



MUNICIPALITY OF
**HURON
SHORES**

New Zoning By-law Project

Draft Zoning By-law
Virtual Public Open House

August 20, 2025

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Land Use Planning Consultant


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THE PLANNING ACT

Applicable Provincial legislation & regulations
Ontario Building Code Act, Endangered Species Act,
Accessibility for Ontarians with Disabilities Act

Provincial Policy Statement &
Growth Plan For Northern Ontario

OFFICIAL PLAN

Zoning By-law

Site Plan Control

Provincial

Regional

Municipal

Site Specific

↑
"Shall Be
Consistent With"

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What is a Zoning By-law

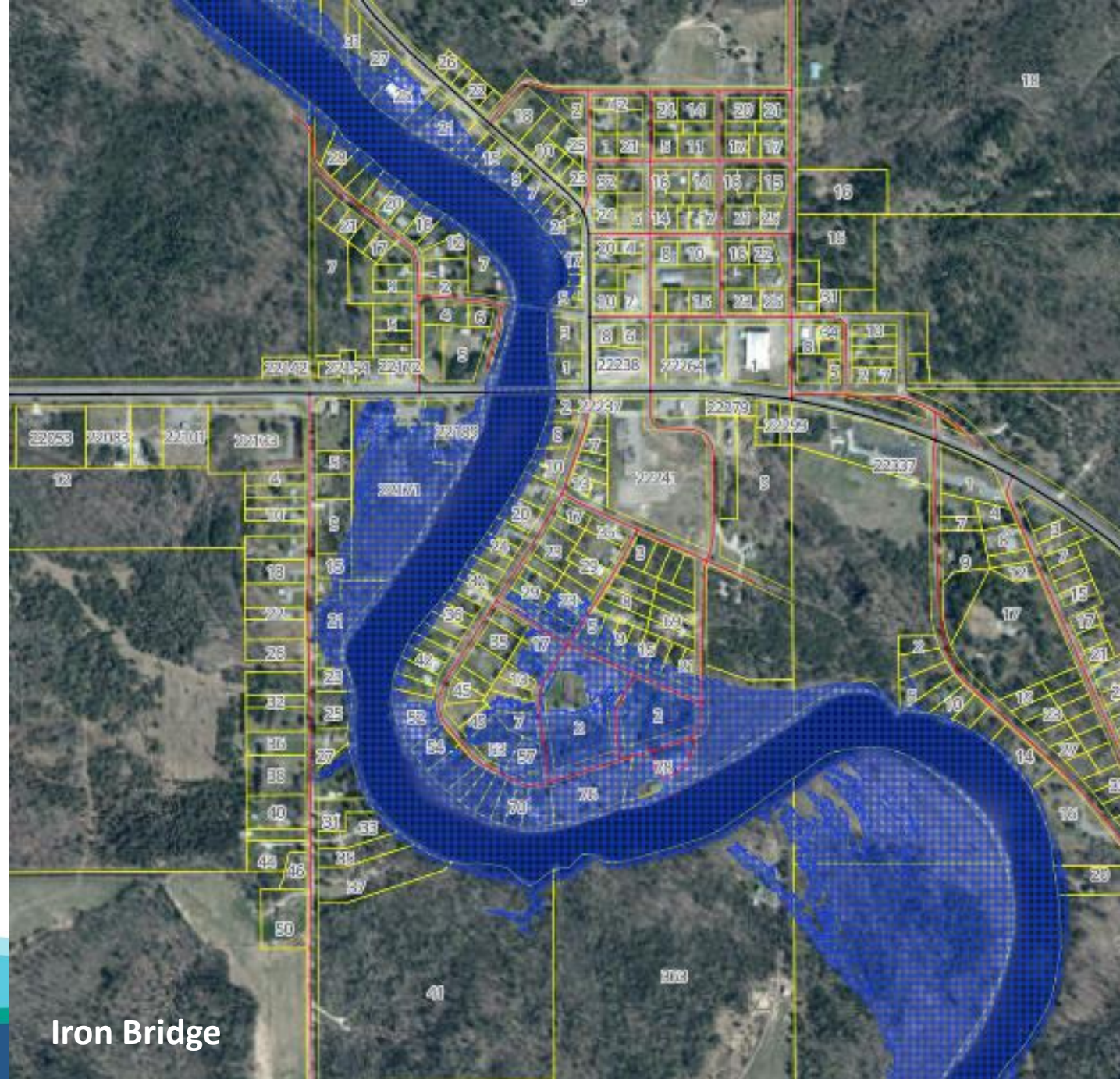
- Implements the Policies of the Official Plan in the form of regulations – Not a policy document
- The main, day-to-day land use document
 - Regulatory – ‘Black and White’
- Establishes zones with permitted uses
 - Residential, Commercial, Industrial, Open Space, Community Facilities, Agriculture and Rural Area, Environmental Management*
- Establishes development standards
 - Minimum setbacks, maximum lot coverage, maximum height
- Regulates main uses and accessory uses, fences, minimum parking requirements etc...

