount Hope Road) • 538 (Above Region – Town LEAR threshold - isolated parcel – east side Hwy 50) • 549 (Above Region – Town LEAR threshold - isolated parcel – east side Hwy 50) • 555 (Above Region – Town LEAR threshold - isolated parcel – east side Hwy 50) 	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 540 (Above Region – Town LEAR threshold - isolated parcel – Emil Kolb Parkway) • 535 (Above Region – Town LEAR threshold - isolated parcel – Duffy’s Lane) • 551 (Above Region – Town LEAR threshold - isolated parcel – Duffy’s Lane) • 546 (Above Region – Town LEAR threshold - isolated parcel – Castlederg and Duffy’s Lane) <p>Option to Link York and Peel Region Prime Agricultural Areas</p> <p>The option of linking Prime Agricultural Area designations in Peel and York Regions by extending the Region-Town LEAR recommended Prime Agricultural Area through Study Area 29 north of Bolton was considered during the refinement of the Provincial Agricultural System mapping.</p> <p>The Study Area is bisected by two large valley systems associated with the Humber River and has extensive coverage of natural heritage features (woodlands and wetlands) and large extents of conservation lands owned by the Toronto and Region Conservation Authority (See Map 5B). The Study Area is also separated from the adjacent Provincially designated Prime Agricultural Area in York Region by low scoring Candidate Lands in the Provincial Agricultural System land base mapping. The low scoring Candidate Lands occur along one of the Humber River’s main valley systems immediately adjacent to the Caledon King Townline.</p> <p>Due to the large extents of low scoring parcels, interruption by valley systems and extensive presence of natural heritage features it is not recommended that the Prime Agricultural Area designation be extended through Study Area 29 to connect with adjacent Prime Agricultural Areas in York Region.</p> <p>The few relatively small higher scoring parcels immediately abutting York Region along the Caledon King Townline do not warrant extending Prime Agricultural Area designations into Peel Region from York.</p> <p>The isolated high and low scoring agricultural lands outside the recommended Prime Agricultural Area are recommended to be included in a Rural Lands designation to maintain a continuous land base for agriculture.</p> <p>Region – Town Individual LEAR Parcel Scores (Refer to Map 4E):</p> <ul style="list-style-type: none"> • 279 (Below Region – Town LEAR threshold of 535 or greater) • 285 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 287 (Below Region – Town LEAR threshold of 535 or greater) • 288 (Below Region – Town LEAR threshold of 535 or greater) • 301 (Below Region – Town LEAR threshold of 535 or greater) • 304 (Below Region – Town LEAR threshold of 535 or greater) • 306 (Below Region – Town LEAR threshold of 535 or greater) • 318 (Below Region – Town LEAR threshold of 535 or greater) • 318 (Below Region – Town LEAR threshold of 535 or greater) • 318 (Below Region – Town LEAR threshold of 535 or greater) • 319 (Below Region – Town LEAR threshold of 535 or greater) • 321 (Below Region – Town LEAR threshold of 535 or greater) • 327 (Below Region – Town LEAR threshold of 535 or greater) • 343 (Below Region – Town LEAR threshold of 535 or greater) • 347 (Below Region – Town LEAR threshold of 535 or greater) • 353 (Below Region – Town LEAR threshold of 535 or greater) • 354 (Below Region – Town LEAR threshold of 535 or greater) • 357 (Below Region – Town LEAR threshold of 535 or greater) • 365 (Below Region – Town LEAR threshold of 535 or greater) • 366 (Below Region – Town LEAR threshold of 535 or greater) • 366 (Below Region – Town LEAR threshold of 535 or greater) • 370 (Below Region – Town LEAR threshold of 535 or greater) • 374 (Below Region – Town LEAR threshold of 535 or greater) • 374 (Below Region – Town LEAR threshold of 535 or greater) • 375 (Below Region – Town LEAR threshold of 535 or greater) • 377 (Below Region – Town LEAR threshold of 535 or greater) • 378 (Below Region – Town LEAR threshold of 535 or greater) • 382 (Below Region – Town LEAR threshold of 535 or greater) • 384 (Below Region – Town LEAR threshold of 535 or greater) • 385 (Below Region – Town LEAR threshold of 535 or greater) • 385 (Below Region – Town LEAR threshold of 535 or greater) • 387 (Below Region – Town LEAR threshold of 535 or greater) • 387 (Below Region – Town LEAR threshold of 535 or greater) • 388 (Below Region – Town LEAR threshold of 535 or greater) • 390 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 390 (Below Region – Town LEAR threshold of 535 or greater) • 393 (Below Region – Town LEAR threshold of 535 or greater) • 394 (Below Region – Town LEAR threshold of 535 or greater) • 394 (Below Region – Town LEAR threshold of 535 or greater) • 397 (Below Region – Town LEAR threshold of 535 or greater) • 397 (Below Region – Town LEAR threshold of 535 or greater) • 402 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 407 (Below Region – Town LEAR threshold of 535 or greater) • 407 (Below Region – Town LEAR threshold of 535 or greater) • 418 (Below Region – Town LEAR threshold of 535 or greater) • 420 (Below Region – Town LEAR threshold of 535 or greater) • 420 (Below Region – Town LEAR threshold of 535 or greater) • 424 (Below Region – Town LEAR threshold of 535 or greater) • 425 (Below Region – Town LEAR threshold of 535 or greater) • 428 (Below Region – Town LEAR threshold of 535 or greater) • 429 (Below Region – Town LEAR threshold of 535 or greater) • 429 (Below Region – Town LEAR threshold of 535 or greater) • 429 (Below Region – Town LEAR threshold of 535 or greater) • 430 (Below Region – Town LEAR threshold of 535 or greater) • 430 (Below Region – Town LEAR threshold of 535 or greater) • 430 (Below Region – Town LEAR threshold of 535 or greater) • 431 (Below Region – Town LEAR threshold of 535 or greater) • 432 (Below Region – Town LEAR threshold of 535 or greater) • 433 (Below Region – Town LEAR threshold of 535 or greater) • 434 (Below Region – Town LEAR threshold of 535 or greater) • 436 (Below Region – Town LEAR threshold of 535 or greater) • 436 (Below Region – Town LEAR threshold of 535 or greater) • 436 (Below Region – Town LEAR threshold of 535 or greater) • 437 (Below Region – Town LEAR threshold of 535 or greater) • 437 (Below Region – Town LEAR threshold of 535 or greater) • 438 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p>29</p>		<ul style="list-style-type: none"> • 440 (Below Region – Town LEAR threshold of 535 or greater) • 440 (Below Region – Town LEAR threshold of 535 or greater) • 441 (Below Region – Town LEAR threshold of 535 or greater) • 441 (Below Region – Town LEAR threshold of 535 or greater) • 443 (Below Region – Town LEAR threshold of 535 or greater) • 443 (Below Region – Town LEAR threshold of 535 or greater) • 447 (Below Region – Town LEAR threshold of 535 or greater) • 447 (Below Region – Town LEAR threshold of 535 or greater) • 448 (Below Region – Town LEAR threshold of 535 or greater) • 448 (Below Region – Town LEAR threshold of 535 or greater) • 448 (Below Region – Town LEAR threshold of 535 or greater) • 449 (Below Region – Town LEAR threshold of 535 or greater) • 449 (Below Region – Town LEAR threshold of 535 or greater) • 450 (Below Region – Town LEAR threshold of 535 or greater) • 450 (Below Region – Town LEAR threshold of 535 or greater) • 450 (Below Region – Town LEAR threshold of 535 or greater) • 450 (Below Region – Town LEAR threshold of 535 or greater) • 451 (Below Region – Town LEAR threshold of 535 or greater) • 451 (Below Region – Town LEAR threshold of 535 or greater) • 452 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 453 (Below Region – Town LEAR threshold of 535 or greater) • 455 (Below Region – Town LEAR threshold of 535 or greater) • 456 (Below Region – Town LEAR threshold of 535 or greater) • 456 (Below Region – Town LEAR threshold of 535 or greater) • 456 (Below Region – Town LEAR threshold of 535 or greater) • 457 (Below Region – Town LEAR threshold of 535 or greater) • 458 (Below Region – Town LEAR threshold of 535 or greater) • 458 (Below Region – Town LEAR threshold of 535 or greater) • 459 (Below Region – Town LEAR threshold of 535 or greater) • 459 (Below Region – Town LEAR threshold of 535 or greater) 	<p>No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 459 (Below Region – Town LEAR threshold of 535 or greater) • 460 (Below Region – Town LEAR threshold of 535 or greater) • 460 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 461 (Below Region – Town LEAR threshold of 535 or greater) • 462 (Below Region – Town LEAR threshold of 535 or greater) • 462 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 464 (Below Region – Town LEAR threshold of 535 or greater) • 466 (Below Region – Town LEAR threshold of 535 or greater) • 467 (Below Region – Town LEAR threshold of 535 or greater) • 468 (Below Region – Town LEAR threshold of 535 or greater) • 469 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 473 (Below Region – Town LEAR threshold of 535 or greater) • 475 (Below Region – Town LEAR threshold of 535 or greater) • 475 (Below Region – Town LEAR threshold of 535 or greater) • 475 (Below Region – Town LEAR threshold of 535 or greater) • 475 (Below Region – Town LEAR threshold of 535 or greater) • 476 (Below Region – Town LEAR threshold of 535 or greater) • 477 (Below Region – Town LEAR threshold of 535 or greater) • 477 (Below Region – Town LEAR threshold of 535 or greater) • 477 (Below Region – Town LEAR threshold of 535 or greater) • 478 (Below Region – Town LEAR threshold of 535 or greater) • 478 (Below Region – Town LEAR threshold of 535 or greater) • 478 (Below Region – Town LEAR threshold of 535 or greater) • 478 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 478 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 481 (Below Region – Town LEAR threshold of 535 or greater) • 482 (Below Region – Town LEAR threshold of 535 or greater) • 483 (Below Region – Town LEAR threshold of 535 or greater) • 483 (Below Region – Town LEAR threshold of 535 or greater) • 484 (Below Region – Town LEAR threshold of 535 or greater) • 484 (Below Region – Town LEAR threshold of 535 or greater) • 485 (Below Region – Town LEAR threshold of 535 or greater) • 487 (Below Region – Town LEAR threshold of 535 or greater) • 487 (Below Region – Town LEAR threshold of 535 or greater) • 488 (Below Region – Town LEAR threshold of 535 or greater) • 488 (Below Region – Town LEAR threshold of 535 or greater) • 488 (Below Region – Town LEAR threshold of 535 or greater) • 488 (Below Region – Town LEAR threshold of 535 or greater) • 489 (Below Region – Town LEAR threshold of 535 or greater) • 489 (Below Region – Town LEAR threshold of 535 or greater) • 489 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 490 (Below Region – Town LEAR threshold of 535 or greater) • 491 (Below Region – Town LEAR threshold of 535 or greater) • 492 (Below Region – Town LEAR threshold of 535 or greater) • 493 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 493 (Below Region – Town LEAR threshold of 535 or greater) • 493 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 494 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 497 (Below Region – Town LEAR threshold of 535 or greater) • 498 (Below Region – Town LEAR threshold of 535 or greater) • 498 (Below Region – Town LEAR threshold of 535 or greater) • 498 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 500 (Below Region – Town LEAR threshold of 535 or greater) • 501 (Below Region – Town LEAR threshold of 535 or greater) • 502 (Below Region – Town LEAR threshold of 535 or greater) • 503 (Below Region – Town LEAR threshold of 535 or greater) • 503 (Below Region – Town LEAR threshold of 535 or greater) • 504 (Below Region – Town LEAR threshold of 535 or greater) • 506 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 508 (Below Region – Town LEAR threshold of 535 or greater) • 509 (Below Region – Town LEAR threshold of 535 or greater) • 509 (Below Region – Town LEAR threshold of 535 or greater) • 509 (Below Region – Town LEAR threshold of 535 or greater) • 509 (Below Region – Town LEAR threshold of 535 or greater) • 509 (Below Region – Town LEAR threshold of 535 or greater) • 510 (Below Region – Town LEAR threshold of 535 or greater) • 511 (Below Region – Town LEAR threshold of 535 or greater) • 512 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 513 (Below Region – Town LEAR threshold of 535 or greater) • 514 (Below Region – Town LEAR threshold of 535 or greater) • 514 (Below Region – Town LEAR threshold of 535 or greater) • 515 (Below Region – Town LEAR threshold of 535 or greater) • 515 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 516 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 519 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 520 (Below Region – Town LEAR threshold of 535 or greater) • 521 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 523 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) • 524 (Below Region – Town LEAR threshold of 535 or greater) • 525 (Below Region – Town LEAR threshold of 535 or greater) • 526 (Below Region – Town LEAR threshold of 535 or greater) • 526 (Below Region – Town LEAR threshold of 535 or greater) • 527 (Below Region – Town LEAR threshold of 535 or greater) • 527 (Below Region – Town LEAR threshold of 535 or greater) • 527 (Below Region – Town LEAR threshold of 535 or greater) • 528 (Below Region – Town LEAR threshold of 535 or greater) • 528 (Below Region – Town LEAR threshold of 535 or greater) • 528 (Below Region – Town LEAR threshold of 535 or greater) • 529 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 530(Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 530 (Below Region – Town LEAR threshold of 535 or greater) • 532 (Below Region – Town LEAR threshold of 535 or greater) • 532 (Below Region – Town LEAR threshold of 535 or greater) • 533 (Below Region – Town LEAR threshold of 535 or greater) • 533 (Below Region – Town LEAR threshold of 535 or greater) • 533 (Below Region – Town LEAR threshold of 535 or greater) • 533 (Below Region – Town LEAR threshold of 535 or greater) • 533 (Below Region – Town LEAR threshold of 535 or greater) • 534 (Below Region – Town LEAR threshold of 535 or greater) • 534 (Below Region – Town LEAR threshold of 535 or greater) <p>Parcels above Region- Town LEAR 535 threshold (See Map 5A):</p> <ul style="list-style-type: none"> • 535 (Small parcel with residential dwelling) • 535 (Small parcel with residential dwelling) • 536 (Small parcel with residential dwelling) • 537 (Small parcel with residential dwelling) • 537 (Small parcel with residential dwelling) • 538 (Parcel isolated from adjacent Prime Agriculture Area) • 538 (Parcel isolated from adjacent Prime Agriculture Area) • 539 (Estate residential mostly covered by woodlands) • 541 (Parcel isolated from adjacent Prime Agriculture Area) • 544 (Small parcel with residential dwelling) • 545 (Small parcel with residential dwelling) • 545 (Small parcel with residential dwelling) • 545 (Small parcel with residential dwelling) • 545 (Small parcel with residential dwelling) • 546 (Small parcel with residential dwelling) • 549 (Parcel isolated from adjacent Prime Agriculture Area) • 552 (Small parcel with residential dwelling) • 553 (Small parcel with residential dwelling) • 554 (Small parcel with residential dwelling) • 554 (Parcel isolated from adjacent Prime Agriculture Area) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">29</p>		<ul style="list-style-type: none"> • 555 (Estate residential mostly covered by woodlands) • 556 (Small parcel with residential dwelling) • 557 (Small parcel with residential dwelling) • 559 (Estate residential mostly covered by woodlands) • 562 (Small parcel with residential dwelling) • 565 (Parcel isolated from adjacent Prime Agriculture Area) • 566 (Small parcel with residential dwelling) • 567 (Estate residential mostly covered by woodlands) • 571 (Small parcel with residential dwelling) • 573 (Small parcel with residential dwelling) • 574 (Small parcel with residential dwelling) • 574 (Small parcel with residential dwelling) • 575 (Small parcel with residential dwelling) • 577 (Parcel isolated from adjacent Prime Agriculture Area) • 578 (Parcel covered by woodlands and wetlands) • 581 (Small parcel with residential dwelling) • 582 (Small parcel with residential dwelling) • 582 (Small parcel with residential dwelling) • 582 (Small parcel with residential dwelling) • 583 (Small parcel with residential dwelling) • 587 (Small parcel with residential dwelling) • 588 (Small parcel with residential dwelling) • 588 (Small parcel with residential dwelling) • 589 (Small parcel with residential dwelling) • 589 (Small parcel with residential dwelling) • 591 (Parcel isolated from adjacent Prime Agriculture Area) • 592 (Parcel isolated from adjacent Prime Agriculture Area) • 592 (Parcel isolated from adjacent Prime Agriculture Area) • 592 (Small parcel with residential dwelling) • 593 (Small parcel with residential dwelling) • 596 (Small parcel with residential dwelling) • 598 (Small parcel with residential dwelling) • 600 (Parcel isolated from adjacent Prime Agriculture Area) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

