



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

October 17, 2017

## Items 7.2 and 7.3

### PED15078(f) and PED15078(g)

Provincial Plans Implementation - City of Hamilton Comments

July 2017 Draft Agricultural System Implementation Procedures and Mapping (Wards 9, 11 to 15) (PED15078(f))

July 2017 Growth Plan Natural Heritage System Mapping (Wards 11, 12 and 13) (PED15078(g))

Presented by: Joanne Hickey-Evans

## Context and Background

As part of revised Provincial Plans, Province has/will be introducing Mandatory Implementation Guidelines:

- *Agricultural system mapping (Land Evaluation Area Review-LEAR) and agri-food network mapping- Greenbelt Plan and Growth Plan*
- *Natural heritage system mapping - Growth Plan (outside the existing urban area)*
- Land Budget methodology - Growth Plan

# Agricultural Land Base

# Context and Background

## Agricultural Land Base

- Provincial Plans establish an Agricultural System comprised of Agricultural land base, rural areas and an agri-food network to support the agricultural community
- Province has introduced:
  - Agricultural Land Base using the Land Evaluation Area Review (LEAR) system to establish a consistent agricultural land base for all municipalities
  - Agricultural System Portal a web-based mapping tool to support and promote the growth of the agriculture and agri-food sector
- Province requested comments by October 4, 17 – on land base mapping and implementation Procedures for the Mapping

## What is a LEAR

- Method to identify prime agricultural areas
- LE - soil classification; AR – factors that affect agriculture (e.g. amount of land in production, land fragmentation, conflicting land uses)
- Each unit of land (e.g 1 ha or parcel) is given a score based on the soil and the prescience of factors; the land with high scores are identified as prime agricultural areas
- The outcomes of the LEAR will change based on different factors and the weight given to those factor and the weight of the LE and AR

# Rural Hamilton Official Plan (RHOP) and Zoning By-law

- 2003 – City used a LEAR method to as major input into the City’s RHOP
- 2011 – final settlement with OMB and Province for land use designations
- 2015 – comprehensive zoning for entire rural area

# Difference between Provincial LEAR and City RHOP

- 88,830 ha of land broken down as follows

<b>Rural Hamilton Official Plan Designations</b>	<b># of hectares</b>	<b>Percentage (%)</b>
Agriculture (considered as prime agriculture)	49,958	56
Specialty Crop	3,825	4
Rural	22,852	26
Other designations	<u>12,195</u>	<u>14</u>
Totals	88,830	100

- Additional 12,000 ha identified as prime agricultural areas by Province resulting in 75% of the land area identified as prime agriculture











