



The Corporation of the Municipality of Huron Shores
Environmental Advisory Committee Meeting
AGENDA

Thursday, January 22, 2026, 7:00 p.m.
Council Chambers

Virtual Meeting - Registration Link: <https://us02web.zoom.us/meeting/register/zxPK5rJoSGt3Umcr9BNAg>

1. **Call to Order**
2. **Agenda Review**
3. **Guests:**

3.a Peter Tonazzo, RPP, Land Use Planning Consultant for Huron Shores

This Special Meeting of the Environmental Advisory Committee has been called to receive a presentation from the Municipality's Land Use Planning Consultant, Peter Tonazzo, RPP, regarding the upcoming Comprehensive Zoning By-law Review, with a focus on environmental policy areas.

A question-and-answer period will follow, open to both Committee members and the public.

4. **Next Meeting**
5. **Adjournment**



MUNICIPALITY OF
**HURON
SHORES**

New Zoning By-law Project

Presentation to the Environmental
Advisory Committee

January 22, 2026

7:00-8:30pm

Peter Tonazzo, RPP

Land Use Planning Consultant


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THE PLANNING ACT

Applicable Provincial legislation & regulations

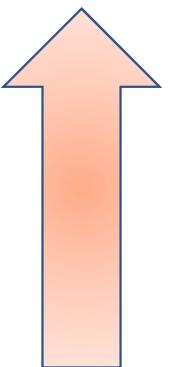
Ontario Building Code Act, Endangered Species Act,
Accessibility for Ontarians with Disabilities Act

Provincial Policy Statement &
Growth Plan For Northern Ontario

OFFICIAL PLAN

Zoning By-law

Site Plan Control


"Shall Be
Consistent With"

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Peter Tonazzo RPP
Land Use Planning Consultant

What is an Official Plan

- Shall be consistent with the Provincial Planning Statement
- NOT applicable law to the Ontario Building Code
- Strategic in nature – some policies offer flexibility; others are very specific.
 - Competing Provincial Interests and competing local interests
 - Increased housing density vs. protecting the character of existing residential areas?
- Guides:
 - The regulations contained in the zoning by-law and other planning documents
 - Land use decisions on Planning Act Applications (rezoning, severance, etc..)
 - Complete Planning Act application requirements
- Sets out the development blueprint for the community
 - How and where new development will be accommodated
 - Establishes land use designations and general usage within



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Land Use Planning Consultant

What is a Zoning By-law

- Implements the policies of the Official Plan
 - Competing Provincial and local interests
- Applicable law to the Ontario Building Code
 - The main, day-to-day land use document
- Regulatory – ‘Black and White’
- Establishes numerous zones with specific permitted uses
 - Based upon OP land use designation but taken to a more detailed level
- Establishes development standards
 - Minimum setbacks, maximum lot coverage, maximum height
- Regulates main uses and accessory uses, fences, minimum parking requirements etc...



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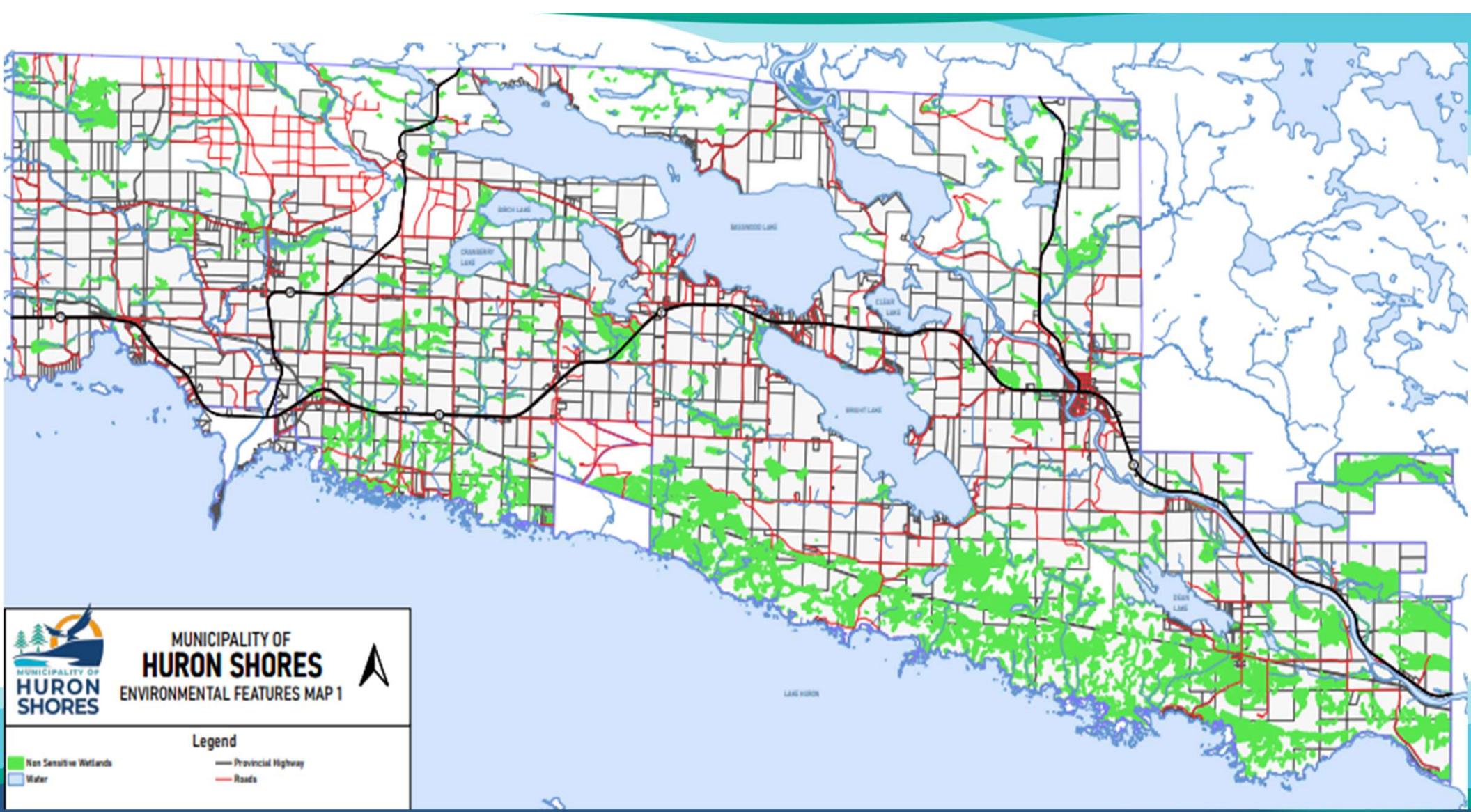
Draft OP - Natural Heritage Features and Areas