29		<ul style="list-style-type: none"> • 603 (Small parcel with residential dwelling) • 605 (Small parcel with residential dwelling) • 606 (Small parcel with residential dwelling) • 607 (Small parcel with residential dwelling) • 610 (Small parcel with residential dwelling) • 614 (Small parcel with residential dwelling) • 620 (Small parcel with residential dwelling) • 621 (Small parcel with residential dwelling) • 671 (Small parcel with residential dwelling) • 672 (Small parcel with residential dwelling) • 688 (Small parcel with residential dwelling) 	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	
30	RC6 and RC9	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 30 is 495 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 30 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 495, low individual parcel scores, lot fragmentation of the area and predominance of small non-farm rural residential properties.</p> <p>The Provincial Agricultural System land base mapping identifies the two small areas making up Study Area 30 as a recommended Prime Agricultural Area immediately abutting the Caledon King Town Line between the identified Candidate Areas in Peel Region and the boundary with York Region. These areas were reviewed to identify if any of the parcels making up the areas scored</p>	No

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

30		<p>above the Region-Town LEAR Study recommended threshold of 535 to be recommended for designation as Prime Agricultural Area. In total, four parcels were identified above the 535 threshold; however, the parcels were relatively small non-farm rural residential lots and not contiguous with a larger area of high scoring Prime Agricultural Area parcels within Peel Region. It is not recommended that these areas be designated as a Prime Agricultural Area due to their small size and non-contiguous configuration. These areas are more suited for designation in a Rural Lands category.</p> <p>Parcels Below Region – Town Individual LEAR Parcel Scores (Refer to Map 5A):</p> <ul style="list-style-type: none"> • 221 (Small parcel with residential dwelling) • 376 (Small parcel with residential dwelling) • 409 (Small parcel with residential dwelling) • 413 (Small parcel with residential dwelling) • 418 (Small parcel with residential dwelling) • 420 (Small parcel with residential dwelling) • 434 (Small parcel with residential dwelling) • 463 (Larger parcel below Region – Town LEAR threshold of 535 or greater) • 494 (Small parcel with residential dwelling) • 503 (Small parcel with residential dwelling) • 524 (Larger parcel below Region – Town LEAR threshold of 535 or greater) • 530 (Small parcel with residential dwelling) <p>Parcels above Region- Town LEAR 535 threshold (See Map 5A):</p> <ul style="list-style-type: none"> • 540 (Small parcel with residential dwelling) • 548 (Small parcel with residential dwelling) • 568 (Larger parcel – equine farm) • 584 (Small parcel with residential dwelling) 	
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

<p style="text-align: center;">31</p>	<p>RC9</p>	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 31 is 489 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 31 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 478, low individual parcel scores, lot fragmentation of the area and predominance of small non-farm rural residential properties.</p> <p>Region – Town Individual LEAR Parcel Scores (Refer to Map 4D):</p> <ul style="list-style-type: none"> • 166 (Below Region – Town LEAR threshold of 535 or greater) • 168 (Below Region – Town LEAR threshold of 535 or greater) • 446 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 517 (Below Region – Town LEAR threshold of 535 or greater) • 499 (Below Region – Town LEAR threshold of 535 or greater) • 477 (Below Region – Town LEAR threshold of 535 or greater) • 384 (Below Region – Town LEAR threshold of 535 or greater) • 380 (Below Region – Town LEAR threshold of 535 or greater) • 415 (Below Region – Town LEAR threshold of 535 or greater) • 323 (Below Region – Town LEAR threshold of 535 or greater) • 472 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 463 (Below Region – Town LEAR threshold of 535 or greater) • 445 (Below Region – Town LEAR threshold of 535 or greater) • 527 (Below Region – Town LEAR threshold of 535 or greater) • 513 (Below Region – Town LEAR threshold of 535 or greater) • 410 (Below Region – Town LEAR threshold of 535 or greater) • 479 (Below Region – Town LEAR threshold of 535 or greater) • 449 (Below Region – Town LEAR threshold of 535 or greater) • 436 (Below Region – Town LEAR threshold of 535 or greater) • 489 (Below Region – Town LEAR threshold of 535 or greater) • 345 (Below Region – Town LEAR threshold of 535 or greater) 	<p style="text-align: center;">No</p>
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Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

31		<ul style="list-style-type: none"> • 380 (Below Region – Town LEAR threshold of 535 or greater) • 328 (Below Region – Town LEAR threshold of 535 or greater) • 449 (Below Region – Town LEAR threshold of 535 or greater) • 483 (Below Region – Town LEAR threshold of 535 or greater) • 430 (Below Region – Town LEAR threshold of 535 or greater) • 373 (Below Region – Town LEAR threshold of 535 or greater) • 368 (Below Region – Town LEAR threshold of 535 or greater) • 406 (Below Region – Town LEAR threshold of 535 or greater) • 518 (Below Region – Town LEAR threshold of 535 or greater) • 521 (Below Region – Town LEAR threshold of 535 or greater) <p>Parcels above Region- Town LEAR 535 threshold (See Map 5A):</p> <ul style="list-style-type: none"> • 667 (Small parcel with residential dwelling) • 598 (Parcel isolated from adjacent Prime Agriculture Area) • 565 (Small parcel with residential dwelling) • 564 (Small parcel with residential dwelling) • 567 (Small parcel with residential dwelling) • 546 (Small parcel with residential dwelling) <p>Low scoring agricultural lands outside the Prime Agricultural Area are recommended to be included in a Rural Lands designation that permits agricultural, agriculture-related commercial, agriculture-related industrial and on farm diversified uses to maintain a continuous land base for agriculture.</p>	No
	Final Recommendation	Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

32	RC6	<p>The Region – Town LEAR Study average weighted LEAR score for Study Area 32 is 607 which is above the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 4A). However, the area is smaller than the recommended threshold of 250 hectares (OMAFRA Implementation Procedures Section 2.1.3) to be recommended as Prime Agricultural Area.</p> <p>It is recommended that area 32 as identified in the Provincial Agricultural System mapping adjacent to County of Dufferin not be designated Prime Agricultural Area as it does not provide a large, continuous area greater than the recommended threshold of 250 hectares (OMAFRA Implementation Procedures Section 2.1.3). Lands adjacent Study Area 32 in the County of Dufferin are designated Extractive Industrial therefore not allowing for a continuous agricultural land base to increase coverage above 250 Hectares.</p>	No
	Final Recommendation	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p>	

Table 1: Provincial Agricultural System Prime Agricultural Area Mapping Refinement

Notes:

The Ontario Ministry of Agriculture, Food and Rural Affairs provided refinement codes if refinements to provincial prime agricultural area mapping were proposed. The following list of codes was provided by OMAFRA at the time the Region’s refinement analysis was undertaken:

Refinement Code	Refinement Circumstances
RC1	To make minor technical adjustments (IP Section 3.2.1.1)
RC2	To account for approved settlement area boundaries (IP Section 3.2.1.1)
RC3	To recognize lands where jurisdiction is a factor such as First Nation reserve lands and federally regulated portions of aerodromes (IP Section 3.2.1.1)
RC4	To recognize key natural heritage features and key hydrologic features in which agricultural uses are not on-going (IP Sections 3.2.1.1 and 3.2.1.4) ¹
RC5	To recognize designated employment areas (if opting for refinement) (see IP Sections 3.2.1.1 and 3.2.1.9) ²
RC6	To recognize continuous areas >250 hectares of existing, permitted non-agricultural uses (IP Sections 3.2.1.1 and 3.2.1.8)
RC7	Aside from employment areas (RC5) and non-agricultural uses larger than 250 ha (RC6), certain existing designated non-agricultural uses may keep their non-agricultural designations (see IP Sections 3.2.1.1 and 3.2.1.8)
RC8	To reflect future updates to the provincial LEAR made by OMAFRA (IP Section 3.2.1.1)
RC9	To recognize existing upper- or single-tier municipal LEARs and accompanying mapping that are consistent with and do not conflict with Agricultural System mapping method, purpose and outcomes (IP Sections 1.4, 2.1 and 3.2.1)
RC10	To add areas to the PAA to create a continuous agricultural land base (including candidate areas) ³ (IP Section 3.2.1.1)
RC11	To add areas to the PAA resulting from implementation of the excess lands framework (IP Section 3.2.1.1)
RC12	To add areas to create a continuous agricultural land base across municipal boundaries
RC13	To use identifiable boundaries for the PAA

¹ One map or a series of maps may be used to show all the KNHF and KHF in the upper- or single-tier municipality in which agricultural uses are not on-going (i.e. it is not necessary to create a separate map for each KNHF or KHF proposed for refinement).

² One map or a series of maps may be used to show all the employment areas in the upper- or single-tier municipality (i.e. it is not necessary to create separate maps for each employment area proposed for refinement).

³ The process for considering candidate areas is flexible, as long as decisions are generally consistent with the Agricultural System mapping method, purpose and outcomes. It is important to consider whether candidate areas meet the definition of PAA. If so, they should be added to the PAA. For example, areas in agricultural production that help to create a continuous land base may be added. All candidate areas proposed to be added to the PAA may be shown on one map per upper- or single-tier municipality. A brief explanation is required of why each candidate area is proposed to be added to PAA. See sample map.