New Zoning By-law Goals

- Better Clarity and simplified language
 - Balancing Act – Regulatory Cross-referencing
- Zoning alignment
 - Unless not appropriate, maintaining current 'development standards' and zones
- Reworking permitted use structure
 - Use of North American Industrial Classification System (NAICS) to create groupings of uses
 - Assembly Facilities vs. listing of bingo hall, catering establishment, place of assembly, entertainment establishment private club etc...

What's New – Flood Prone Areas

- Implementing the new flood prone areas identified by Hatch Consulting.
- Utilize elevation-based approaches with no development below specified elevations:
 - Lake Huron – 178.3m CGD, which includes a 5m wave uprush allowance - No change
 - Inland Lakes – Hatch identified flood elevations for most inland lakes. No additional (15m) setback
 - Watercourses mapped by Hatch – Utilize the Regulatory Floodline with no additional setback.



Iron Bridge

Bolton River

BOLTON RIVER ROAD

TAIT ROAD

DAYTON ROAD

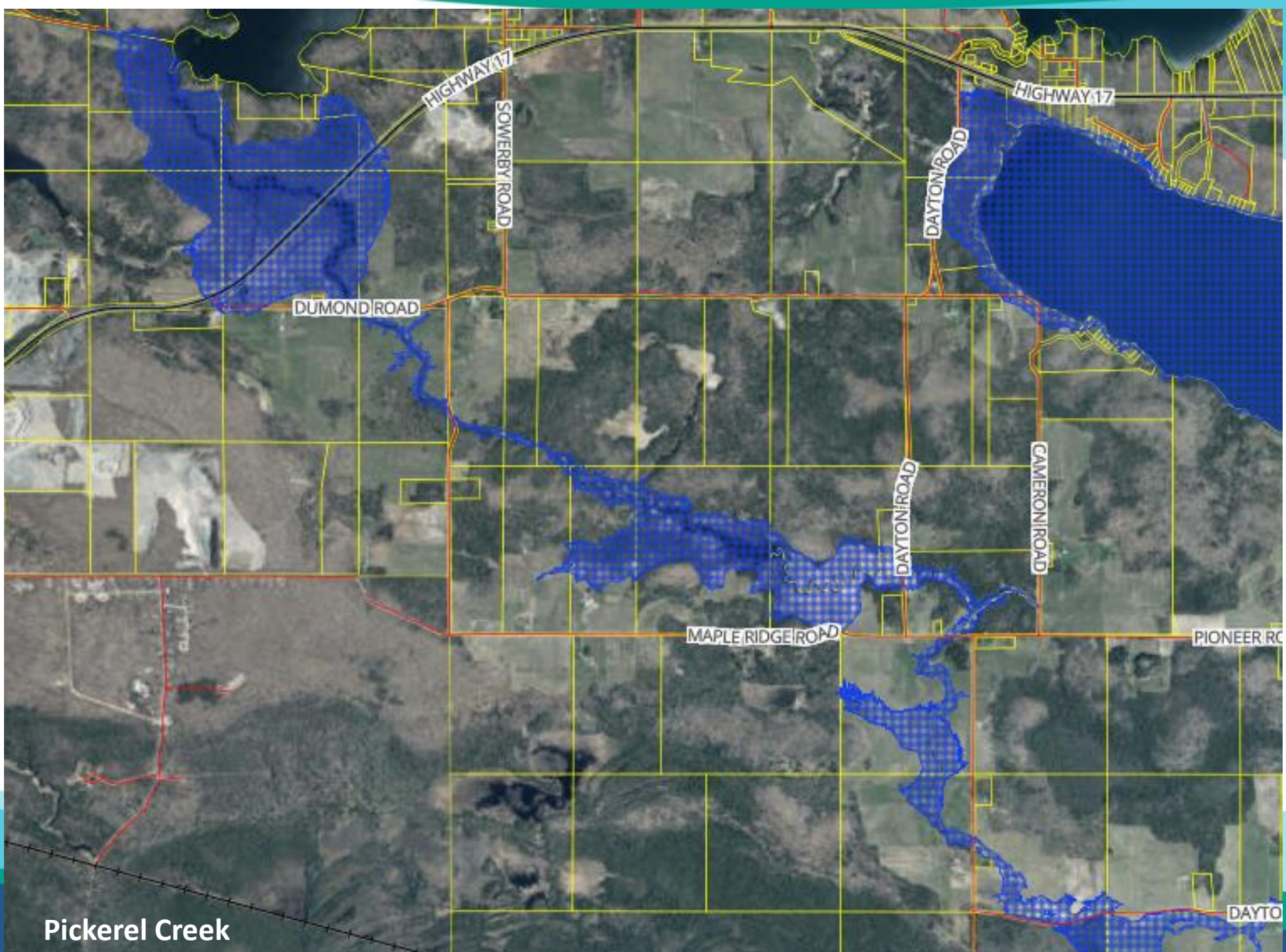
DAYTON ROAD

CHEVIS ROAD

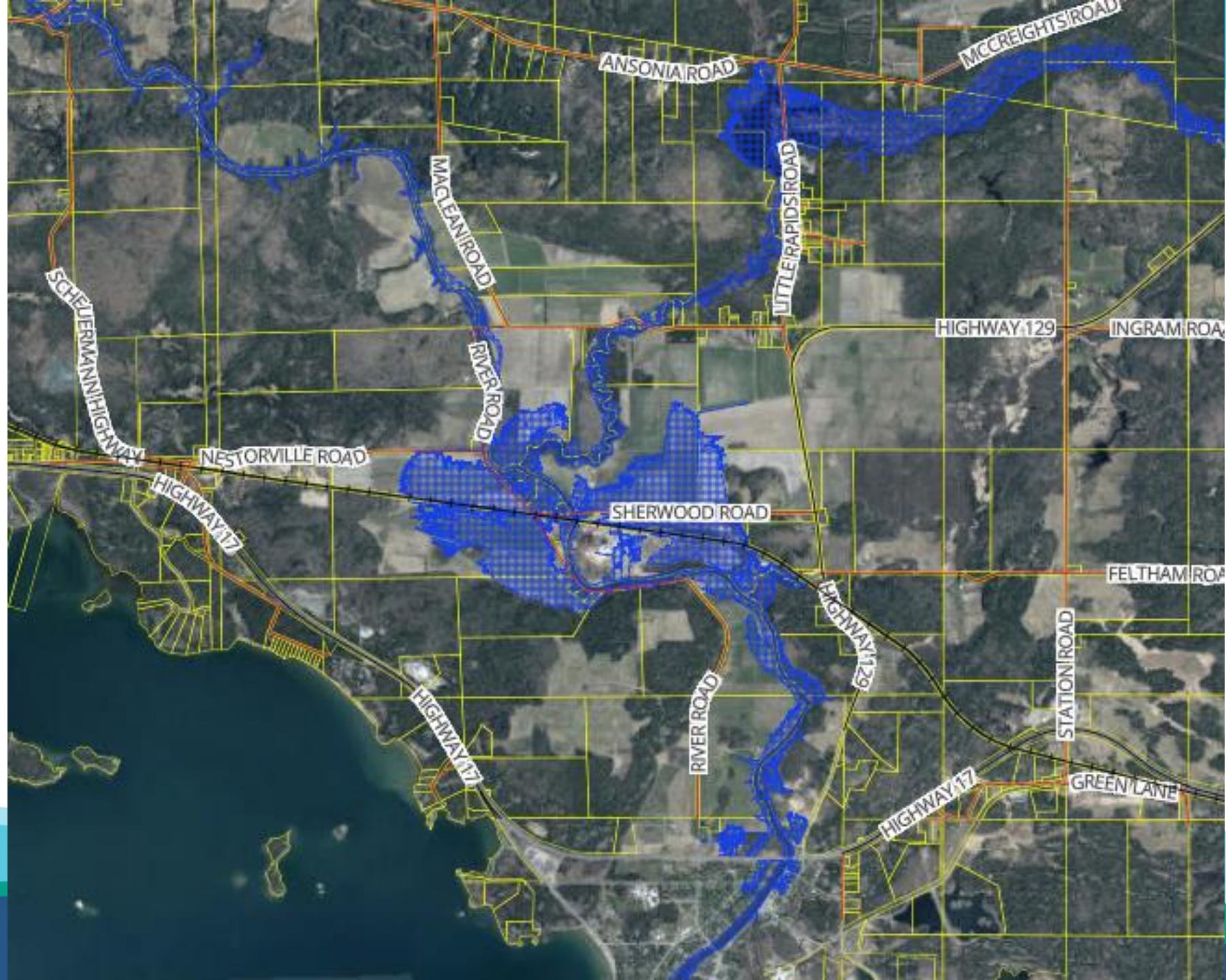
CHE

DAYTON ROAD





Pickerel Creek



What's New – Defining Community Hubs