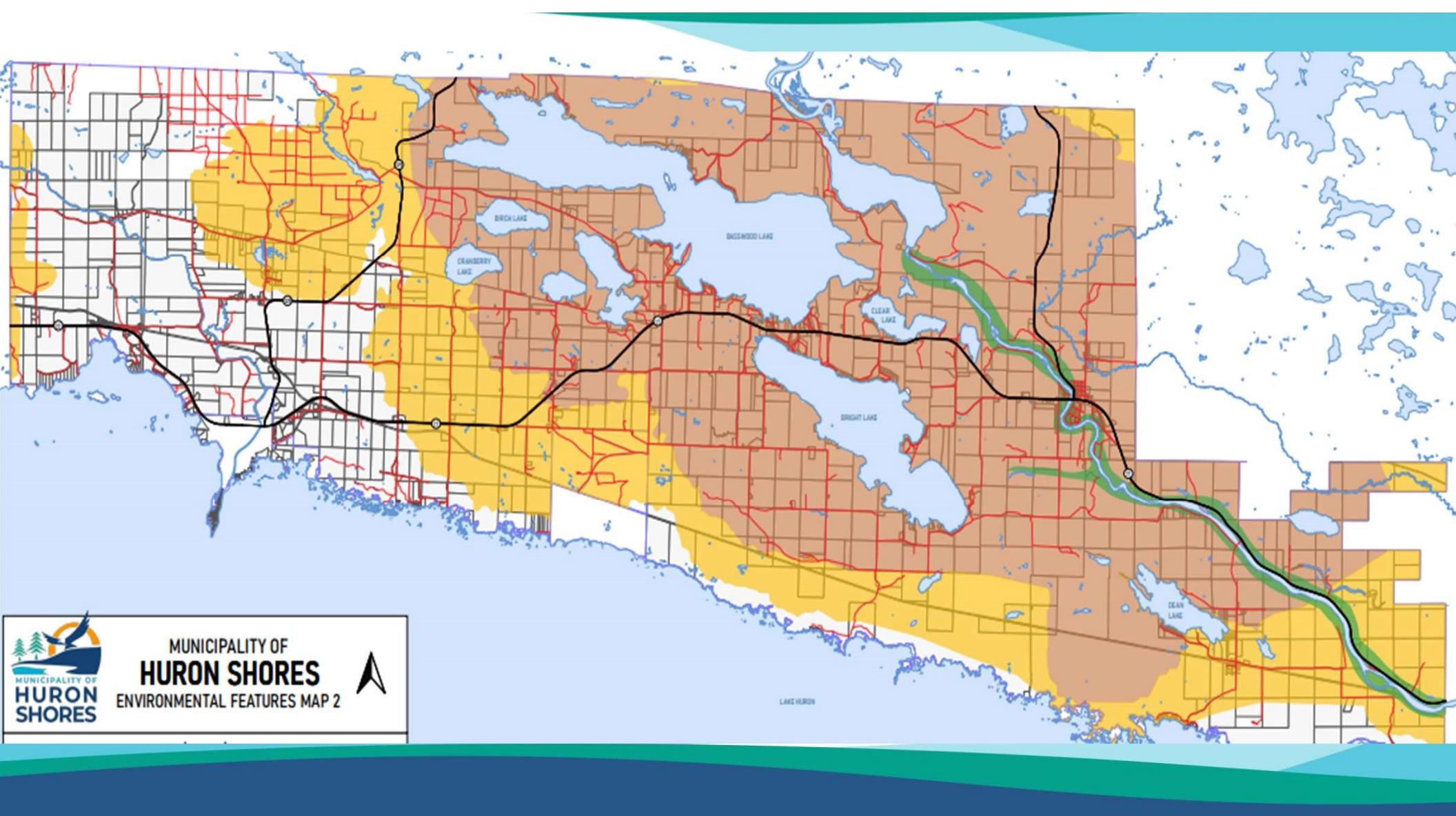
- Fish Habitat
- Wetlands
 - 52% increase from about 9,000 acres to 14,000 acres of identified wetlands
- Endangered and Threatened Species and their habitats
 - 47 species at risk live in the Algoma Region
- Other Significant Wildlife Habitats
 - Core Deer Habitat
 - Bald Eagle Feeding Area



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Draft OP - Inland Lake Capacity

- An inland lake's ability to accommodate new development without impacting water quality
 - Bright and Basswood are the only local waterbodies that have been evaluated using current standards. Bright is well above capacity and Basswood is well below capacity
- For all other inland lakes:
 - Council could undertake lake capacity studies for key inland lakes having future development potential.
 - Otherwise, the need to conduct lake capacity studies prior to new lot creation on any inland lake is a significant cost and barrier for new development
- Existing vacant lots can be developed with a permitted use.