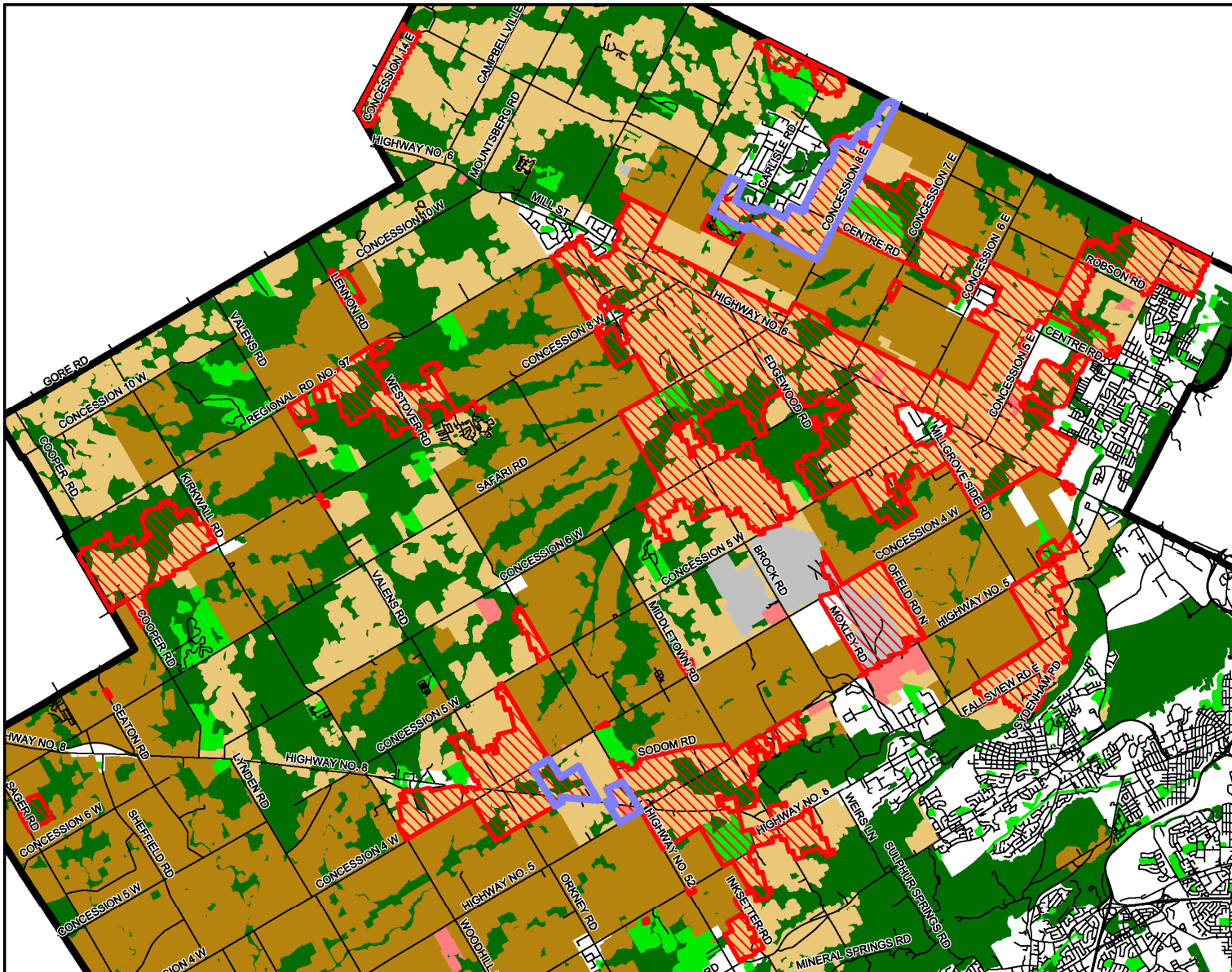
# Difference between Provincial LEAR and City Zoning (areas identified as Prime Agriculture Areas)

Zones from Zoning By-law 05-200	# of hectares	Percentage
A2 Rural	6,957	58.9%
P1-P4 Open Space	1,219	10.3%
P6-8 Natural Heritage	2,840	24.1%
M12 Aggregate	186	1.6%
E1/E2 Existing industrial/commercial	128	1.1%
U1 Airport	39	0.3%
Lands remaining in former by-laws	<u>438</u>	<u>3.7%</u>
Totals	11,807	100.0%

# Map 1

## Legend

-  Proposed Additions to Prime by Province
  -  RHOP OMB (Modification 33b)
- Zoning**
-  A1
  -  A2
  -  E1 and E2
  -  M12
  -  P1-P4
  -  P6-P8