Table 2: Recommended Prime Agricultural Area Refinement to Match Adjacent Agricultural Designations

Adjacent Municipal Boundary	Recommended Prime Agricultural Area refinement to match adjacent agricultural designations	Comments
Region of Halton (Town of Halton Hills) (See Map 6).	No	<p>The recommended Region-Town LEAR Prime Agricultural Area designation aligns with the adjacent Prime Agricultural Area designation in Halton Region (See Map 6). Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>Rural areas outside the recommended Prime Agricultural Area and existing site specific non-agricultural land use designations are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. The Niagara Escarpment Plan land use designations along the Peel-Halton boundary will also apply and prevail in accordance with the Niagara Escarpment Plan.</p>
County of Wellington (Town of Erin) (See Map 6).	<p>Yes</p> <p>Refer to Table 1 Analysis for Study Area 8</p>	<p>The recommended Region-Town LEAR Prime Agricultural Area aligns with the adjacent Provincial Agricultural System Prime Agricultural Area in the County of Wellington with the exception of a small southerly portion of Study Area 8 between Belfountain and Winston Churchill Boulevard (See Map 6). Except as noted below, refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>Potential Refinements to Align Prime Agricultural Area Designations – Study Area 8</p> <p>The southern portion of Study Area 8 (between Belfountain and Winston Churchill Boulevard) was not initially recommended to be designated Prime Agricultural Area due to the Extractive Industrial Area designation and presence of extensive natural heritage features in the northern portion of the Study Area which isolated the higher scoring southern area from the recommended Prime Agricultural Area located further north. The isolated higher scoring southern portion was not larger in size than the minimum 250 hectare size threshold to recommend designation as Prime Agricultural Area. After further analysis of the Provincial Agricultural System mapping, the southern portion may require refinements to be considered as Prime Agricultural Area contingent on agricultural system edge</p>

Table 2: Recommended Prime Agricultural Area Refinement to Match Adjacent Agricultural Designations

<p>County of Wellington (Town of Erin) (See Map 6).</p>	<p>Yes</p> <p>Refer to Table 1 Analysis for Study Area 8</p>	<p>matching discussions with the County of Wellington and Province if there is potential to connect this area to a larger Prime Agricultural Area in Wellington County.</p> <p>Region-Town individual LEAR parcel scores for properties recommended for consideration of designation to Prime Agricultural Area subject to confirming proposed mapping refinements of prime agricultural area and rural lands designations in Wellington County (See Map 4A):</p> <ul style="list-style-type: none"> • 558 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 576 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 583 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 606 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 661 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 679 (Small parcel with residential dwelling) • 609 (Small parcel with residential dwelling) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) • 579 (Agricultural System Edge Matching Discussions with the County of Wellington Required) <p>Rural areas outside the recommended Prime Agricultural Area and existing site specific non-agricultural land use designations are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. The Niagara Escarpment Plan land use designations along the Peel-Halton boundary will also apply and prevail in accordance with the Niagara Escarpment Plan (small area at south east corner of the Town of Erin).</p> <p>Candidate Areas identified in the Provincial Agricultural System mapping are not recommended to be designated to Prime Agricultural Area in accordance with the recommendations of the Region-Town LEAR Study.</p>
<p>County of Dufferin (Town of East Garafraxa) (See Map 6).</p>	<p>No</p>	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>Rural areas outside the recommended Prime Agricultural Area and existing site specific non-agricultural land use designations are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. A Rural Lands designation will link agricultural areas in Peel</p>

Table 2: Recommended Prime Agricultural Area Refinement to Match Adjacent Agricultural Designations

		<p>Region to the agricultural designations in the Town of East Garafraxa (See Map 6).</p> <p>Candidate Areas identified in the Provincial Agricultural System mapping are not recommended to be designated to Prime Agricultural Area in accordance with the recommendations of the Region-Town LEAR Study.</p>
<p>Town of Orangeville – County of Dufferin (See Map 6).</p>	<p>No</p>	<p>No refinements are recommended as the Town of Orangeville is designated for urban uses. Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation (See Map 6).</p>
<p>County of Dufferin (Town of Mono) (See Map 6).</p>	<p>No</p>	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>Rural areas outside the recommended Prime Agricultural Area and existing site specific non-agricultural land use designations are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. A Rural Lands designation will link agricultural areas in Peel Region to the agricultural designations in the Town of Mono (See Map 6).</p> <p>Candidate Areas identified in the Provincial Agricultural System mapping are not recommended to be designated to Prime Agricultural Area in accordance with the recommendations of the Region-Town LEAR Study.</p>
<p>County of Simcoe (Township of Adjala-Tosorontio and Town of New Tecumseth) (See Map 6).</p>	<p>No</p>	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>Rural areas outside the recommended Prime Agricultural Area and existing site specific non-agricultural land use designations are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. A Rural Lands designation will link agricultural areas in Peel Region to the agricultural designations in the Township of Adjala-Tosorontio.</p> <p>The Palgrave Estates Residential Community designation extends along the entire boundary with the</p>

Table 2: Recommended Prime Agricultural Area Refinement to Match Adjacent Agricultural Designations

		<p>Town of New Tecumseth and a portion of the boundary with the Township of Adjala-Tosorontio (See Map 6). The applicable policies of the Palgrave Estates Residential Community designation will continue to apply in this area.</p>
<p>Region of York (City of Vaughan and Township of King) (See Map 6).</p>	<p>No Refer to Table 1 Analysis for Study Area 29</p>	<p>Refinements to the Provincial Agricultural System, the Region of Peel Official Plan and the Town of Caledon Official Plan mapping of Prime Agricultural Areas are recommended to align with the recommended Region-Town LEAR Prime Agricultural Area designation.</p> <p>The Provincial Agricultural System land base mapping identifies Prime Agricultural Areas and Candidate Areas along the Peel Region and York Region boundary (See Map 6). The boundary areas in Peel Region include lands designated as Palgrave Estates Residential Community, Rural Lands and Environmental Policy Area in the Town of Caledon Official Plan. A significant portion of the lands are located within the Oak Ridges Moraine Conservation Plan Area and are also subject to the land use designations in the ORCMP. Potential refinements to the Provincial Agricultural System land base mapping have been considered in the context of these land use designations and the Region-Town LEAR Study recommendations</p> <p>Boundary with the Palgrave Estate Residential Community Designation The Palgrave Estates Residential Community designation extends along a significant section of the boundary with York Region. The applicable policies of the Palgrave Estates Residential Community designation will continue to apply in this area. No changes to the Palgrave Estates Residential Community designation to introduce Prime Agricultural or Rural Lands designations are recommended.</p> <p>Lands South of the Palgrave Estate Residential Community Designation The option of linking Prime Agricultural Area designations in Peel and York Regions by extending the Region-Town LEAR recommended Prime Agricultural Area through Study Area 29 was considered during the refinement of the Provincial Agricultural System mapping.</p> <p>The Region – Town LEAR Study average weighted LEAR score for Study Area 29 is 478 which is below the Region- Town LEAR Study threshold of 535 or greater to be considered Prime Agricultural Area (See Map 1). Study Area 29 is not recommended to be identified as a Prime Agricultural Area due to the low average weighted score of 478, as well as low individual parcel scores within the Study Area.</p> <p>The Study Area is bisected by two large valley systems associated with the Humber River and has</p>

Table 2: Recommended Prime Agricultural Area Refinement to Match Adjacent Agricultural Designations

<p>Region of York (City of Vaughan and Township of King) (See Map 6).</p>	<p>No Refer to Table 1 Analysis for Study Area 29</p>	<p>extensive coverage of natural heritage features (woodlands and wetlands) and large extents of conservation lands owned by the Toronto and Region Conservation Authority (See Map 5B). The Study Area is also separated from the adjacent Provincially designated Prime Agricultural Area in York Region by low scoring Candidate Areas in the Provincial Agricultural System land base mapping. The low scoring Candidate Areas occur along one of the Humber River’s main valley systems immediately adjacent to the Caledon King Townline.</p> <p>The Provincial Agricultural System land base mapping designates two small areas of Prime Agricultural Area immediately abutting the Caledon King Town Line between the identified Candidate Areas in Peel Region and the boundary with York Region. These areas were reviewed to identify if any of the parcels making up the areas scored above the Region-Town LEAR Study recommended threshold of 535 to be recommended for designation as Prime Agricultural Area. In total, four parcels were identified above the 535 threshold; however, the parcels were relatively small and not contiguous within Peel Region. It is not recommended that these areas be designated as a Prime Agricultural Area due to their small size and non-contiguous configuration. These areas are more suited for designation in a Rural Lands category.</p> <p>Due to the large extents of low scoring parcels, interruption by valley systems and extensive presence of natural heritage features it is not recommended that the Prime Agricultural Area designation be extended through Study Area 29 to connect with adjacent Prime Agricultural Areas in York Region.</p> <p>The isolated high and low scoring agricultural lands outside the recommended Prime Agricultural Area are recommended to be included in a Rural Lands designation to provide a continuous land base for agriculture. The recommended Prime Agricultural Area and Rural Lands designations will provide a continuous linked land base for agriculture extending east to west from York Region to Halton Region through Peel.</p>
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COUNTY OF DUFFERIN

COUNTY OF WELLINGTON

Town of Erin

REGION OF HALTON

Town of Halton Hills

Town of Orangeville

Town of Mono

MAP 1 - PROVINCIAL AGRICULTURAL SYSTEM LAND BASE AREAS FOR FURTHER ANALYSIS

Township of Adjala-Tosorontio

COUNTY OF SIMCOE

Town of New Tecumseth

Township of King

REGION OF YORK

City of Vaughan

Area of Difference	Average Weighted LEAR Score
1	460
2	333
3	456
4	404
5	506
6	573
7	676
8	570
9	Refer to LEAR Addendum Report
10	445
11	493
12	580
13	455
14	473
15	476
16	566
17	509
18	512
19	n/a
20	377
21	406
22	605
23	527
24	n/a
25	504
26	519
27	377
28	485
29	478
30	495
31	489
32	607

Legend

- Railway
- Waterbody
- Watercourse
- Town / Township / City Boundary
- County / Region Boundary
- Settlement
- Region of Peel Official Plan Schedule B - Prime Agricultural Area
- Region Town LEAR Recommended Prime Agricultural Area
- ROPA 30 - Bolton Residential Expansion Area
- Areas of Difference
- Palgrave Estate Residential Community
- Prime Agricultural
- Candidate

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Kilometres

Region of Peel
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COUNTY OF DUFFERIN

Town of Mono

MAP 2 - PROVINCIAL AGRICULTURAL SYSTEM WOODLANDS AND WETLANDS REFINEMENT

COUNTY OF WELLINGTON

Township of Adjala-Tosorontio

COUNTY OF SIMCOE

Town of Erin

Town of New Tecumseth

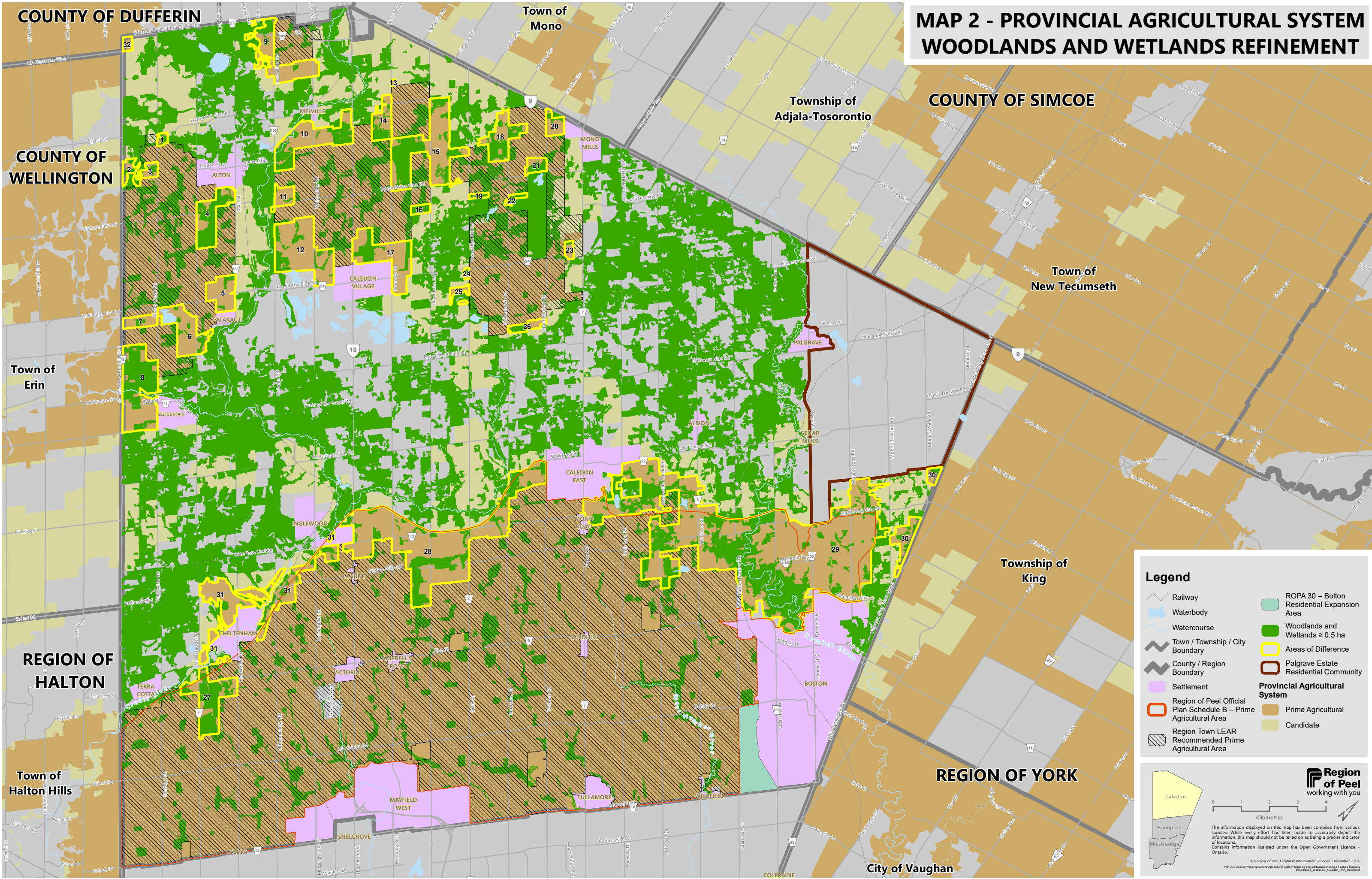
REGION OF HALTON

Township of King

Town of Halton Hills

REGION OF YORK

City of Vaughan



Legend

	Railway		ROPA 30 – Bolton Residential Expansion Area
	Waterbody		Woodlands and Wetlands ≥ 0.5 ha
	Watercourse		Areas of Difference
	Town / Township / City Boundary		Palgrave Estate Residential Community
	County / Region Boundary		Prime Agricultural
	Settlement		Candidate
	Region of Peel Official Plan Schedule B – Prime Agricultural Area		
	Region Town LEAR Recommended Prime Agricultural Area		