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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 septic's
 - Current OP notes 30m, but provides specific criteria to permit a lesser setback
- Protecting shorelines, water quality and viewshed vs. development restrictions
- Recommendation
 - 30m setback for most buildings and structures
 - 15m setback for septic systems
 - 15m setback for decks, saunas, sheds, gazebos and other similar structures with GFA <10m² (107.64ft²)



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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...



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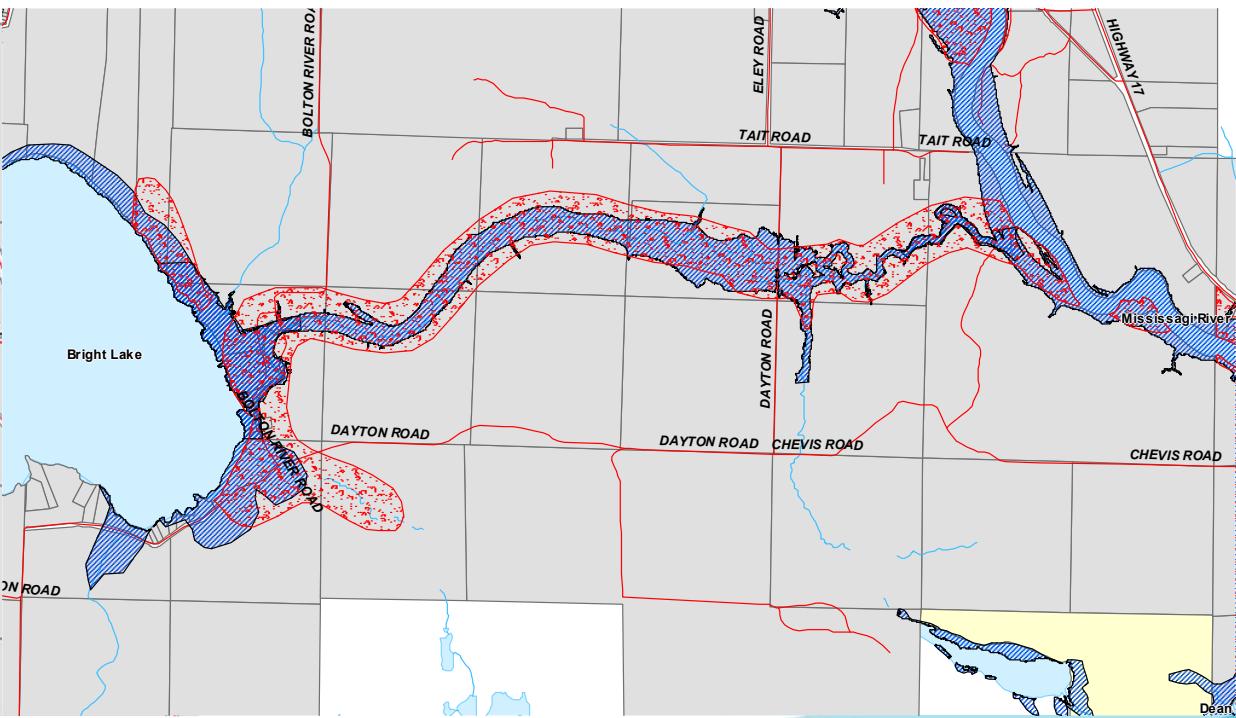
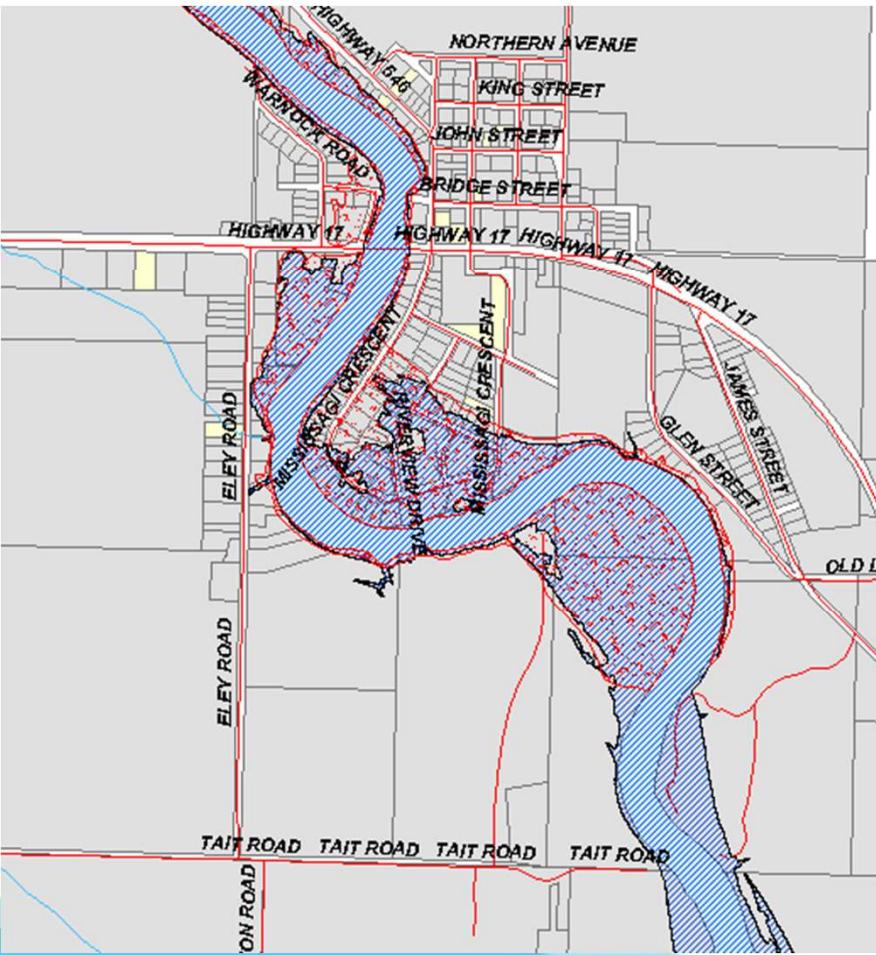
Flood Prone Areas