- Public spaces that bring together various public agencies and groups to offer a range of activities, programs and services.
 - Make better use of public spaces by allowing a wide variety of public services and activities under one roof.
 - Can be located in various public spaces, such as, recreational centers, libraries, churches, community centres and parks.
 - Permitted in Open Space and Community Facility Zones, and on any publicly owned lands in other zones, excluding Industrial and Hazard Lands Zones.

What's New – Additional Residential Units (ARUs)

- Changes to the Planning Act require Municipalities to permit up to three dwelling units 'as a matter of right' in most residential areas – where appropriate.
- ARU's can be in the form of apartments within dwellings, standalone secondary (or third) dwellings or dwellings within/above garages.
- No longer a matter of regulating single detached, semi-detached, townhouse, apartment or main vs. accessory units – It's more about the number of units, which must be permitted in a wide variety of configurations.
- Permitted Use – Residential Structure – with a specification on the maximum number of units, depending upon the zone
 - Existing 'development standards' remain, to regulate the number of units – min. lot size, setbacks, lot coverage, frontage on a publicly owned and year-round maintained road, septic approvals; However larger lot sizes are being contemplated to potentially allow ARU's in the Waterfront Residential Zone

What's New – Additional Residential Units (ARUs) Cont'd

- Permitted Use – Residential Structure

Zone	Number of Dwelling Units Permitted
Low Density Residential (R1)	3
Multiple Residential (MR)	No Limit
Waterfront Residential (RW)	1 - Under Review
Waterfront Recreational (W.REC)	1 - Recreational dwellings only
General, Highway and Recreational Commercial (GC, HC & RC)	1
Rural (R)	3
Agricultural (A)	3 – Under Review

What's New – Supporting Active Agricultural Uses

- Permitting a wider variety of 'agricultural related' and 'on-farm diversified uses' in association with an active agricultural use (part of the farm class tax rebate program)
 - Storage and value-added processing of agricultural products, both produced on-site and in the region.
 - Home-based businesses and industries, such as contractor's yards, welding shops, repair and maintenance uses, sawmills and woodworking
 - Agritourism such as accommodations, event venues and farmers markets
 - ARU's?