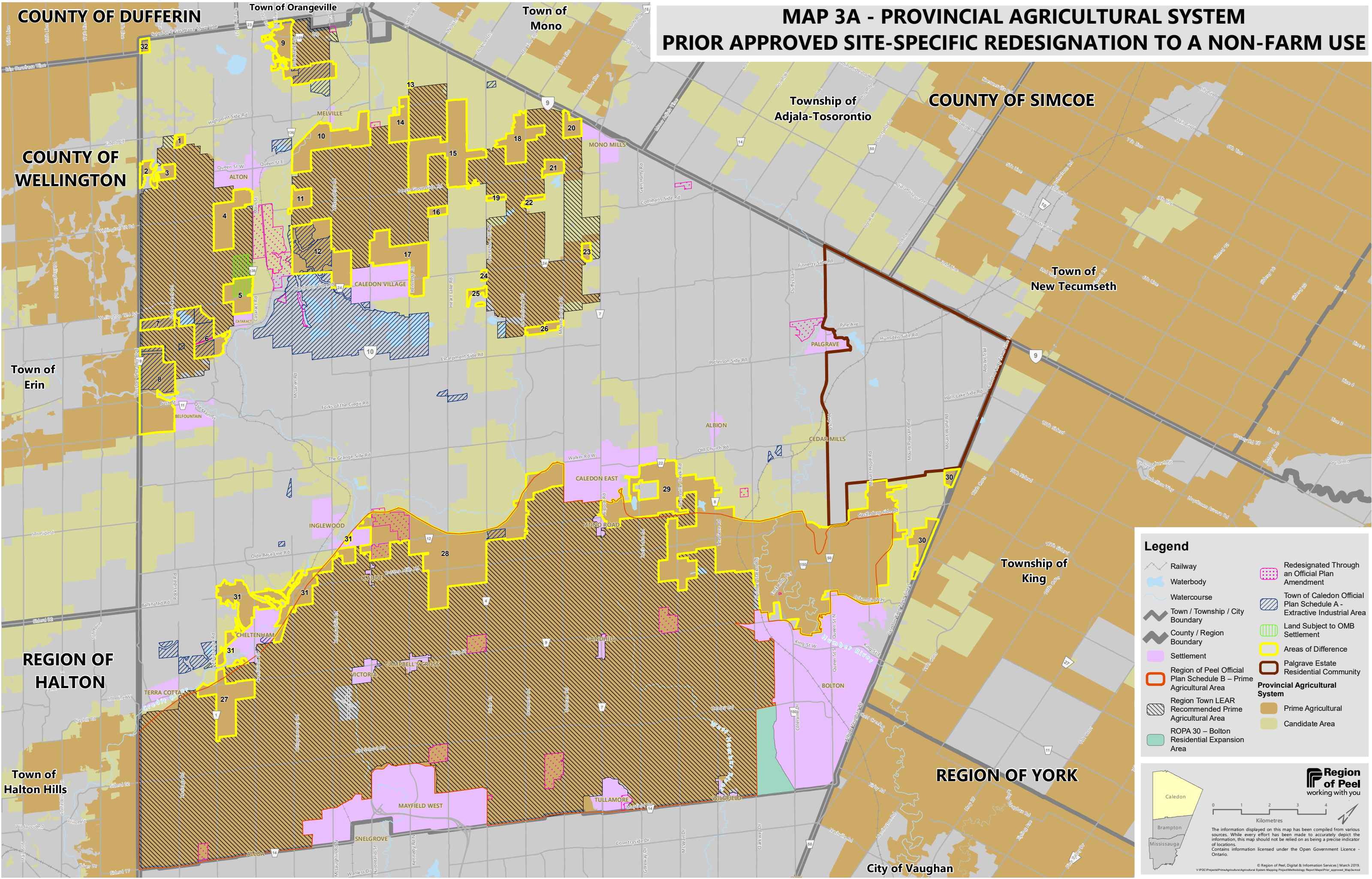
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MAP 3A - PROVINCIAL AGRICULTURAL SYSTEM PRIOR APPROVED SITE-SPECIFIC REDESIGNATION TO A NON-FARM USE



Legend

	Railway		Redesignated Through an Official Plan Amendment
	Waterbody		Town of Caledon Official Plan Schedule A - Extractive Industrial Area
	Watercourse		Land Subject to OMB Settlement
	Town / Township / City Boundary		Areas of Difference
	County / Region Boundary		Palgrave Estate Residential Community
	Settlement	Provincial Agricultural System	
	Region of Peel Official Plan Schedule B - Prime Agricultural Area		Prime Agricultural
	Region Town LEAR Recommended Prime Agricultural Area		Candidate Area
	ROPA 30 - Bolton Residential Expansion Area		

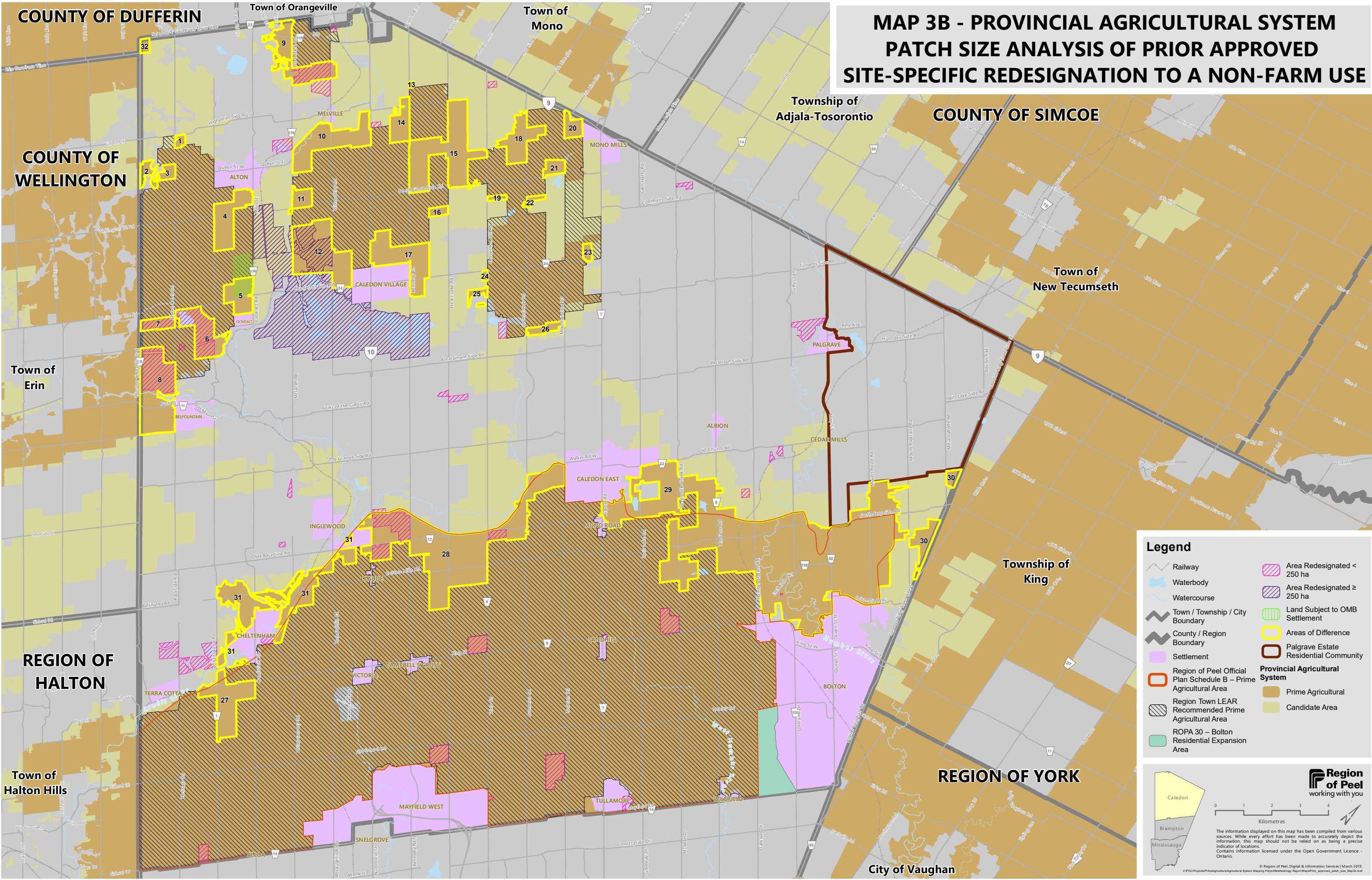
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Kilometres

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MAP 3B - PROVINCIAL AGRICULTURAL SYSTEM PATCH SIZE ANALYSIS OF PRIOR APPROVED SITE-SPECIFIC REDESIGNATION TO A NON-FARM USE



Legend

- Railway
- Waterbody
- Watercourse
- Town / Township / City Boundary
- County / Region Boundary
- Settlement
- Region of Peel Official Plan Schedule B – Prime Agricultural Area
- Region Town LEAR Recommended Prime Agricultural Area
- ROPA 30 – Bolton Residential Expansion Area
- Area Redesignated < 250 ha
- Area Redesignated ≥ 250 ha
- Land Subject to OMB Settlement
- Areas of Difference
- Palgrave Estate Residential Community
- Provincial Agricultural System**
 - Prime Agricultural
 - Candidate Area

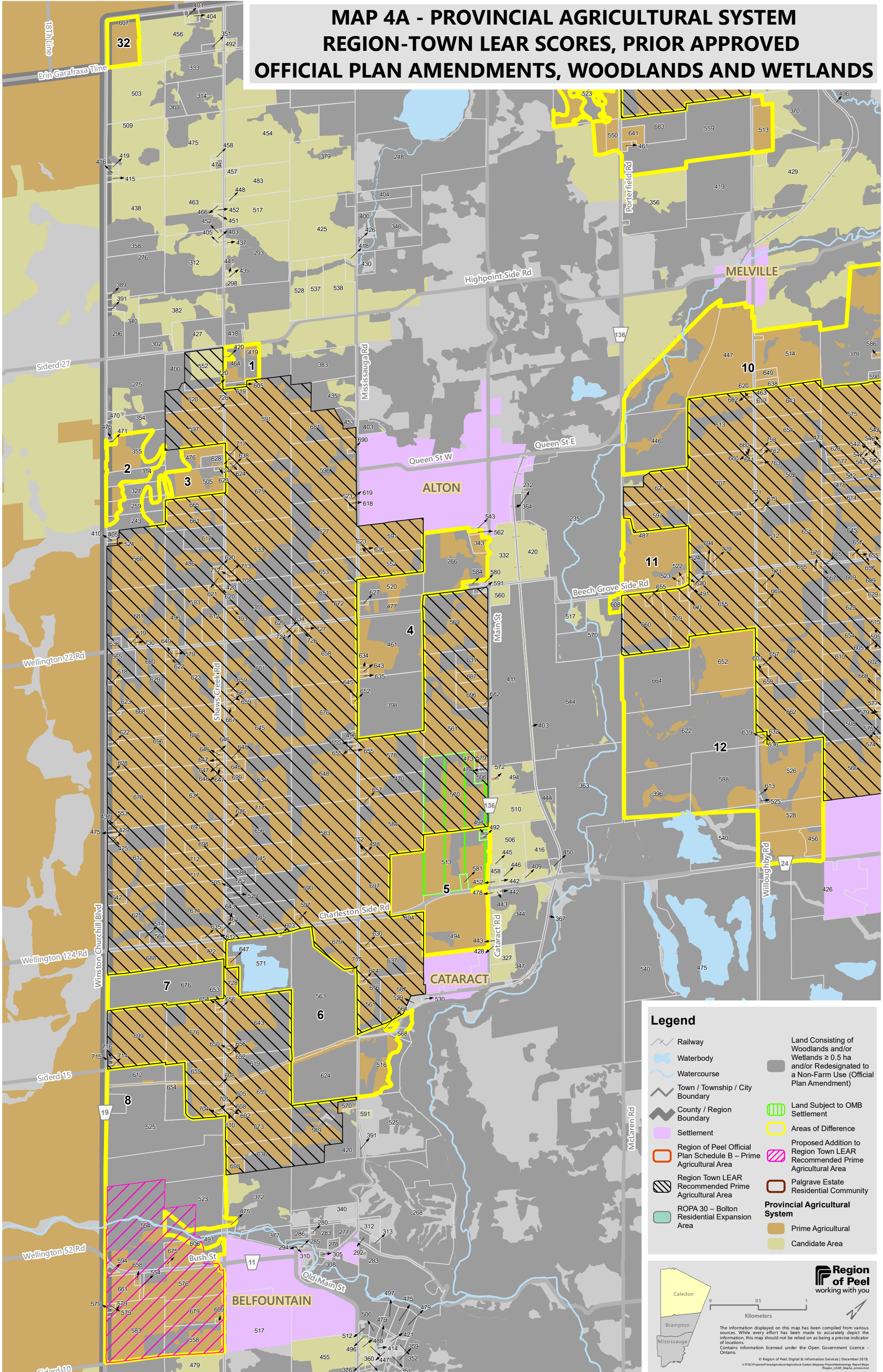
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MAP 4A - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