- 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 2024 Regulatory Flood line with no additional setback.
 - 2022 flood line, climate change proxy and two zone concept.

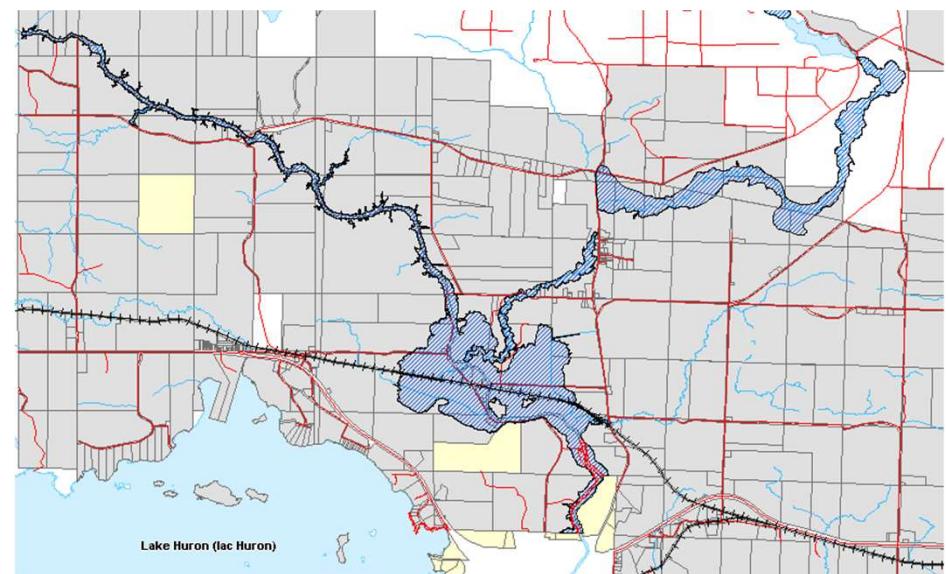
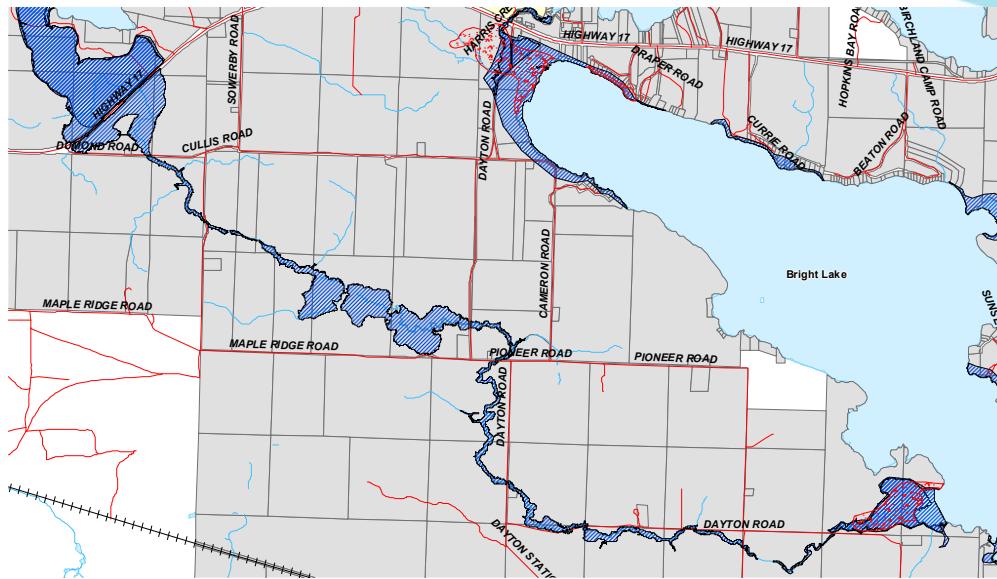


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Before and After Iron Bridge & Bolton River

