

Zoning & Provincial Wetlands.

Hebville Policy 3.6.4:

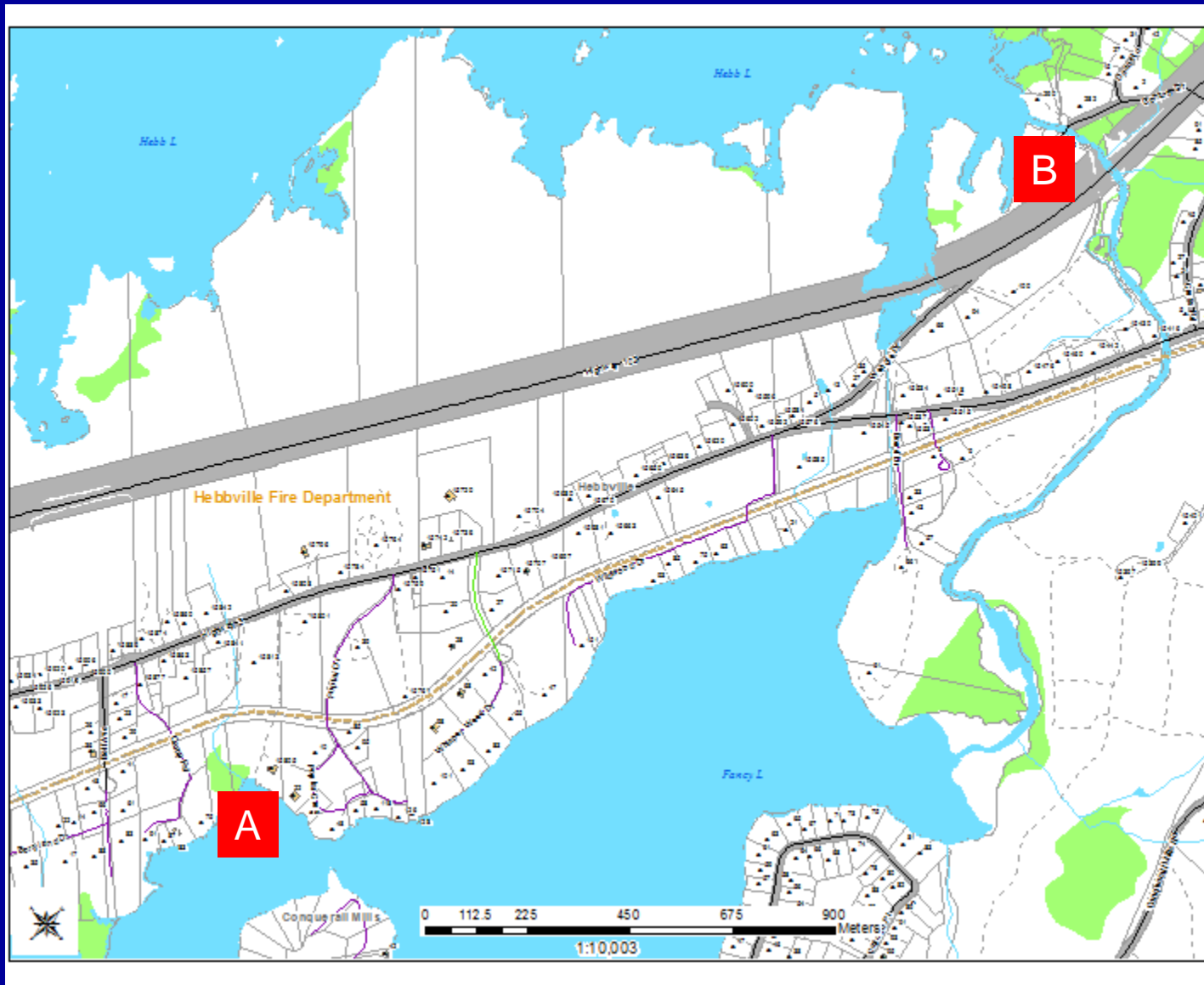
Wetlands that are identified in the provincial inventory are designated as a “no-build” zone, and provided an Environmentally Sensitive (ES) Zone Designation.

Changes in Zone Boundaries.