	Railway		Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Waterbody		Land Subject to OMB Settlement
	Watercourse		Areas of Difference
	Town / Township / City Boundary		Proposed Addition to Region Town LEAR Recommended Prime Agricultural Area
	County / Region Boundary		Region Town LEAR Recommended Prime Agricultural Area
	Settlement		Palgrave Estate Residential Community
	Region of Peel Official Plan Schedule B - Prime Agricultural Area		Provincial Agricultural System Prime Agricultural
	Region Town LEAR Recommended Prime Agricultural Area		Candidate Area
	ROPA 30 - Bolton Residential Expansion Area		

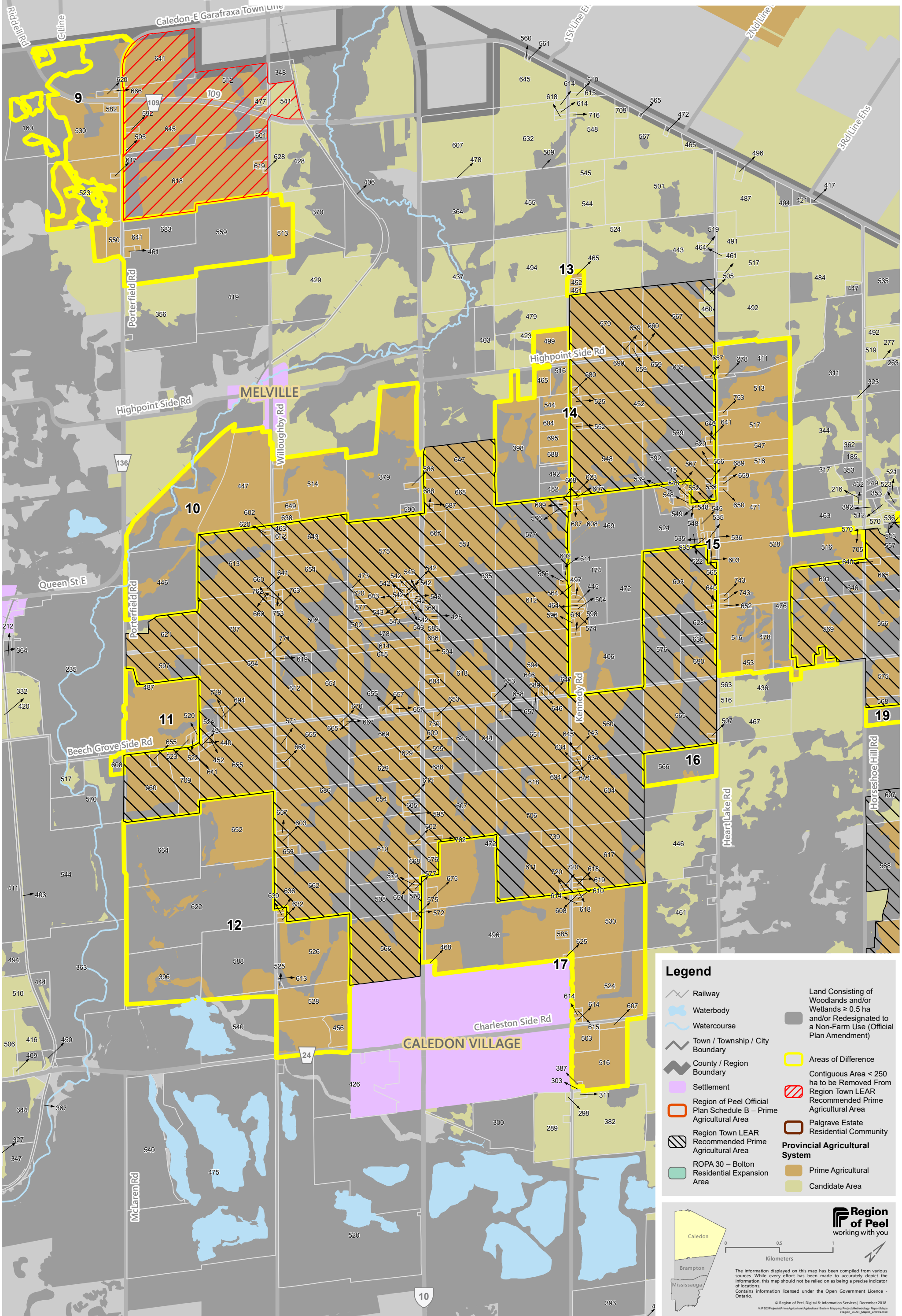
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Kilometers

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MAP 4B - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

	Railway		Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Waterbody		Areas of Difference
	Watercourse		Contiguous Area < 250 ha to be Removed From Region Town LEAR Recommended Prime Agricultural Area
	Town / Township / City Boundary		Palgrave Estate Residential Community
	County / Region Boundary		Provincial Agricultural System
	Settlement		Prime Agricultural
	Region of Peel Official Plan Schedule B – Prime Agricultural Area		Candidate Area
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 – Bolton Residential Expansion Area		

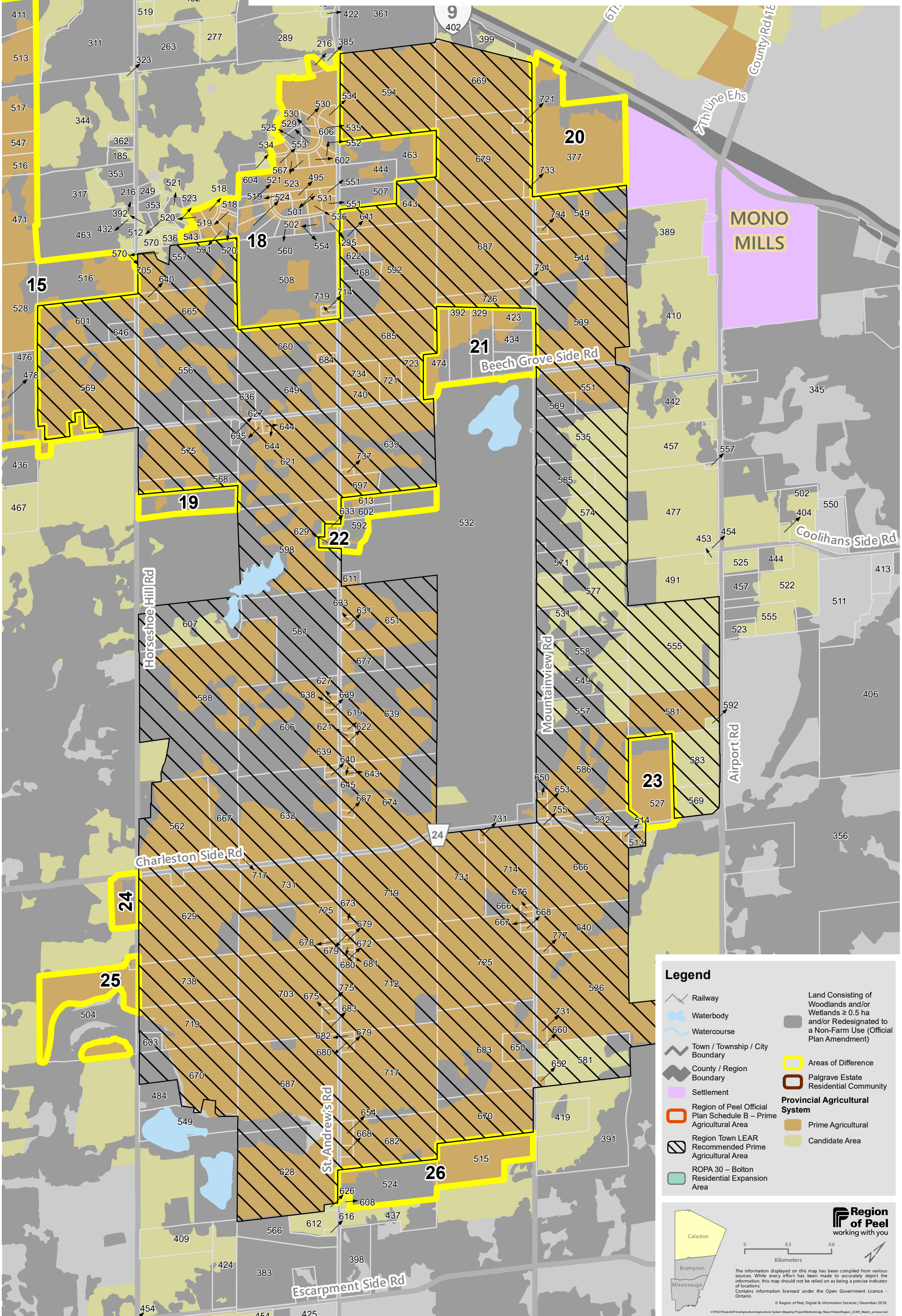
Region of Peel
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Kilometers

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MAP 4C - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

	Railway		Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Waterbody		Areas of Difference
	Watercourse		Palgrave Estate Residential Community
	Town / Township / City Boundary		Prime Agricultural
	County / Region Boundary		Candidate Area
	Settlement	Provincial Agricultural System	
	Region of Peel Official Plan Schedule B - Prime Agricultural Area		
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 - Bolton Residential Expansion Area		

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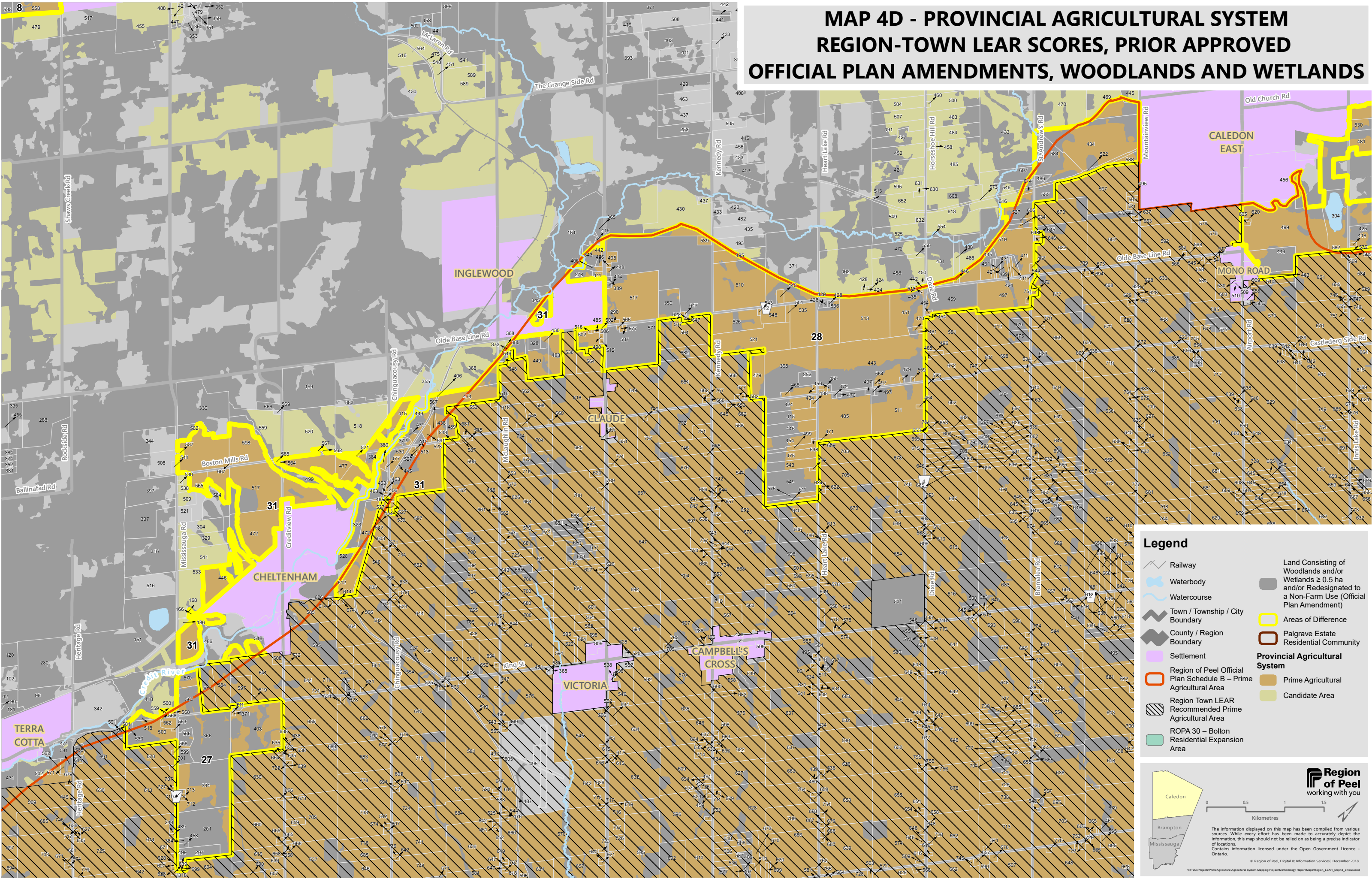
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MAP 4D - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

- Railway
- Waterbody
- Watercourse
- Town / Township / City Boundary
- County / Region Boundary
- Settlement
- Region of Peel Official Plan Schedule B – Prime Agricultural Area
- Region Town LEAR Recommended Prime Agricultural Area
- ROPA 30 – Bolton Residential Expansion Area
- Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
- Areas of Difference
- Palgrave Estate Residential Community
- Provincial Agricultural System**
 - Prime Agricultural
 - Candidate Area