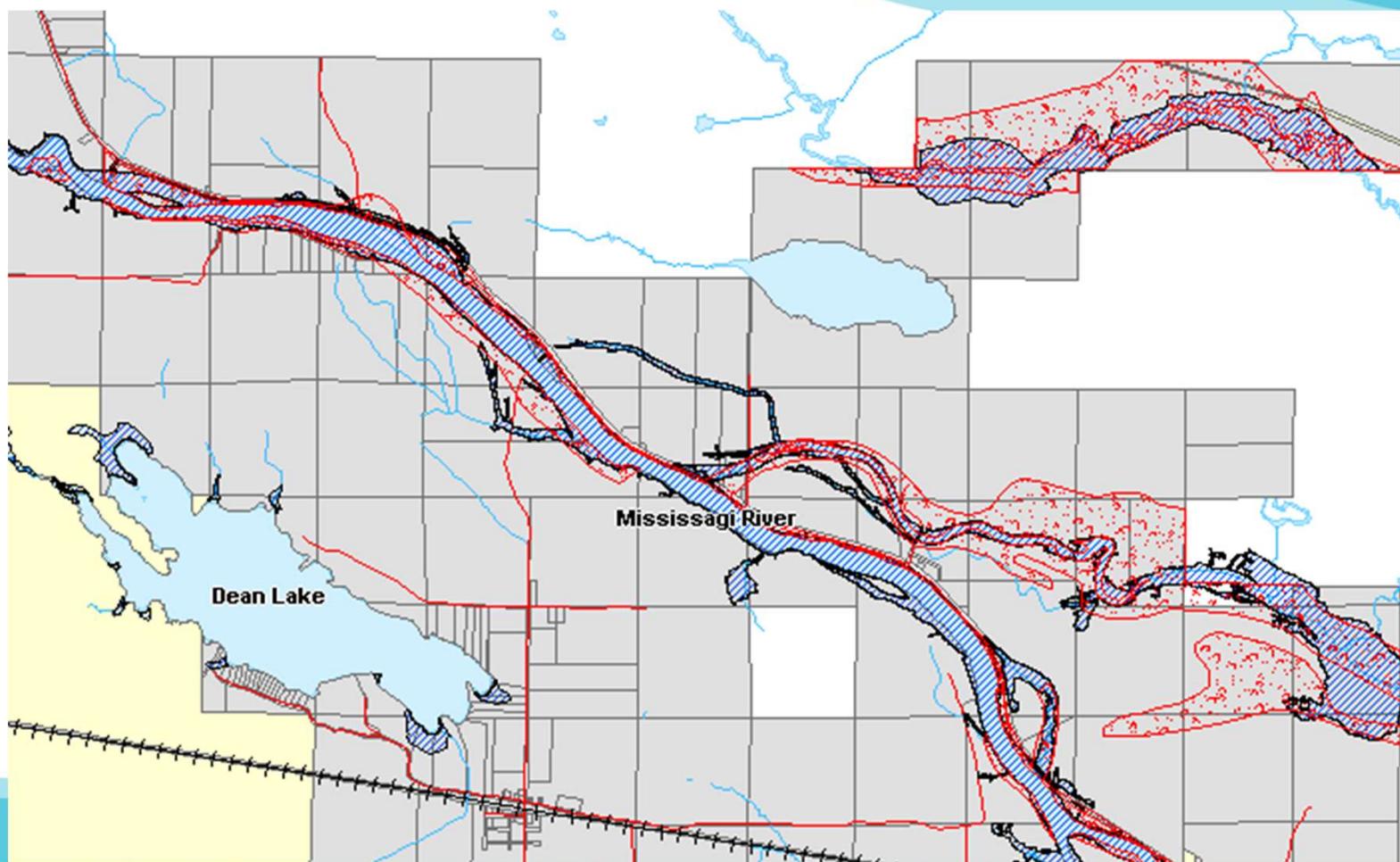


Before and After Pickerel Cr. & Thessalon R.



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Before and After – Mississagi, Potomac, Pahpashcah Rivers



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



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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
Waterfront Recreational (W.REC)	1 - Recreational dwellings only
General, Highway and Recreational Commercial (GC, HC & RC)	1
Rural (R)	3
Agricultural (A)	3



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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



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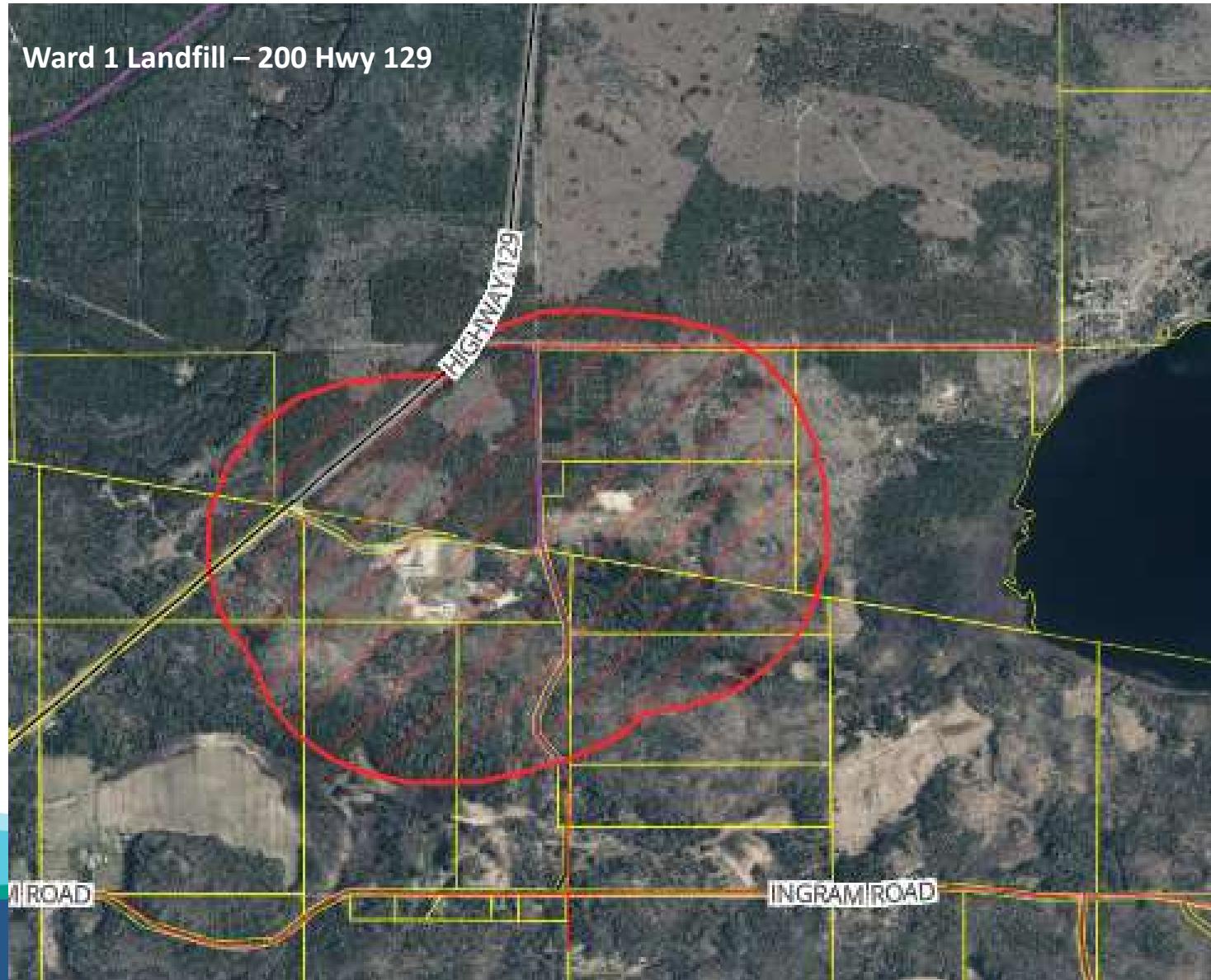
Waste Management Buffer Zone (Overlay)