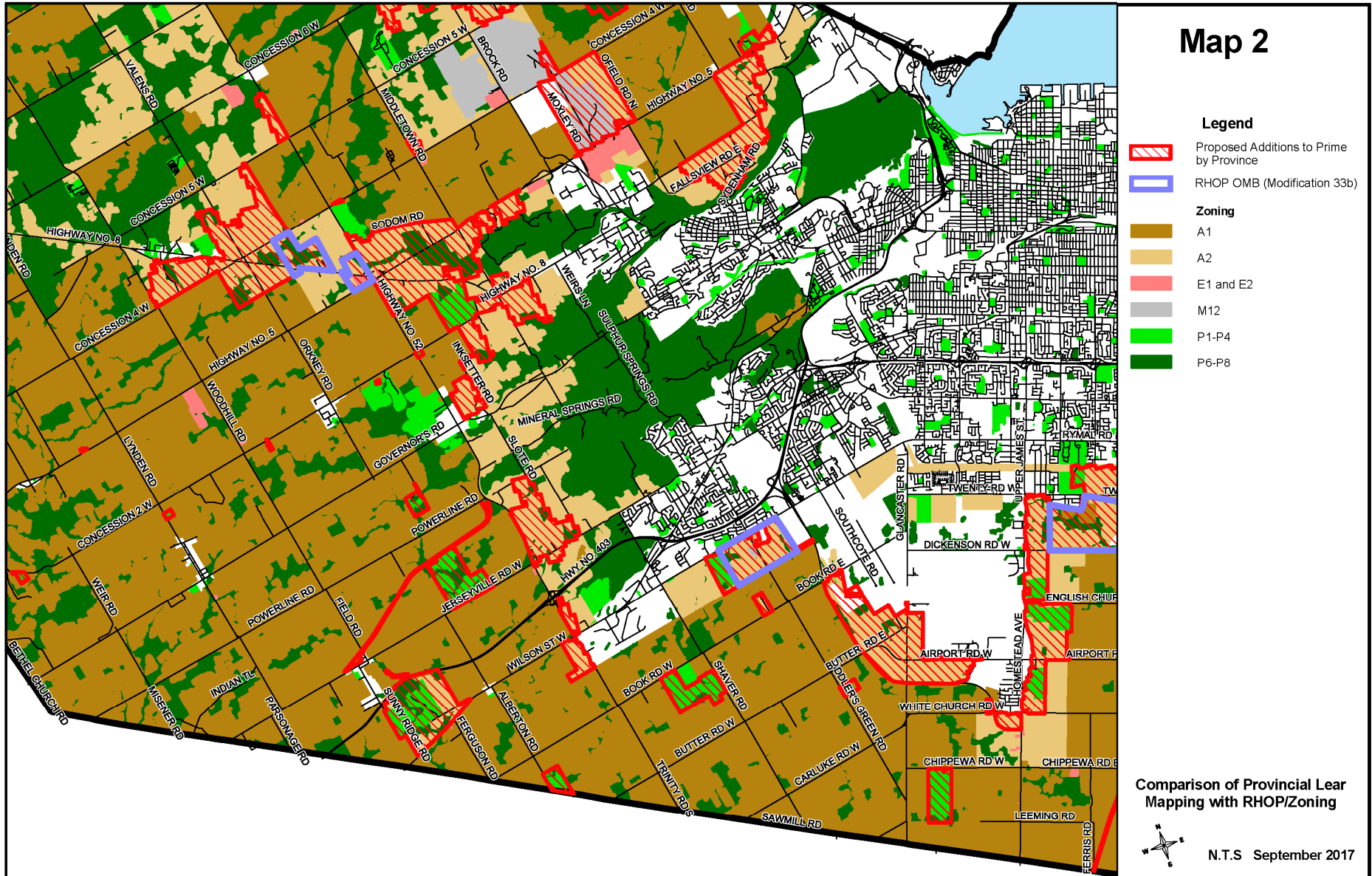


Comparison of Provincial Lear Mapping with RHOP/Zoning



