

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
8 July 2020 / 8 juillet 2020**

**and Council
et au Conseil
15 July 2020 / 15 juillet 2020**

**Submitted on June 24, 2020
Soumis le 24 juin 2020**

**Submitted by
Soumis par:
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Director / directeur

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2020-PIE-EDP-0015

SUBJECT: Fallowfield-Bleeks Soil Study Results

**OBJET: Résultats de l'étude du sol menée dans le secteur des chemins
Fallowfield et Bleeks**

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend that Council direct staff to review the boundaries of the Agricultural Resource Area with the Ministry of Agriculture, Food and Rural Affairs as part of the new Official Plan, with the view

to the potential removal of the land at 2394 Dwyer Hill Road from the Agricultural Resource Area Designation.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'enjoindre au personnel de réviser les limites du secteur de ressources agricoles avec le ministère de l'Agriculture, de l'Alimentation et des Affaires rurales, dans le cadre du nouveau Plan officiel, afin de potentiellement retirer la désignation « secteur de ressources agricoles » attribuée au 2394, chemin Dwyer Hill.

BACKGROUND

The City updated its Land Evaluation and Area Review (LEAR) System as part of Official Plan Amendment (OPA) 180. The LEAR is a tool recommended by the Ministry of Agriculture Food and Rural Affairs for municipalities use in determining the most important (or prime) agricultural land to be protected through the Official Plan. OPA 180 was adopted by Council on January 25, 2017 and replaces the City's Agricultural Resource Area designation which was based upon the 1997 Ottawa-Carleton LEAR.

As a result of the LEAR analysis, some new areas of land that were previously designated as General Rural Area were identified as potential Agricultural Resource Areas through OPA 180.

Two such areas are located northeast and northwest of the Village of Munster and are generally delineated by Fallowfield Road to the north and Bleeks Road to the south. These areas are shown on Schedule R6 of OPA 180 (attached as Document 1). The areas extend the adjacent Agricultural Resource Areas.

In November 2016, a staff report rose to council regarding Official Plan Amendment (OPA) 180 (see [ACS2016-PIE-PGM-0183](#)). At that time, several motions were passed. One motion addressed Schedule R6 of OPA 180 and the Fallowfield-Bleeks area:

“WHEREAS the City's Land Evaluation and Area Review (LEAR) identified lands fronting Mansfield Road between Conley and Munster Roads and also land east and West of Dwyer Hill Road and fronting onto Fallowfield and McLinton Roads as candidate areas for designation as Agricultural Resource Area; and

WHEREAS the determination was primarily based upon the soil capability recorded in the 2009 soil mapping provided by the Province of Ontario; and

WHEREAS City staff have recommended these areas be designated Agricultural Resource Areas; and

WHEREAS the landowners have questioned the accuracy of the soil class information in this area and the subsequent designation proposed;

THEREFORE BE IT RESOLVED that City staff engage a professional agrologist to undertake a soils survey of the lands proposed to be designated Agricultural Resource Area on Schedule R6 contained in Document 1 to Report [ACS2016-PIE-PGM-0183](#) (Official Plan Amendment 2016) in order to confirm or update the soils mapping for the purpose of the City's LEAR; and

BE IT FURTHER RESOLVED that this soils survey be completed as early as possible in 2017 and the funding for the consultant agrologist be provided from the existing Planning Services budget.”

The above motion did not remove Schedule R6, and therefore the schedule was adopted as part of OPA 180 by Council. Official Plan Amendment (OPA) 180 and schedule R6 were later referred to, and later approved by, the Minister of Municipal Affairs and Housing on August 8, 2017.

OPA 180 was appealed in its entirety by various organizations. As the parties entered mediation to resolve outstanding issues, there were no specific appeals to the Agricultural Resource Area designation proposed in the Fallowfield-Bleeks area illustrated on Schedule R6. When the appeal to the whole of OPA 180 was scoped to specific issues and the broad appeal was lifted, the designation change to the Fallowfield-Bleeks area on Schedule R6 took effect.

Subsequent to Schedule R6 of OPA 180 taking effect, staff initiated an agrologist's study as directed by the Council motion. The field work was completed in November 2017 and the study results were finalized in May 2019. The results of the study reaffirmed the agricultural capability of much of the land on Schedule R6 and the Agricultural Resource Area designation. There was only one parcel of land, 2394 Dwyer Hill Road (see Document 5), that was not reaffirmed by the study. Staff agree that this parcel should be returned to a General Rural Area designation. It is proposed that this be implemented as part of the upcoming New Official Plan subject to further review with OMAFRA.

DISCUSSION

The approval by Council of OPA 180 was appealed in its entirety. However, many of the changes made by OPA 180, including Schedule R6 for the Fallowfield-Bleeks area were not specifically appealed. Those changes were delayed by the blanket appeal and did not come into effect until November 18, 2017 when the challenges to OPA 180 were scoped.