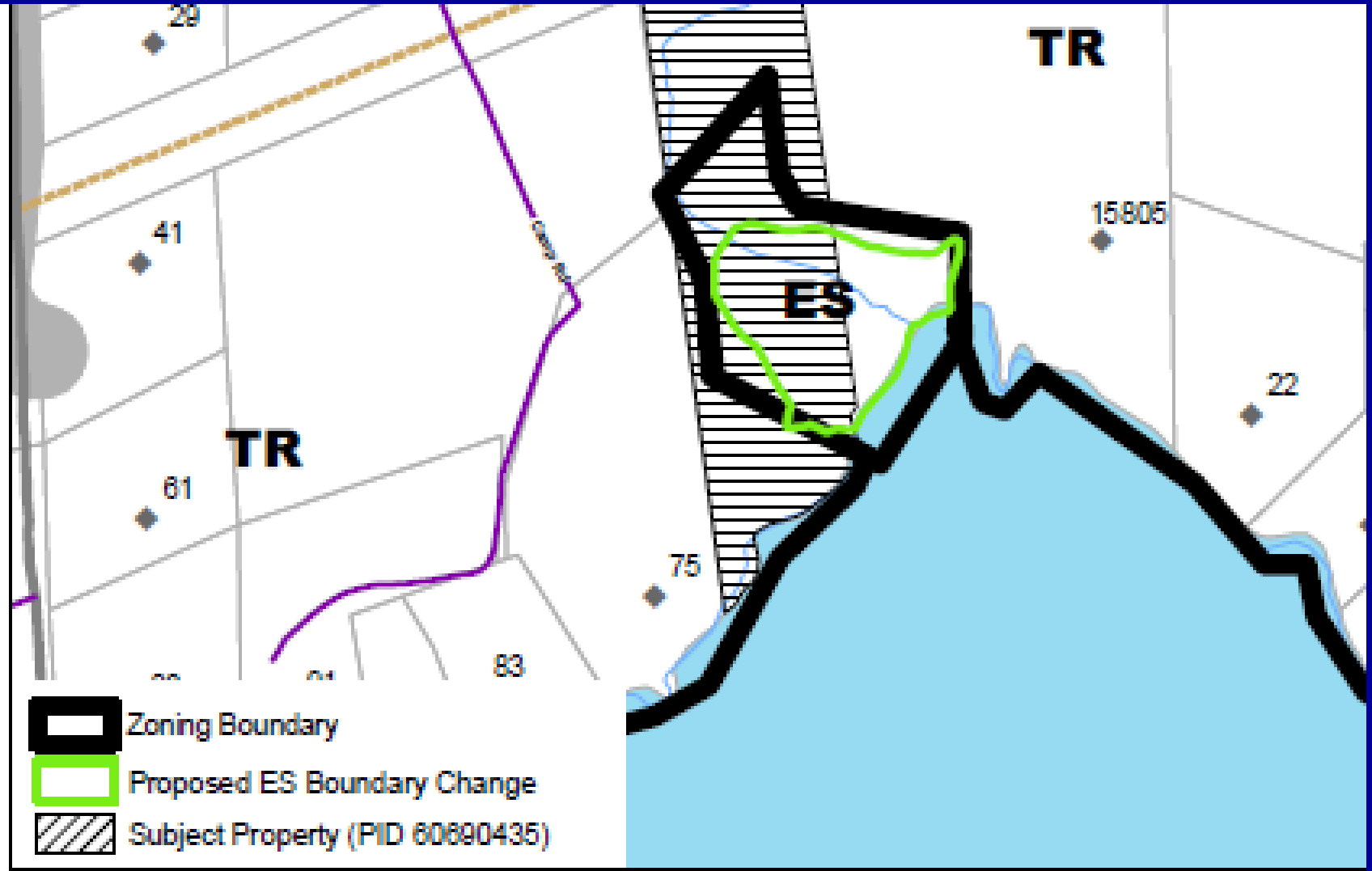
Hebbville Policy 3.6.6:

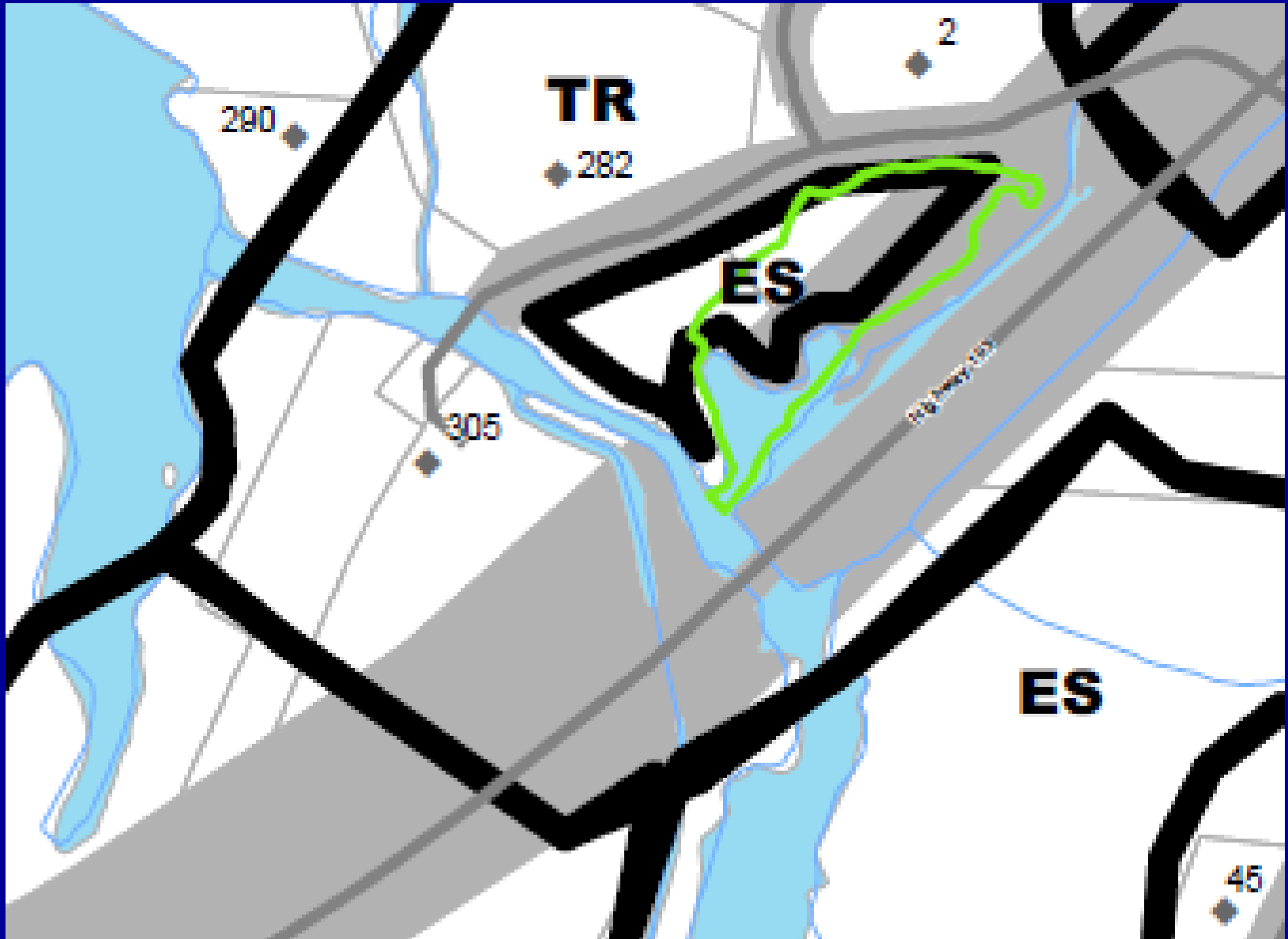
It shall be the policy of Council to rezone the ES Zone in the Land Use By-law to an adjacent zone where study of a wetland by a qualified person shows that land within the ES Zone is not wetland.