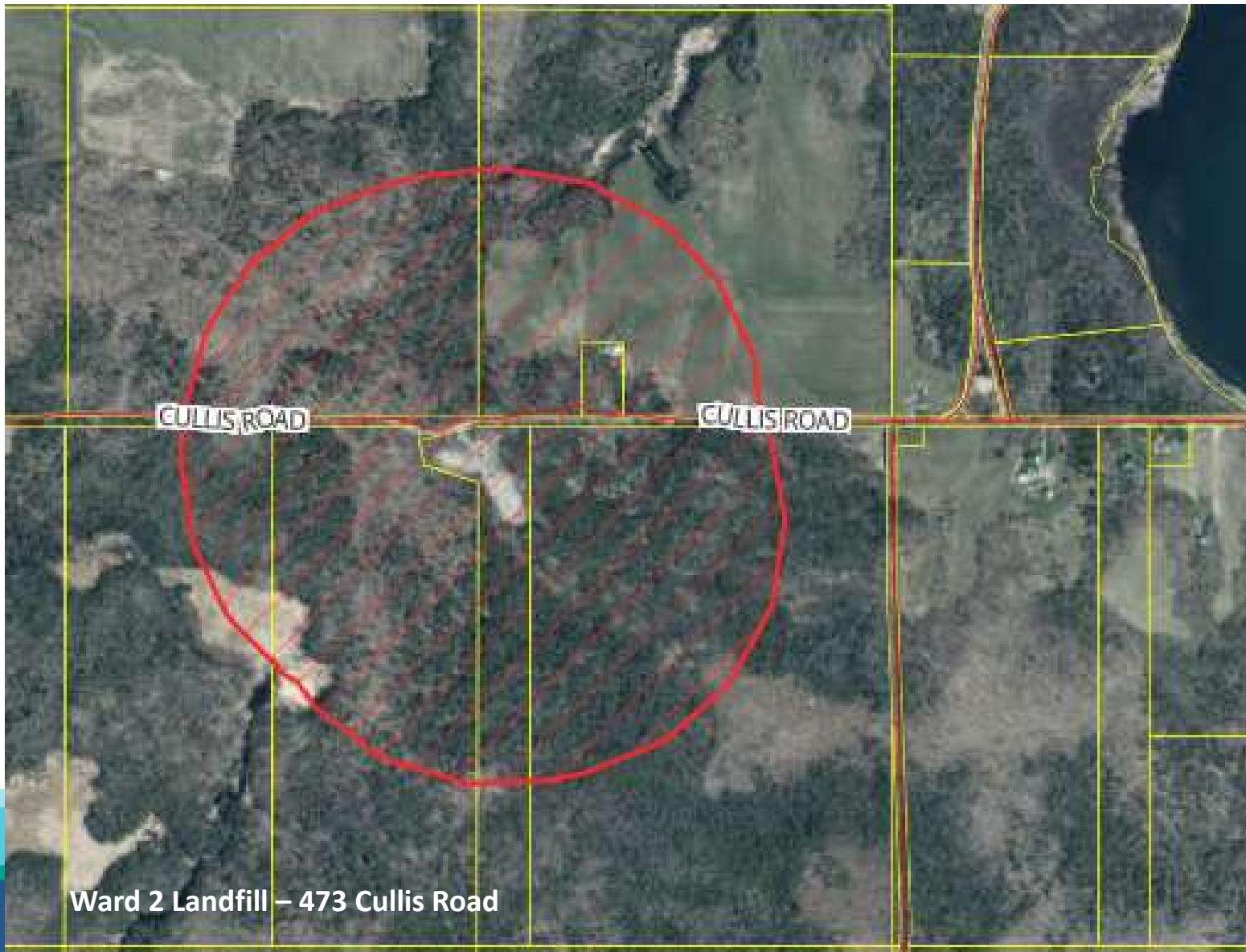
- To avoid encroachment of sensitive uses to landfill operations – Odour issues.
- Applied to lands within 500m of all landfill footprints.
- The zone would not permit the development of new sensitive uses, such as residential or institutional uses. Existing uses may continue.
 - For non-sensitive uses, 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.