Notwithstanding the appeals, staff proceeded to undertake the soil review required by the November 2016 Council motion. Landowners were notified in writing and were requested to grant permission for the City's soils consultants (Michael Hoffman and David Hodgson), to enter and sample soils on their land. Soil sampling was carried out and completed at the end of 2017 on the 17 properties where permission to enter the land was permitted by responding owners.

Staff asked the consultants to co-ordinate (benchmark) their findings with the soil sampling that was being undertaken by the Environmental Management Branch of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) in the city. OMAFRA was conducting a city-wide sampling program to re-evaluate and reclassify soil in Ottawa and to improve and standardize soils types and capability. Unfortunately, only a limited amount of information was made available to the city's consultants from OMAFRA.

One landowner, who did not provide the City with permission to access his land, subsequently hired Coleville Consulting to complete a study of his land at 2394 Dwyer Hill Road. This study was submitted in November 2018 and is attached as Document 2.

Staff forwarded the Coleville study on 2394 Dwyer Hill Road to the city's consultant agrologists for their information. This study was used by the City's consultants to differentiate the soil types on that property. The soil capability documented by Coleville followed the Land Information Ontario (LIO) and OMAFRA's Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario. The result was a difference in the final capability of the land at 2394 Dwyer Hill Road.

The City's consultants completed and submitted their report on May 31, 2019. The report is included as Document 3. Note that the field data sheets are not included in Document 3 but are on file and can be provided upon request.

Determining the appropriate Designation

Staff used the detailed soil information to re-score parcels on Schedule R6 using the city's Land Evaluation and Area Review (LEAR) system. The LEAR scores for the parcels are shown on the map in Document 4.

The LEAR score uses the following criteria proportions:

- Soils (70 per cent of LEAR Score);
- Agricultural Use (15 per cent of LEAR Score);

- Parcel size (10 per cent of LEAR Score); and
- Proximity to Conflicting Land Uses (five per cent of the LEAR Score).

The Soils Score in LEAR is based upon the average soil capability on the land using both the primary and secondary soil classes.

Each parcel of land using the LEAR system can have a maximum of 200 points. Land with a score of 125 or more is considered as candidate Prime Agricultural Land for inclusion in the Agricultural Resource Area. Except for two parcels, the surveyed land for Schedule R6 scored above 125 points.

The City's LEAR system requires that Agricultural Resource Areas should generally not be smaller than 250 hectares. In the same manner, pockets of poor soils within areas of prime agricultural land must be at least 250 hectares to be excluded from an Agricultural Resource Area designation.

The property located at 2394 Dwyer Hill Road is the only land west of Dwyer Hill Road within the Agricultural Resource Area designation. The parcel may not meet the full intent of the required 250 hectares minimum area under the LEAR system for inclusion in the Agricultural Area Designation due, in part, to the road separation.

Because the City's review reinforces the findings of the new City of Ottawa LEAR, staff do not see the need, nor recommend, changes to the Agricultural Resource Area made by Schedule R6 of OPA 180. However, given the reduced low LEAR score (134) of the land at 2394 Dwyer Hill Road and the isolation of this parcel from the body of Agricultural land to the east, staff recommends that the designation of this parcel could be reconsidered in the new Official Plan. This change is to be discussed with the Ministry of Agriculture Food and Rural Affairs as part of the ministry consultation required for the new Official Plan.

It is recommended that lands added by Schedule R6, except for 2394 Dwyer Hill Road, continue to be included in the Agricultural Resource Area.

RURAL IMPLICATIONS

This report does not make any changes to the designations or policies currently applying to the Fallowfield-Bleeks Study Area. The soils analysis undertaken by the City supports the designation applied to the land identified on Schedule R6 of OPA 180. The report does recommend the reconsideration of the designation of one parcel (2394 Dwyer Hill Road as part of the new Official Plan (see document 5).

CONSULTATION

Landowners have been advised and provided a copy of this report. Except for one parcel, no changes to the current designation within the Fallowfield-Bleeks Study Area are recommended.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the recommendations made within this report.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendation in this report.

RISK MANAGEMENT IMPLICATIONS

The land has been designated and there are no outstanding appeals. There are no risks associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management issues related to this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Economic Growth and Diversification:

- Develop a New Official Plan and a Rural Economic Development Strategy and Action Plan.