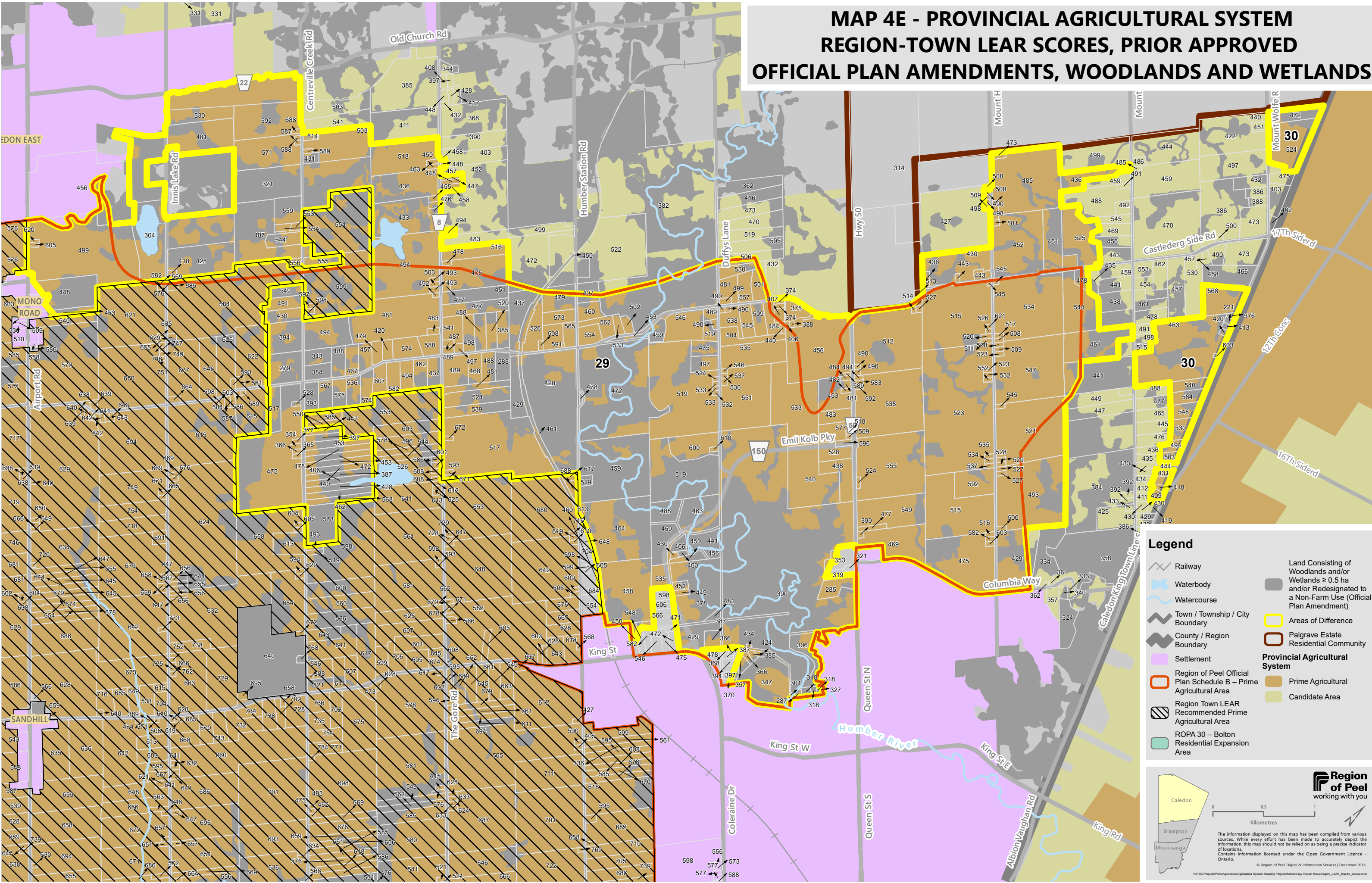
Region of Peel
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MAP 4E - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

	Railway		Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Waterbody		Areas of Difference
	Watercourse		Palgrave Estate Residential Community
	Town / Township / City Boundary		Provincial Agricultural System
	County / Region Boundary		Prime Agricultural
	Settlement		Candidate Area
	Region of Peel Official Plan Schedule B – Prime Agricultural Area		
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 – Bolton Residential Expansion Area		

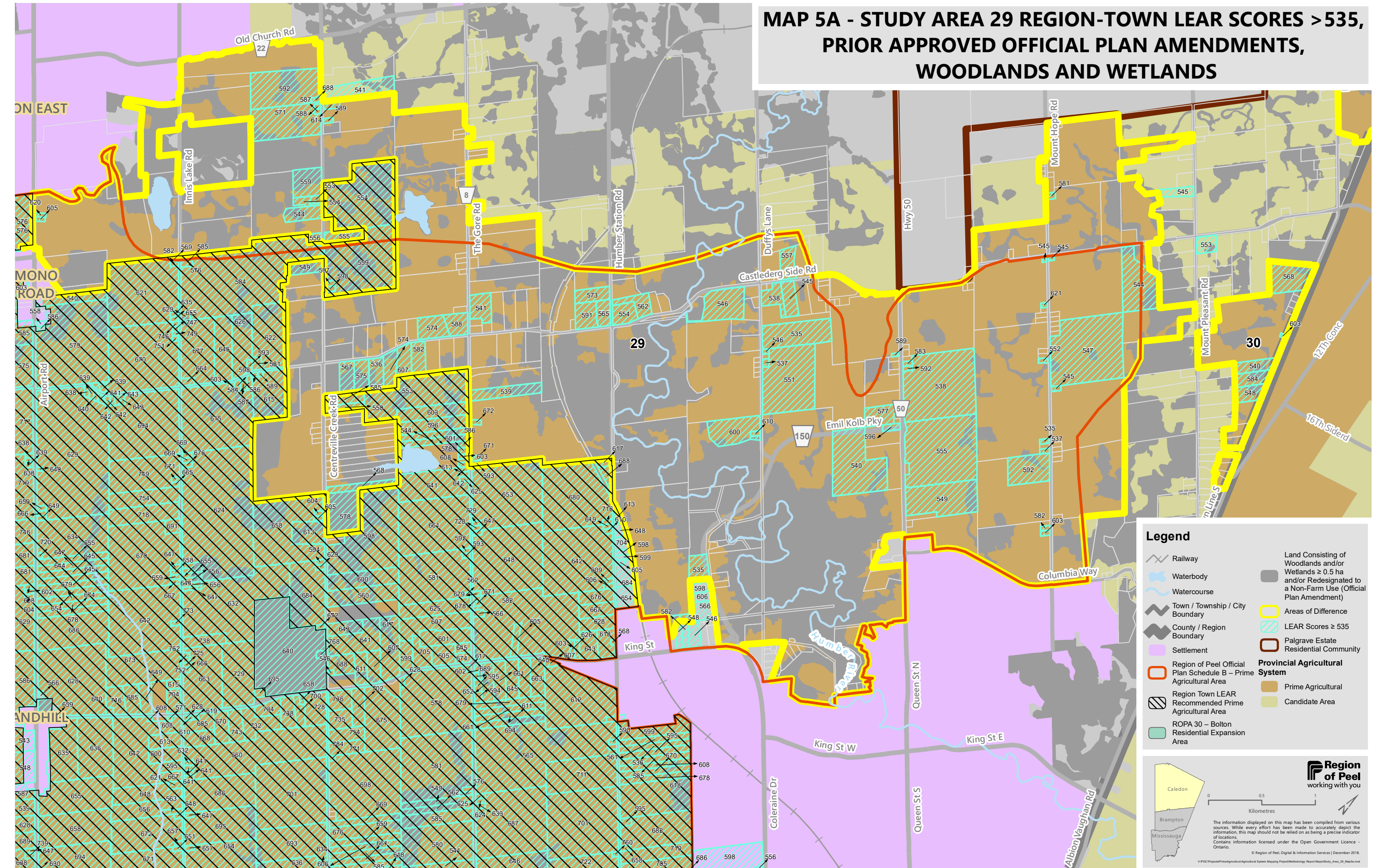
Region of Peel
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Kilometres

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MAP 5A - STUDY AREA 29 REGION-TOWN LEAR SCORES > 535, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

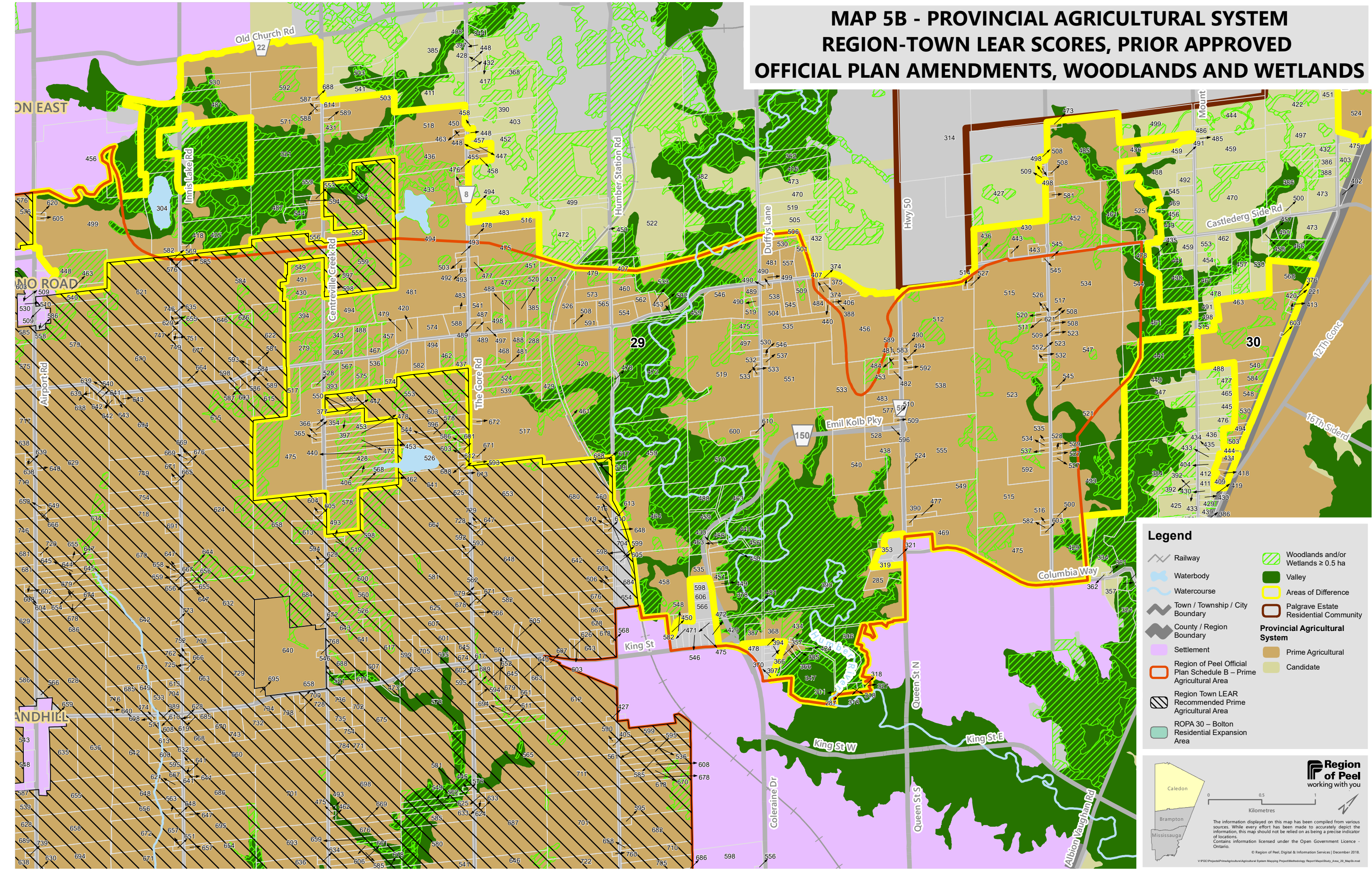
	Railway		Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Waterbody		Areas of Difference
	Watercourse		LEAR Scores ≥ 535
	Town / Township / City Boundary		Palgrave Estate Residential Community
	County / Region Boundary		Prime Agricultural
	Settlement		Candidate Area
	Region of Peel Official Plan Schedule B – Prime Agricultural Area	Provincial Agricultural System	
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 – Bolton Residential Expansion Area		

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0 0.5 1
Kilometres

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MAP 5B - PROVINCIAL AGRICULTURAL SYSTEM REGION-TOWN LEAR SCORES, PRIOR APPROVED OFFICIAL PLAN AMENDMENTS, WOODLANDS AND WETLANDS



Legend

	Railway		Woodlands and/or Wetlands ≥ 0.5 ha
	Waterbody		Valley
	Watercourse		Areas of Difference
	Town / Township / City Boundary		Palgrave Estate Residential Community
	County / Region Boundary		Prime Agricultural
	Settlement		Candidate
	Region of Peel Official Plan Schedule B – Prime Agricultural Area		
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 – Bolton Residential Expansion Area		