N.T.S September 2017









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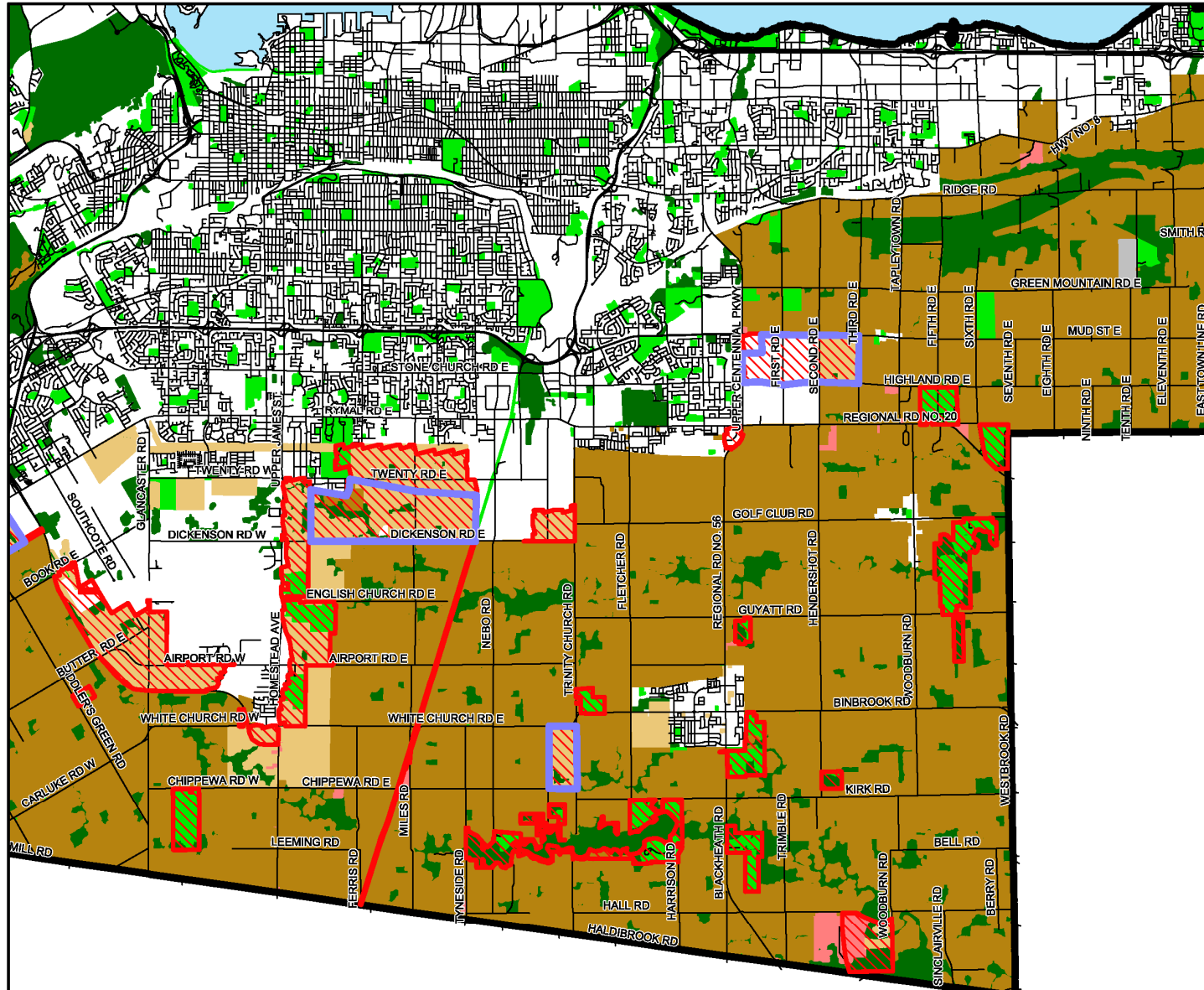