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What's New – Waste Management Buffer Zone (Overlay)

- To avoid encroachment of sensitive uses to landfill operations – Odour issues.
- Applied to lands within 500m of all landfill footprints.
- The zone would not permit the development of new sensitive uses, such as residential or institutional uses. Existing uses may continue.
 - For non-sensitive uses, underlying zoning would dictate permitted uses and development standards, excluding sensitive uses
- A rezoning may be considered to permit a new sensitive use, subject to land use compatibility considerations.

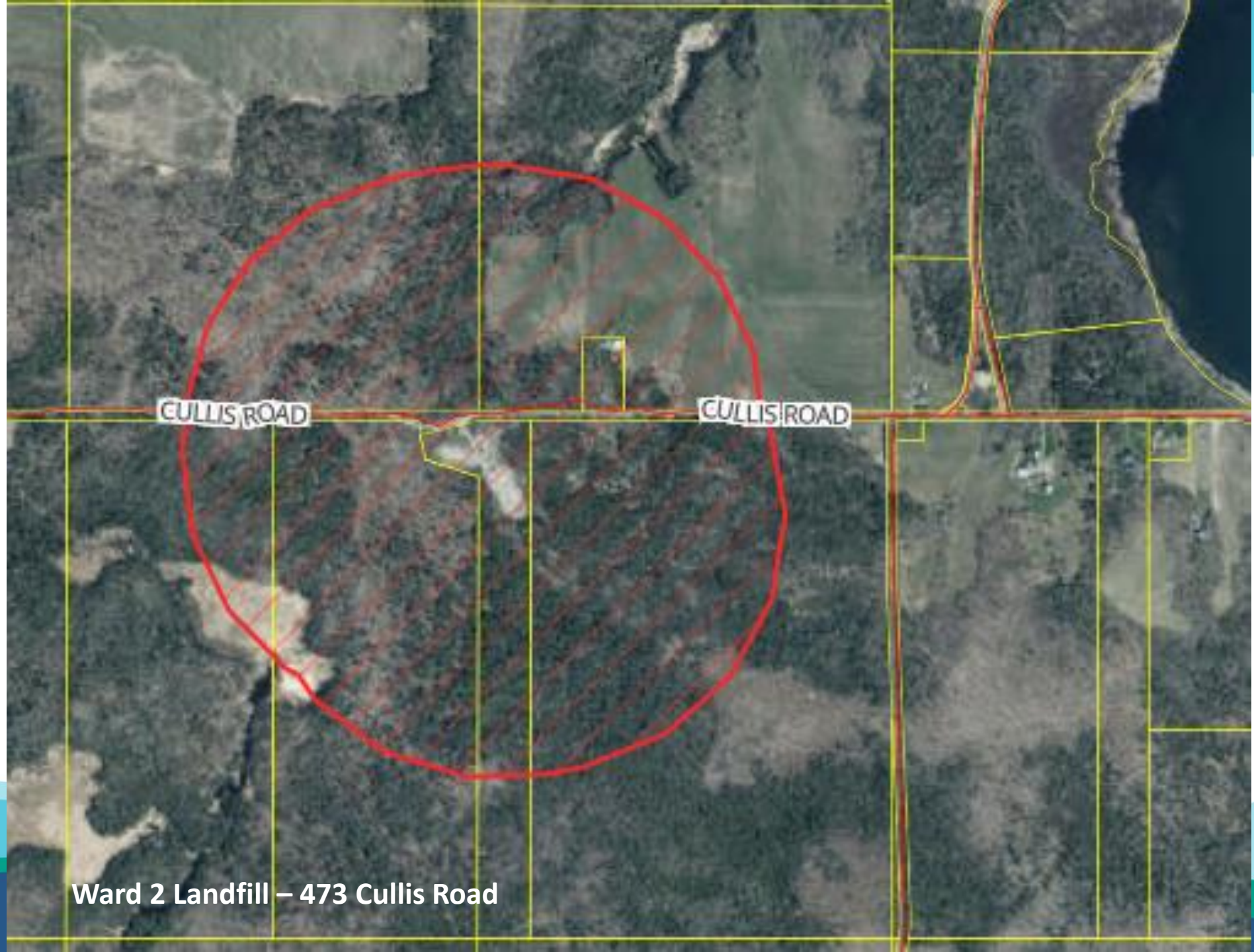


Ward 1 Landfill – 200 Hwy 129

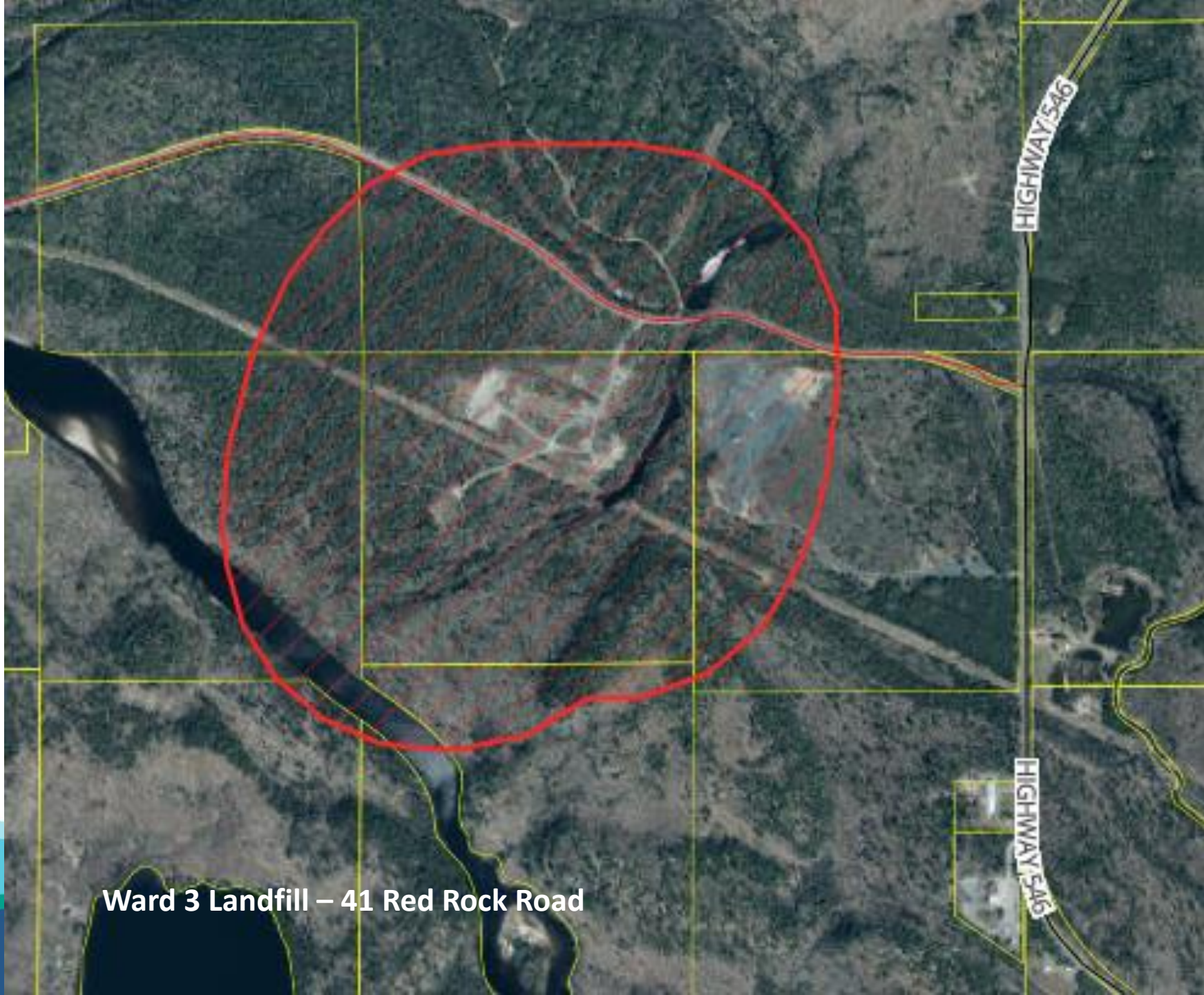
WINDMILL ROAD

GHWAY 129

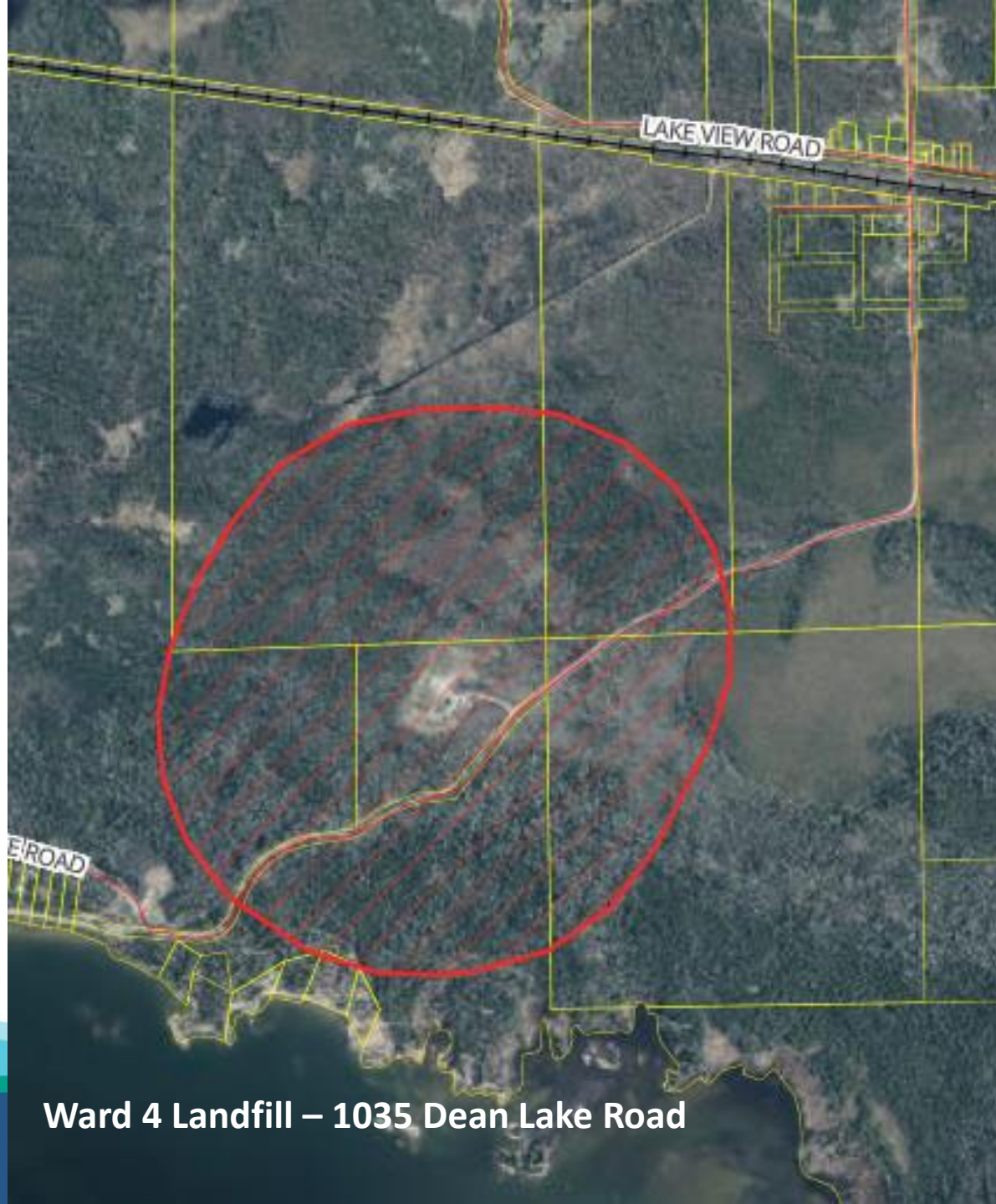
INGRAM ROAD



Ward 2 Landfill – 473 Cullis Road



Ward 3 Landfill – 41 Red Rock Road



Ward 4 Landfill – 1035 Dean Lake Road

499 River St. Thessalon Transfer
Station



Discussion Point – Setbacks from the Water