SUPPORTING DOCUMENTATION

Document 1 Schedule R6 to Official Plan Amendment #180

Document 2 Land Evaluation and Area Review Study 2394 Dwyer Hill Rd

Document 3 Soil Survey and Capability Report for Fallowfield Bleeks Study Area

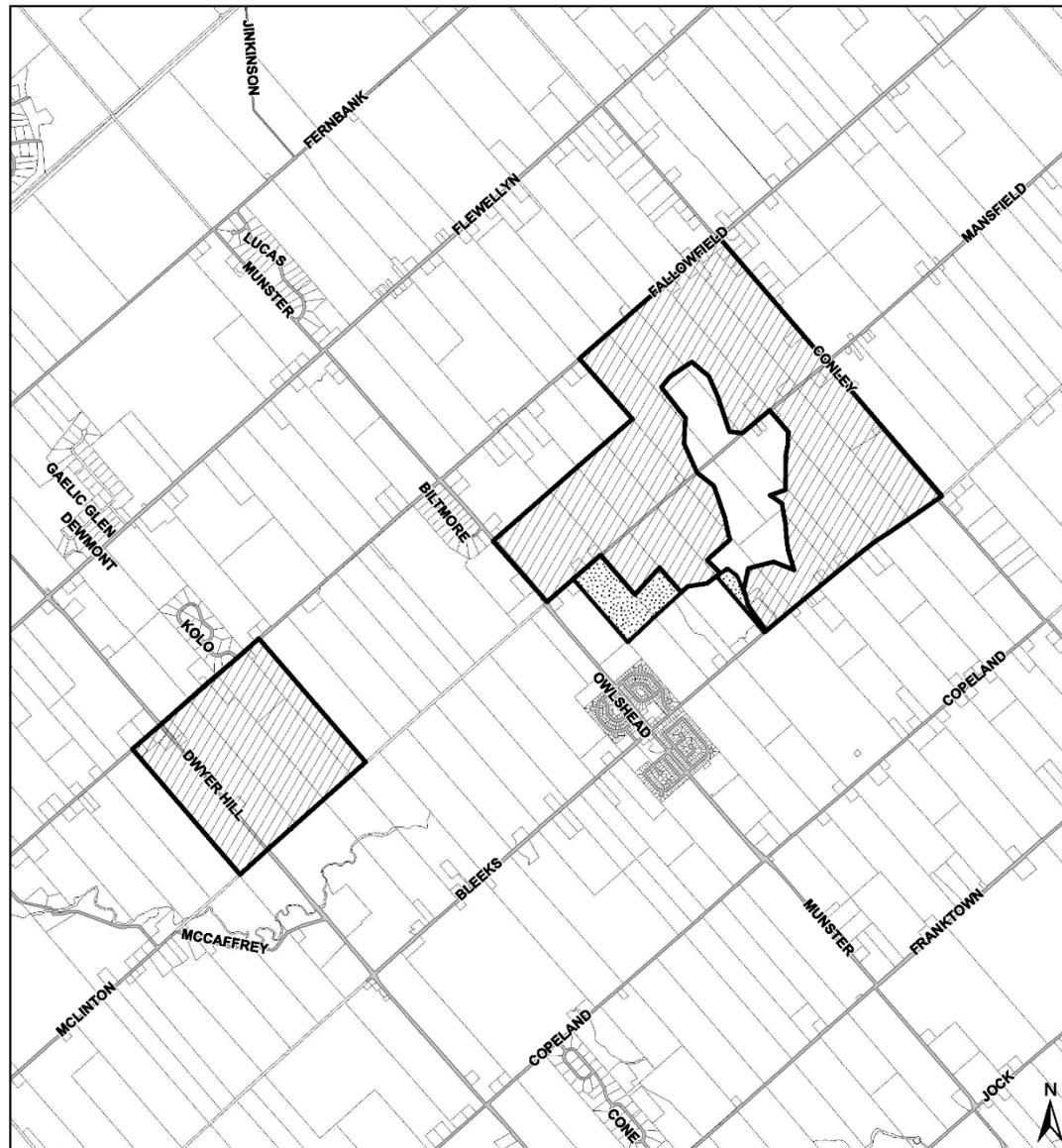
Document 4 Revised LEAR Scores for the Study Area

Document 5 Location Map of 2394 Dwyer Hill Road

DISPOSITION

Staff are to review the boundaries of the Agricultural Resource Area with the Ministry of Agriculture Food and Rural Affairs with the view to the potential removal of the land at 2394 Dwyer Hill Road from the Agricultural Resource Area Designation in the Draft Official Plan to be tabled in Q4 2020.

Document 1 – Schedule R6 to Official Plan Amendment #180



Prepared by:
 Planning, Infrastructure and Economic Development Department,
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Ottawa

Préparé par: Services de la planification,
 de l'infrastructure et du développement économique,
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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE R6 to
 AMENDMENT NO.180**

to the OFFICIAL PLAN
 for the CITY OF OTTAWA

**Amending Schedule A
 Rural Policy Plan**

**ANNEXE R6 de
 L' AMENDEMENT No.180**

au PLAN OFFICIEL
 de la VILLE D'OTTAWA

**Modifiant l'Annexe A
 Plan des politiques en milieu rural**

-  LANDS REDESIGNATED FROM "GENERAL RURAL AREA" TO "AGRICULTURAL RESOURCE AREA"
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « ZONE RURALE GÉNÉRALE » À « ZONE DE RESSOURCES AGRICOLES »
-  LANDS REDESIGNATED FROM "RURAL NATURAL FEATURES AREA" TO "AGRICULTURAL RESOURCE AREA"
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « ZONE RURALE À CARACTÉRISTIQUES NATURELLES » À « ZONE DE RESSOURCES AGRICOLES »