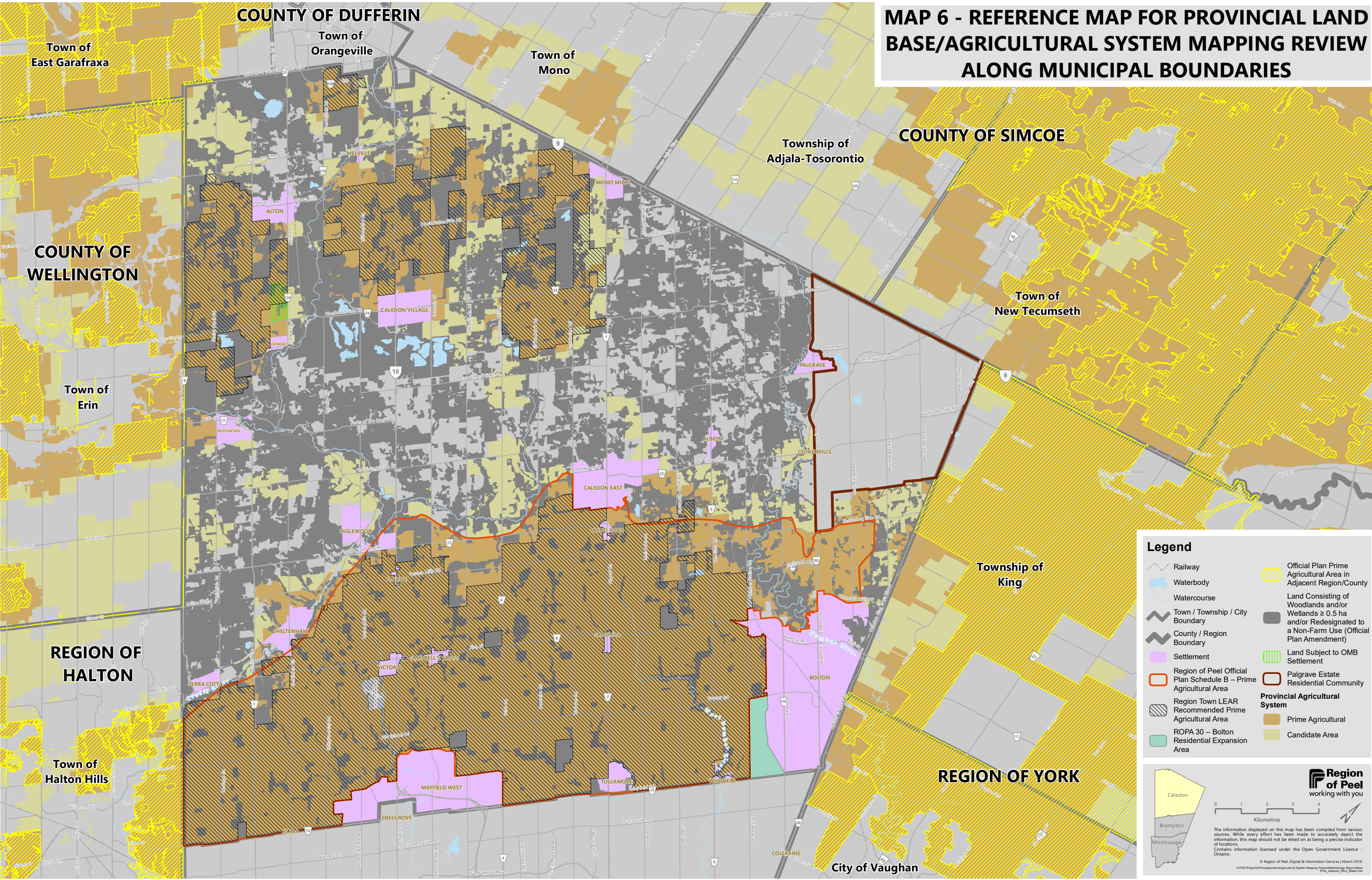
Region of Peel
working with you

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Kilometres

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MAP 6 - REFERENCE MAP FOR PROVINCIAL LAND BASE/AGRICULTURAL SYSTEM MAPPING REVIEW ALONG MUNICIPAL BOUNDARIES



Legend

	Railway		Official Plan Prime Agricultural Area in Adjacent Region/County
	Waterbody		Land Consisting of Woodlands and/or Wetlands \geq 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
	Watercourse		Land Subject to OMB Settlement
	Town / Township / City Boundary		Palgrave Estate Residential Community
	County / Region Boundary		Provincial Agricultural System
	Settlement		Prime Agricultural
	Region of Peel Official Plan Schedule B - Prime Agricultural Area		Candidate Area
	Region Town LEAR Recommended Prime Agricultural Area		
	ROPA 30 - Bolton Residential Expansion Area		

Region of Peel
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0 1 2 3 4
Kilometres

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MAP 7 - PRIME AGRICULTURAL AREAS IN THE CITIES OF BRAMPTON AND MISSISSAUGA

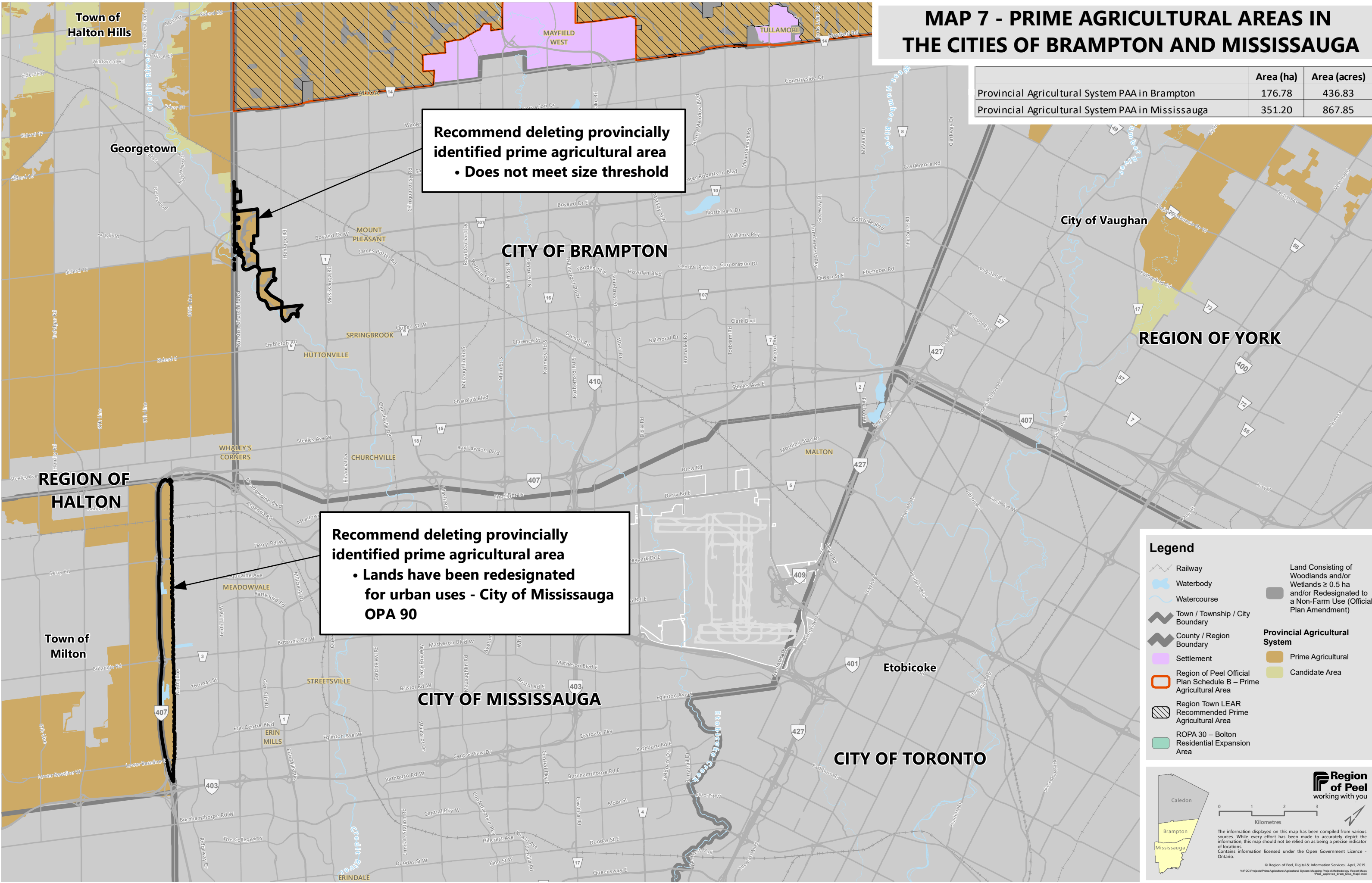
	Area (ha)	Area (acres)
Provincial Agricultural System PAA in Brampton	176.78	436.83
Provincial Agricultural System PAA in Mississauga	351.20	867.85

Recommend deleting provincially identified prime agricultural area

- Does not meet size threshold

Recommend deleting provincially identified prime agricultural area

- Lands have been redesignated for urban uses - City of Mississauga OPA 90



Legend

- Railway
- Waterbody
- Watercourse
- Town / Township / City Boundary
- County / Region Boundary
- Settlement
- Region of Peel Official Plan Schedule B – Prime Agricultural Area
- Region Town LEAR Recommended Prime Agricultural Area
- ROPA 30 – Bolton Residential Expansion Area
- Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
- Provincial Agricultural System**
 - Prime Agricultural
 - Candidate Area

Region of Peel
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0 1 2 3
Kilometres

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COUNTY OF DUFFERIN

Town of Orangeville

Town of Mono

MAP 8 - DRAFT RECOMMENDED PRIME AGRICULTURAL AREA DESIGNATION

COUNTY OF WELLINGTON

Township of Adjala-Tosorontio

COUNTY OF SIMCOE

Town of Erin

Town of New Tecumseth

Legend

- Railway
- Waterbody
- Watercourse
- Town / Township / City Boundary
- County / Region Boundary
- Settlement
- Region of Peel Official Plan Schedule B – Prime Agricultural Area
- ROPA 30 – Bolton Residential Expansion Area
- Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
- Region-Town LEAR Score ≥ 535
- Lands Recommended by the Region to be Designated PAA
- Additional Lands Recommended by the Province to be Designated PAA
- Palgrave Estate Residential Community
- Provincial Agricultural System
 - Prime Agricultural Area
 - Candidate Area

REGION OF HALTON

Township of King

Town of Halton Hills

REGION OF YORK

Region of Peel
working with you

0 1 2 3 4
Kilometres

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City of Vaughan

COUNTY OF DUFFERIN

Town of Orangeville

Town of Mono

MAP 9 - PRIME AGRICULTURAL AREA TO BE ADDED & DELETED

COUNTY OF WELLINGTON

Township of Adjala-Tosorontio

COUNTY OF SIMCOE

Town of Erin

Town of New Tecumseth

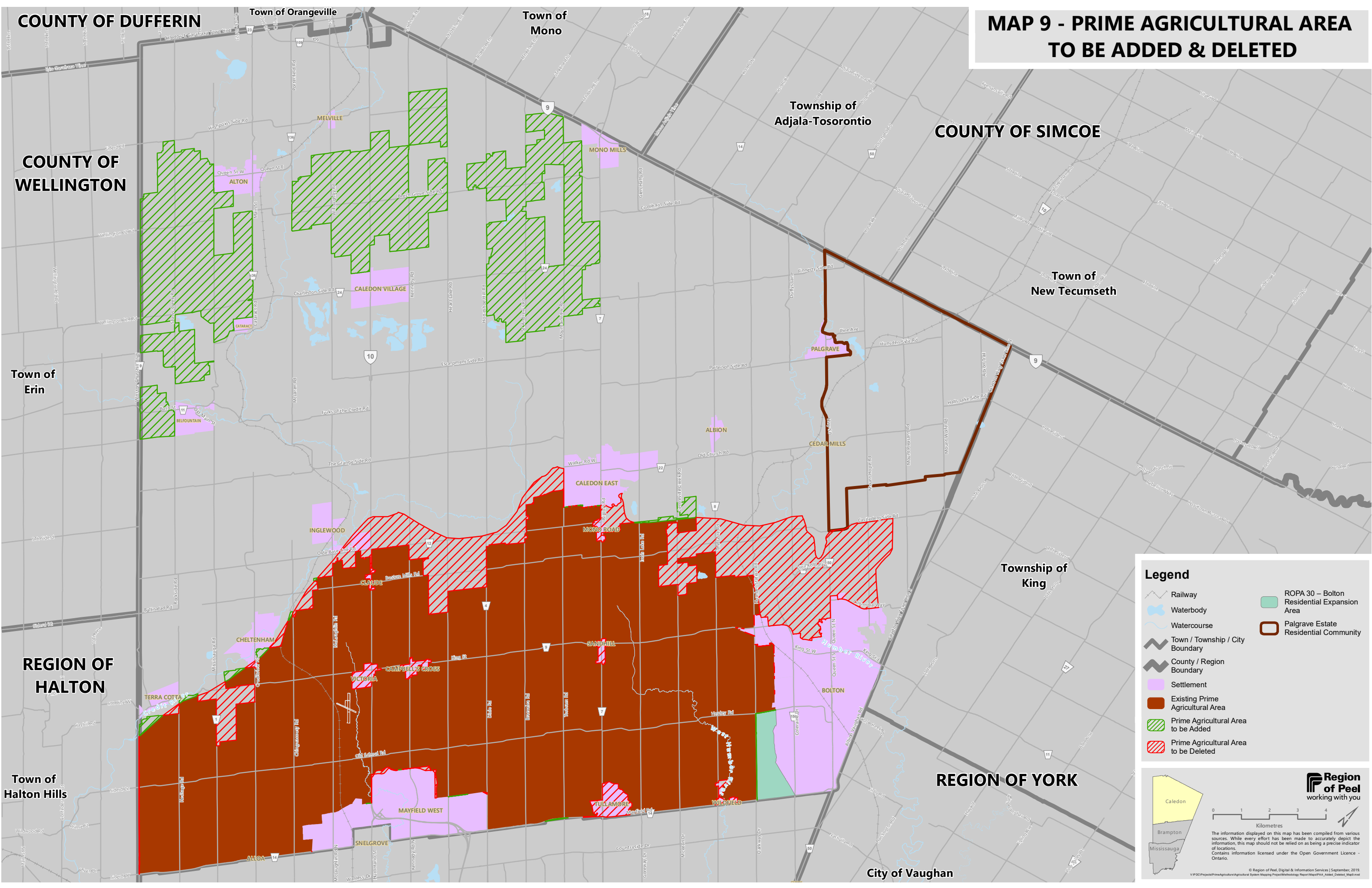
REGION OF HALTON

Township of King

Town of Halton Hills

REGION OF YORK

City of Vaughan



- Legend**
- Railway
 - Waterbody
 - Watercourse
 - Town / Township / City Boundary
 - County / Region Boundary
 - Settlement
 - Existing Prime Agricultural Area
 - Prime Agricultural Area to be Added
 - Prime Agricultural Area to be Deleted
 - ROPA 30 – Bolton Residential Expansion Area
 - Palgrave Estate Residential Community