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Ward 1 Landfill – 200 Hwy 129



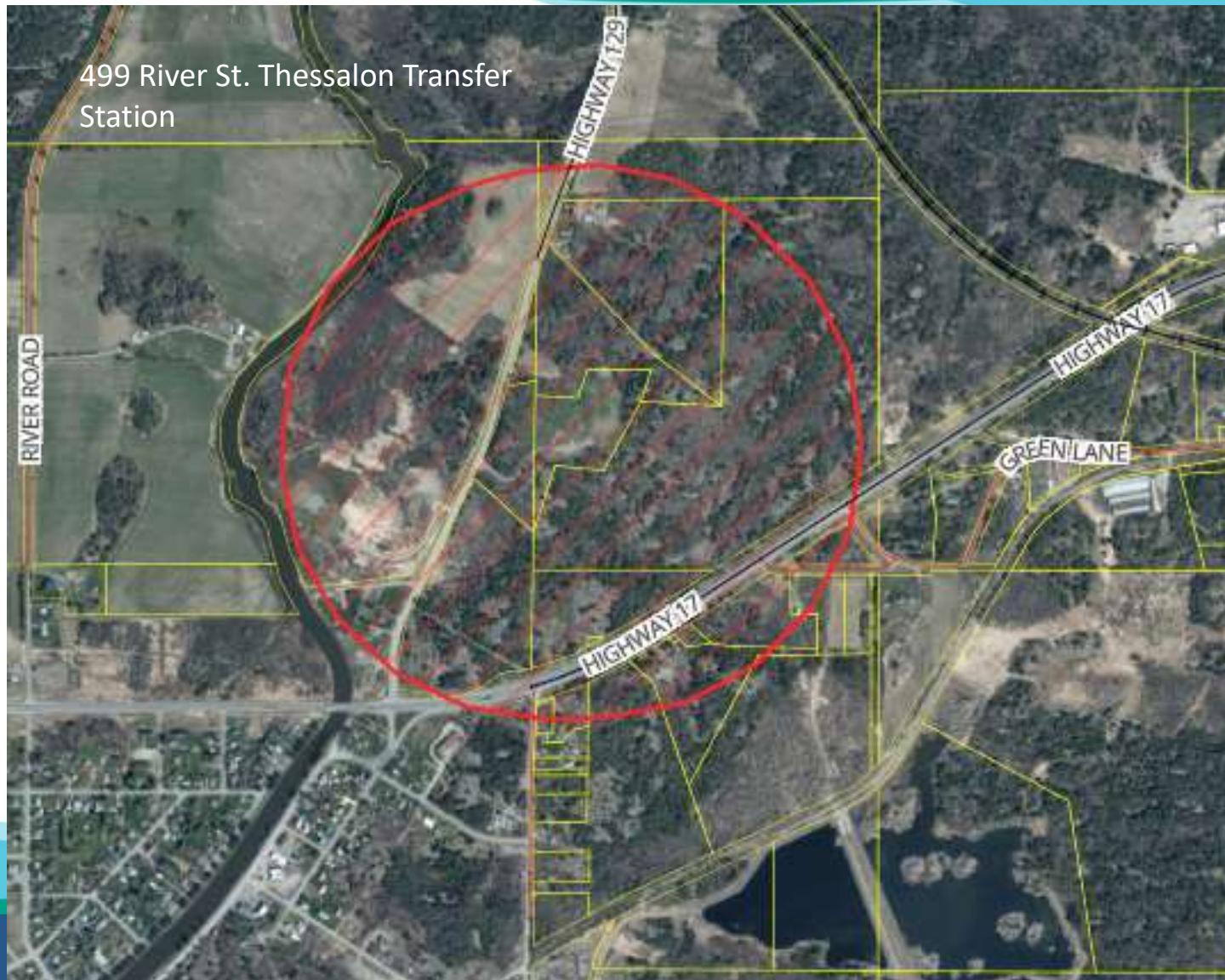


Ward 2 Landfill – 473 Cullis Road



Ward 3 Landfill – 41 Red Rock Road





Mineral and Mineral Aggregate Resources - PPS

- Mineral resources include copper, gold, uranium...
- Mineral aggregate resources include sand, gravel, clay, and trap rock
- Both are viewed by PPS as 'provincially significant resources'
 - They must be shown on OP land use maps
 - Land uses and developments are not permitted within deposits if they would preclude or hinder future extraction – Sensitive land uses and land use compatibility.

Mineral and Mineral Aggregate Resources PPS (Con'd)

- Exceptions to Limiting Sensitive Use Development:
 - Extraction is not feasible
 - Either the deposit is determined to not be feasible; or
 - Existing development precludes extraction
 - The proposed use serves a greater public good
 - Major public facilities – highways, airports, hospitals, power generation/transmission corridors etc...
 - Urban growth
 - Issues of public health, safety and environment.