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# Map 3

## Legend

-  Proposed Additions to Prime by Province
-  RHOP OMB (Modification 33b)
- Zoning**
-  A1
-  A2
-  E1 and E2
-  M12
-  P1-P4
-  P6-P8



Comparison of Provincial Lear Mapping with RHOP/Zoning



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# Natural Heritage System



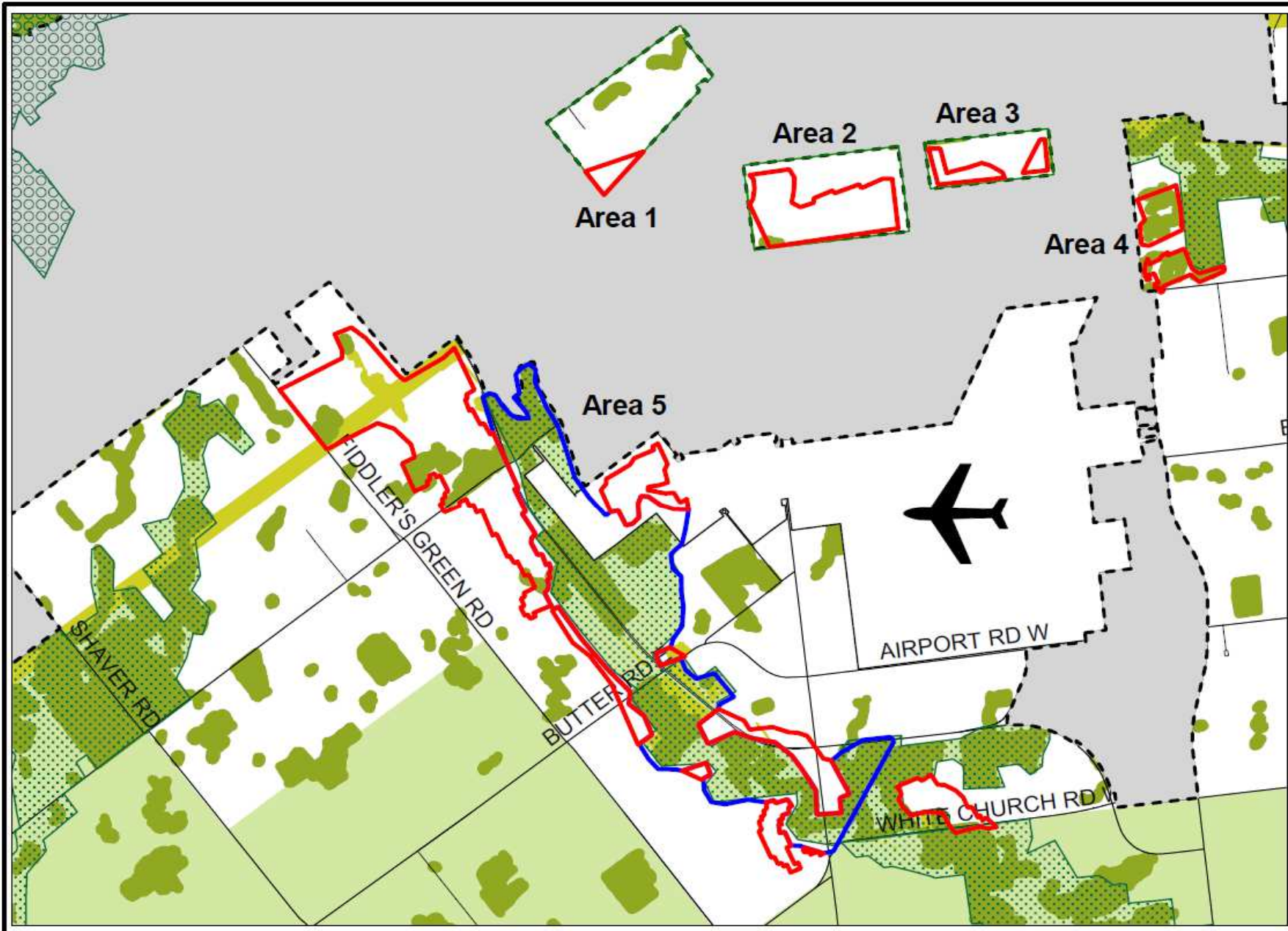
# Context and Background

## Natural Heritage System (In the Growth Plan)

- The Growth Plan NHS has mapped a regional-scale system which consists of:
  - core areas – the largest and most significant natural areas; the building blocks of the NHS; and,
  - linkages – corridors and functional routes between core areas that allow for wildlife and plant movement; Linkages include areas without natural features with the potential to be restored.
- Province requested comments by October 4, 17 – Technical Report (rationale and technical methods used to map the NHS); a Summary Report and draft mapping.

## Rural Hamilton Official Plan (RHOP) Airport Employment Growth District (AEGD) Mapping

- 2006 – City established a natural heritage system for the entire rural area as part of the development of the RHOP using methodologies from the Province combined with local data
- 2009 – As part of AEGD Secondary Plan fieldwork and more accurate mapping was produced





# Comments

## Comments to Province (Applicable to Agricultural Land Base and NHS)

- Decision making at the Local level should be retained:
  - *Preference* – remove Hamilton from the NHS and agricultural land based mapping
  - *Alternative* – Use Hamilton’s detailed natural heritage system mapping and LEAR/RHOP mapping as the Provincial mapping since it more detailed, accurate, reflects local circumstances and has been implemented as required by the Provincial Plans

## Comments to Province (Applicable to Agricultural Land Base and NHS)

- Decision making at the Local level should be retained:
  - *Preference* – remove Hamilton from the NHSS and agricultural land based mapping
  - *Alternative* – Use Hamilton’s detailed natural heritage system mapping and LEAR/RHOP mapping as the Provincial mapping since it more detailed, accurate, reflects local circumstances and has been implemented as required by the Provincial Plans

## Comments to Province (Agricultural Land Base)

The City of Hamilton cannot endorse the Provincial Land Evaluation Area Review (LEAR) methodology and mapping for the following reasons:

- contrary to the 2011 OMB approved settlement between the Province and the City respecting the Rural and Agricultural designations;
- undermines rural economic development by removing 6,500 hectares of land zoned for rural purposes and the stated goal of the Province to support agriculture through a robust agri-food network;

## Comments to Province (Agricultural Land Base)

- a number of existing land uses within the rural area are considered as non-agriculture uses (Conservation areas, golf courses, quarries); redesignating these lands to Agriculture would not reflect the current land use and makes all the uses legal non-conforming;
- The LEAR must evaluate all agriculture lands in the City, including Specialty Crop
- Support for the continued development of Agricultural System Portal by the Province as a useful mapping tool to support and promote the growth of the agriculture and agri-food sector

## Comments to Province (NHS)

The City of Hamilton cannot endorse the natural heritage system methodology and mapping in areas subject to the Growth Plan for the following reasons:

- the technical document and the associated mapping introduces a third methodology to map natural heritage features and adds unnecessary complexity;
- the proposed mapping for the areas in Hamilton contain errors, as four of six areas (Areas 1, 2, 3, and 5);
- the methodology does not include all existing protected areas.