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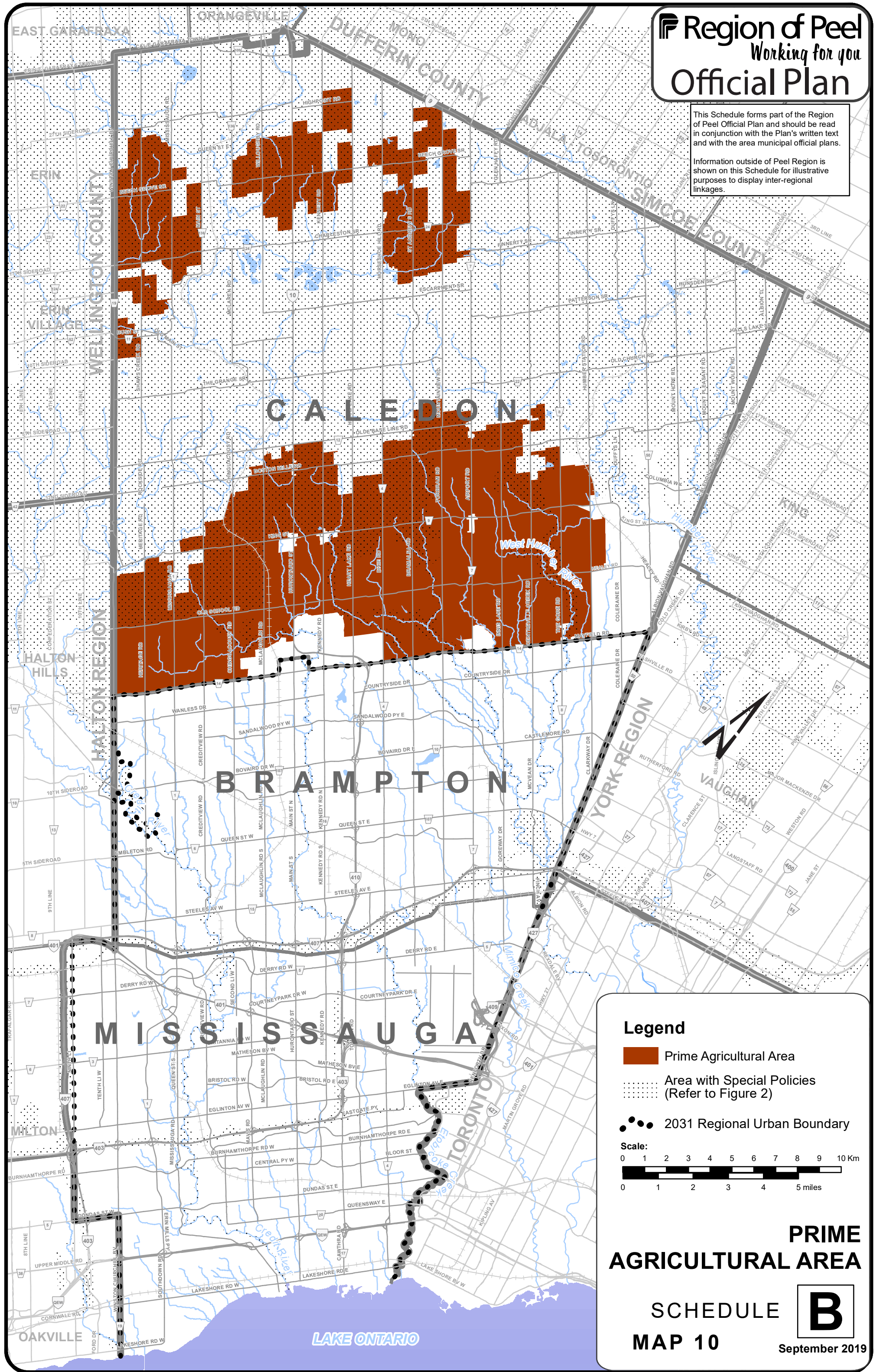
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This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



Legend

- Prime Agricultural Area
- Area with Special Policies (Refer to Figure 2)
- 2031 Regional Urban Boundary

Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles

Addendum Report

To:	Region of Peel and Town of Caledon
From:	Jim Dymont
Date:	April 3, 2017
File:	0929C
Subject:	Land Evaluation and Area Review (LEAR) Study

MHBC completed the draft LEAR study for the Region of Peel in October 2015. The study has been received by Regional Council on July 7, 2016. Following the completion of the draft, it was brought to our attention that the calculations for parcels in proximity to the Town of Orangeville were not assessed based on the potential conflicting land use criterion between the Rural and Urban areas. Therefore, the LEAR program was rerun and new scores were provided for those lands within two kilometers for the Orangeville urban area.

The following provides an overview of the impact of this revision as well as further description on how two of the conflicting land use factors, proximity to urban area and major traffic arteries, were assessed. The sections of the original report are Sections 4.7.4.2 and 4.7.4.3 respectively.

Area Review Factors

In developing the model, the Advisory Committee (PAWG) identified four factors to be considered. Each of the factors was given an equal weighting in the model (25 percent of the total area review (AR factor) as follows:

- 25 % - Fragmentation
- 25 % - Percent of Agricultural Lands in Production within Evaluation Unit
- 25 % - Percent of Agricultural Lands in Production within 1 Kilometre of Evaluation Unit
- 25 % - Conflicting Land Uses

Conflicting Land Uses

The AR factors for conflicting land uses were further subdivided into three factors. Each of those sub-factors was given equal weighting (33 percent) as follows:

- 33 % - Sensitive Land Uses Within 300 Metres of Evaluation Unit
- 33 % - Proximity to Urban Area
- 33 % - Abutting Major Traffic Arteries

Each factor has a potential to impact the AR score by up to 8.25 percent.

In calculating the score for the proximity for the evaluation unit to urban areas, the potential 8.25 percent of the AR score that could be given to reflect the criteria is further broken down as follows:

Impact on Urban Areas	Impact on Total Score
> 2001 metres – 100%	8.25 %
1501 to 2000 metres – 75 %	6.18 %
1000 to 1500 metres – 50 %	4.12 %
500 to 999 metres – 25 %	2.06 %
< 500 metres – 0 %	0 %

The AR scores comprises on 50 percent of the total LEAR score. The threshold score for the LEAR study was 535 as a total score of out of a possible 800.

Despite the relatively small percentage of impact associated with this factor, the re-assessment of the LEAR score in the proximity of Orangeville resulted in changes to three properties that were significant enough to effect their score in relation to the 535 score threshold used to guide the Agricultural or Rural designations. Those lands are shown on Figure 1.

Major Traffic Arteries

The Advisory Committee (PAWG) also established a conflicting land use criteria for properties that abut major roads. They indicated that the road frontage potentially creates problems for shipping and receiving of farm supplies as well as driving farm equipment from one property to another. The LEAR model provides for a potential score of 8.25 percent of the AR score for properties that front on to a local road. Where properties front on a major arterial road, the factor was reduced by 50 percent providing a maximum score of equal to 4.12 percent of the total AR score. Where the property fronts on a provincial road, the potential score for this factor was 0. There are no revisions to this aspect of the model. However, this information is provided for clarification of how the model was applied.

In order to provide a complete copy of the mapping that results from the revision related to the proximity to Orangeville, we have attached the following:

- Map 2 – Overall AR Scores
- Map 2b – Agricultural use in the evaluation unit
- Map 2c – Agricultural Uses Within 1 Kilometre
- Map 2d – Abutting Land Use Conflict
- Map 3 – Overall LEAR
- Figure 21 – 535 Threshold Score Illustration

Should you have any questions or comments regarding this addendum, please do not hesitate to contact me.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Jim Dymont", with a long horizontal flourish extending to the right.

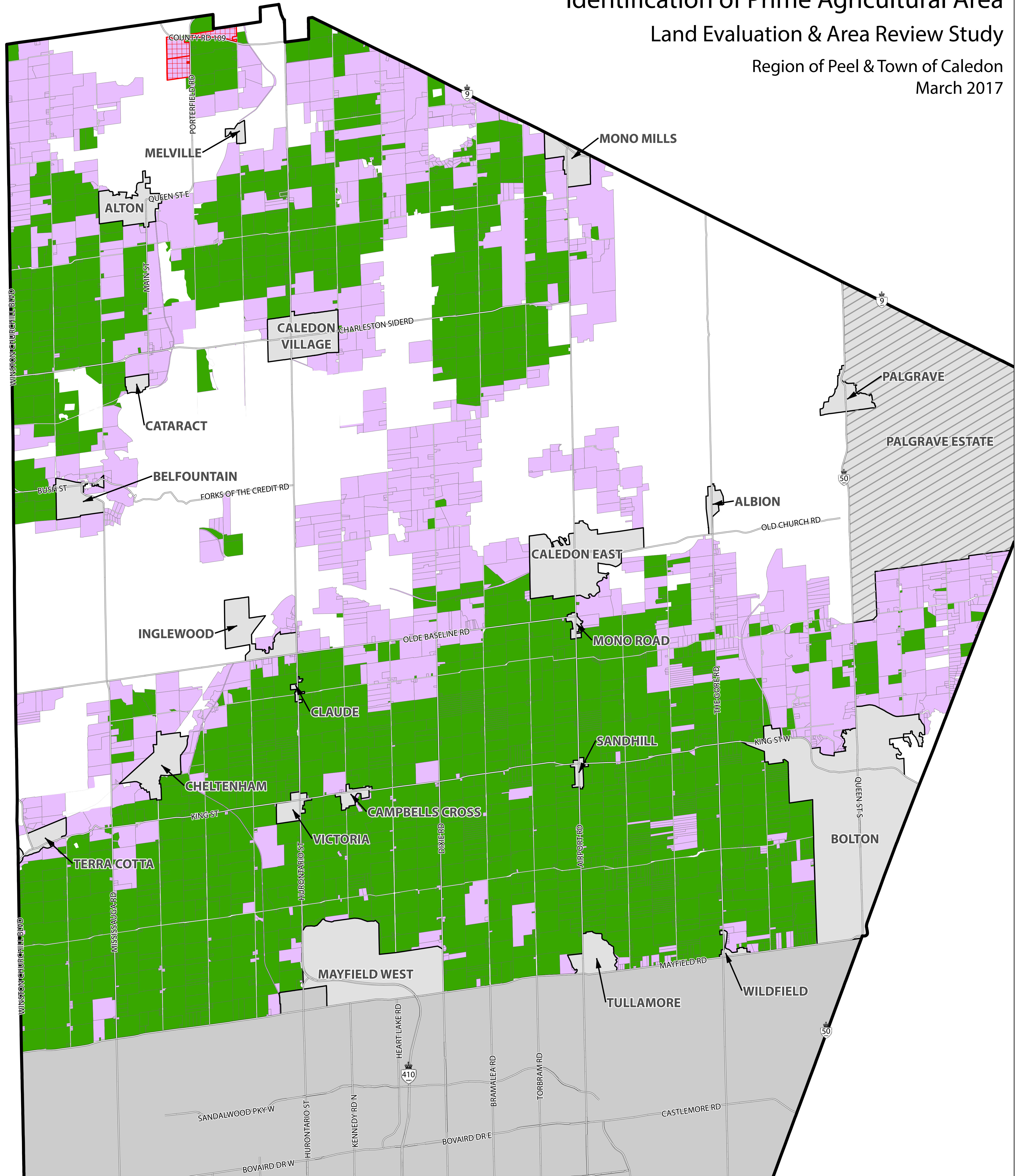
Jim Dymont, BES, MCIP, RPP
Partner

Draft Recommended LEAR Threshold for Identification of Prime Agricultural Area

Land Evaluation & Area Review Study

Region of Peel & Town of Caledon

March 2017

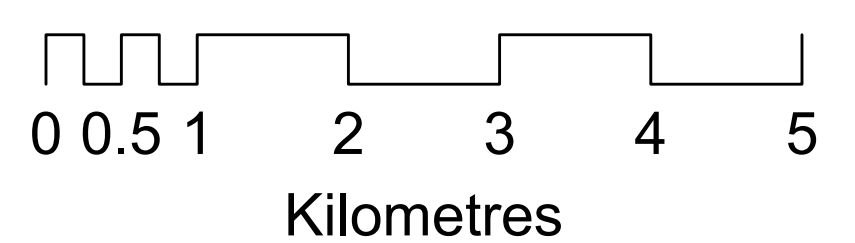


Legend

- Region of Peel Boundary
- Palgrave Estate
- Settlement Area
- Urban Area Boundary 2031

Draft Recommended LEAR Threshold

- 0-534: Lands Below LEAR Threshold
- 535-800: Lands Above LEAR Threshold
- Area Changed in Addendum Report



Source: All data has been provided by the Region of Peel and the Town of Caledon
 Note: Parcels outside of the Study Area are not shown on this map.

