

APPENDIX C – Official Plan Policies and Proposed Zoning

Council agreed to vote on A, B and C separately.

#30 P-16-05, Reconsideration – Buffer Policy –
Hespeler West Subwatersheds Study (Ward 1)

Moved by Councillor Tucci

Seconded by Councillor Kiefer

- A. THAT Cambridge Council reconsider its decision of October 26, 2004 concerning the buffer policy for Forests, Provincially Significant Wetlands, and Locally Significant Wetlands (Resolution # 222, items 4 and 5) relating to the Hespeler West Subwatershed Study.

MOTION TO RECONSIDER CARRIED, with Councillors Cowsill and Whetham being opposed.

Moved by Councillor Tucci

Seconded by Councillor Kiefer

- B. THAT Cambridge Council adopt the following policies regarding buffers for the preparation of the Hespeler West Community Plan in the area south of Maple Grove Road as a result of the requirements of the Ministry of Natural Resources, Grand River Conservation Authority, and the Region of Waterloo:

1. Thirty (30) m buffers adjacent to the boundary of a Provincially Significant Wetland or Locally Significant Wetland. If a developer proposes development within the 30 m buffer, they would be required to complete an Environmental Impact Statement requiring approval of the GRCA.
2. Buffers on lands 'contiguous to' an Environmentally Sensitive Policy Area to be determined through an Environmental Impact Statement at the time development is proposed.
3. No buffers (established in the HWSS) on lands for the Other High Constraint Areas (upland woodlots, plantations, steep slopes, seepage areas) listed on Table 7 and shown on Map 4 Detailed Buffers Map 4 – Detailed Buffers Map until a more detailed Environmental Impact Study (EIS) is completed as part of the preparation of the Community Plan. Most of these areas are south of Maple Grove Road along the creek corridors and in the existing Cambridge Urban Area. Context sensitive buffers would be developed as more detailed information on the density and type of urban developments is known.

CARRIED ON A RECORDED VOTE: 5 TO 2

In Favour: Councillors Fairless, Kiefer, Price, Tucci and Mayor Craig

Opposed: Councillors Cowsill and Whetham

NEW BUSINESS – STAFF REPORTS

PLANNING SERVICES DEPARTMENT

#222 P-91-04, D03.01.09, Hespeler West Subwatersheds
Study – Report to Council (Ward 1)

Moved by Councillor Fairless

Seconded by Councillor Price

THAT Cambridge Council adopt Report P-91-04 – Hespeler West Subwatersheds Study - Report to Council, including the attached Summary Report 2004 prepared by the Hespeler West Subwatersheds Study Working Committee; (Note: The Summary Report 2004 relies on the updated HWSS (PEIL) Report (September 2004) for background details but where there are differences, the HWSS Summary Report 2004 supercedes the HWSS (PEIL Report);

AND THAT Cambridge Council adopt the following policy regarding buffers in the Hespeler West Subwatersheds Study:

1. Aquatic buffers of 15 m (measured from the "top of bank") for East, West, and Middle Creeks;
2. No buffers where the natural heritage feature/buffer and proposed development are separated by an existing public roadway, regardless of the width;
3. No buffers for significant natural heritage features adjacent to existing estate residential development where no significant intensification is proposed as a result of the community plan;

CARRIED UNANIMOUSLY

Moved by Councillor Cowsill

Seconded by Councillor Whetham

4. Dripline buffer strips of 5m adjacent to the Boundary of a Forest;

CARRIED ON A RECORDED VOTE: 4 TO 3

In Favour: Councillors Cowsill, Kiefer, Tucci and Whetham

Opposed: Councillors Fairless, Price and Mayor Craig

Moved by Councillor Cowsill

Seconded by Councillor Tucci

5. Wetland buffers of Fifteen (15) m adjacent to the boundary of a Provincially Significant Wetland or Locally Significant Wetland. If a developer proposes development within the 15 m buffer, they would be required to complete an Environmental Impact Statement requiring approval of the GRCA;

CARRIED ON A RECORDED VOTE: 4 TO 3

In Favour: Councillors Cowsill, Kiefer, Tucci and Whetham

Opposed: Councillors Fairless, Price and Mayor Craig

MAP 8

Provincially and Locally Significant Wetlands

(from Official Plan)



Classes 1, 2 and 3 (Provincially Significant)



Classes 4, 5, 6, and 7 (Locally Significant)



Unevaluated Wetlands