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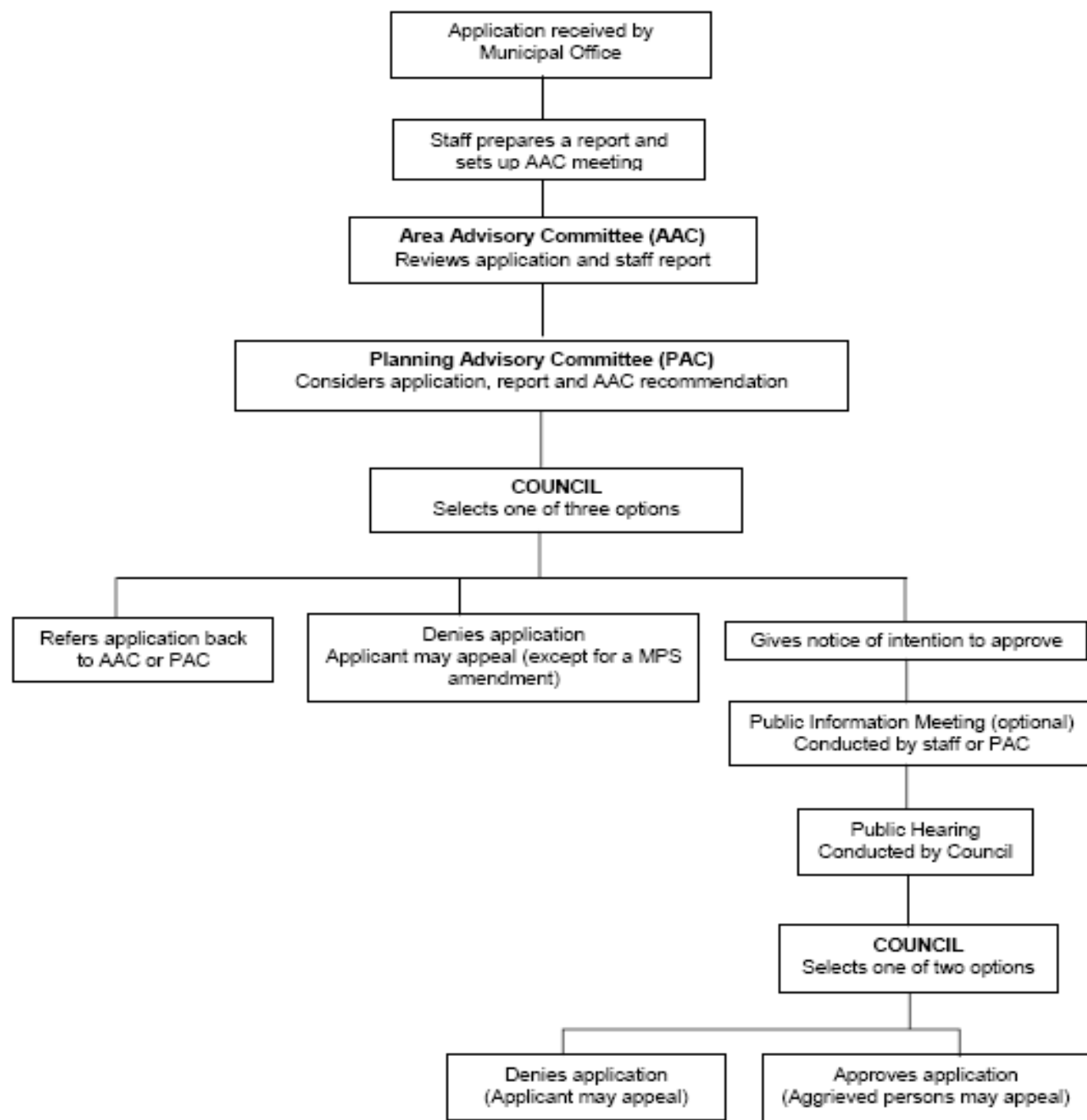
- Site A: Woodcock & Lewis - PIDs 60690435 / 60291309.
- Site B: Hiltz - PID 60290178.





Although identified as an administrative-related amendment process:

Any rezoning of lands in the Hebbville Plan Area requires a review by Council before adoption.



Conclusion

- Qualified persons have delineated the wetlands
- Department of Natural Resources has provided the revised map files of the actual wetland boundaries.
- Hebbville Secondary Planning Strategy policy 3.6.6 Council shall rezone the Environmentally Sensitive (ES) Zone boundaries based on a study from a qualified person that shows that land within the Environmentally Sensitive (ES) Zone is not a wetland.
- Hebbville AAC recommendation in favor.

Recommendation.

- ***That Council give notice of their intention to rezone the portions of PID 60690435, PID 60291309, and PID 60290178, which have been deemed not to be wetland, to the adjacent Two-unit Residential Zone.***
- ***Further, that Council set a Public Hearing date of October _____, 2014 at _____ in the Council Chambers***