- The current setback for all buildings, structures and septic systems is 30m (98.4')
 - Many municipalities only require 15m (49.2')
 - Algoma Public Health only requires a 15m setback for septics
- Pros and Cons – Protecting shorelines and viewshed vs. development restrictions

I would prefer 30m (98.4')	I would prefer 15m (49.2')	I'm not sure/don't care

Discussion Point – Short Term Rentals (STR)

- Approximately 34 active STR listings in Huron Shores.
- STRs have become an integral part of the tourism ecosystem. They offer a wide variety of unique lodging options for tourists, larger groups and medium-term occupants, such as workers.
- STRs can be disruptive to neighbourhoods and result in the 'commercialization' of residential and cottage areas.
- STRs are often most problematic in cottaging areas, where undersized lots are common and STR occupants often rent by the week. Other challenges include the overall safety of the units which are being offered as STRs.
- There are currently no STR regulations in Huron Shores

Discussion Point – Short Term Rentals (STR) Cont'd

- Potential Zoning Regulations:
 - Define and Permit in specific zones, subject to minimum lot size/frontage
 - Accommodations offered for up to 28-days
 - Minimum lot size/frontage may be greater than the minimums required for a dwelling unit or cottage in order to create ample separation, especially in cottaging areas.
 - Max. number of STRs per lot – can be zone dependent
 - Zones Permitted
 - Wherever a residential dwelling and recreational dwelling are permitted?
 - Occupancy Restrictions – Owner Occupied?
 - Maximum number of nights offered?

Discussion Point – Short Term Rentals (STR) Cont'd

- Potential Licensing Regulations
 - Require STRs to hold a license from the municipality.
 - Licensing can help with compliance and enforcement
 - Ensure units are safe (meet OBC standards, no outstanding permits, work orders, property standards issues,
 - Manage occupant loads based upon OBC compliant bedrooms
 - Require STRs to pay a Municipal Accommodation Tax
 - Recourse to revoke licenses if regulations are not adhered to
 - Require STR host or a local agent to be able to attend on-site in a timely fashion.
 - Require certain information to be posted on-site.

Discussion Point – Short Term Rentals (STR) Cont'd

- Educational Approach
 - For hosts
 - Best practices and clear communication of STR rules
 - For guests
 - Clear communication of property boundaries and other relevant information
 - Pet etiquette
 - Instructions on garbage storage and disposal
 - Common courtesy tips
 - For neighbours
 - Contact for by-law enforcement
 - Contact for STR platform complaint portals
 - Contact for host or local agent

Next Steps

- August 21, 2025
In-person Public Open House
Lions Hall, 10 Clarissa Street, Iron Bridge
4-7pm – Come and Go
- Fall 2025
Submit Draft Zoning By-law to Council for Approval



For more information and to Stay connected:

- www.huronshores.ca/stayinformed
 - Zoning By-law Background Report
 - Draft Zoning By-law
- 705-843-2033


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QUESTIONS?


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