Mineral and Mineral Aggregate Resources Provincial Approvals

- Province is the ultimate approval authority
- Mineral Resources – The Mining Act
 - Staged approval/permit process – Claim registration, exploration, advanced exploration, mining and closure plan
 - Increasingly rigorous environmental studies, public consultation, land use compatibility, operational oversight, mine closure plans and financial guarantees.
- Mineral Aggregate Resources – The Aggregate Resources Act
 - Pit/quarry licenses, above and below water table
 - Similar requirements for environmental studies, public consultation, land use compatibility, operational oversight and rehabilitation plans

Mineral Resources Municipal Approvals

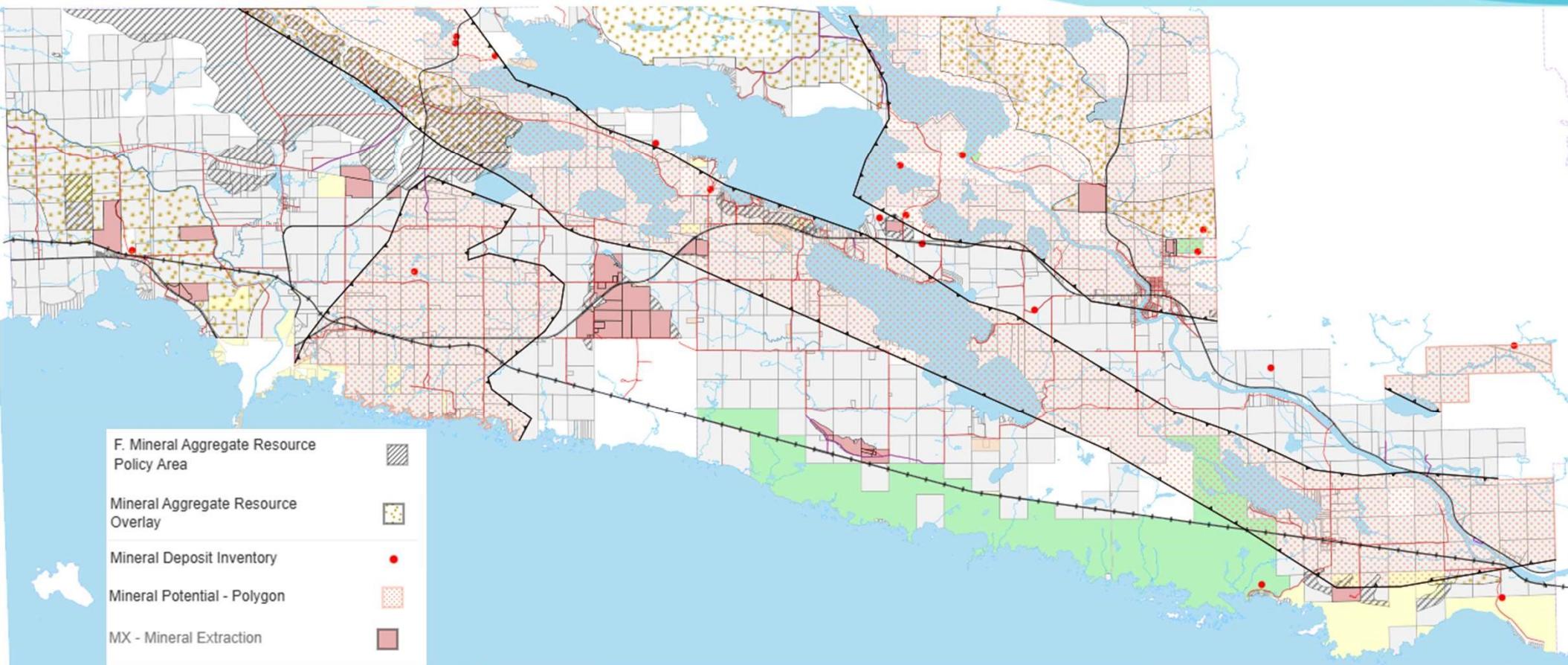
- Draft Official Plan - Areas of Mineral Potential - Section 10
 - Recognizes that future mineral extraction operations can be difficult to predict - an explicitly 'balanced approach'.
 - Exploration is permitted without the need for an OPA or rezoning
 - Mining is permitted without the need for an OPA; however, a rezoning is required.
 - In reviewing a rezoning, Council shall consider:
 - Land use compatibility
 - Impacts to natural heritage features, water quality and quantity and adjacent roadways.
 - Development of new sensitive uses, including new lot creation generally not permitted, unless:
 - The lot is located in a 'Waterfront Policy Area'
 - It can be demonstrated that mineral extraction is not feasible due to quantity and quality of material
 - Presence of existing incompatible development patterns or existing land uses that significantly preclude or reduce the ability of a mineral extraction operation
 - The proposed development serves a greater long-term use

Mineral Aggregate Resources – Municipal Approvals

- Draft OP - Mineral Aggregate Policy Area and Overlay – Section 7.6
 - Protect lands for long-term extraction opportunities.
 - Only existing pits/quarries are zoned Mineral Extraction (MX) – Therefore all new pits and quarries are subject to a rezoning, as well as Provincial approvals.
 - Scope of permitted uses includes pits/quarries, portable asphalt plants, concrete plants – Accessory to a properly zoned and provincially approved pit/quarry
 - Wayside pits in association with a public project permitted as of right.
 - Development of new sensitive uses, including new lot creation generally not permitted, unless:
 - The use will not hinder extraction (agriculture, forestry, etc...)
 - Aggregate is depleted or not feasible
 - Proposed use serves a greater long-term interests
 - Proposed: Greater clarity around land use compatibility.

Draft Zoning By-law - Mineral & Mineral Aggregate Resources

- Draft Zoning By-law (Section 5.12)
 - Only existing extraction operations are zoned Mineral Extraction (MX)
 - All new mineral and mineral extraction operations require a rezoning
 - Existing pits may be permitted to expand, if the area they are expanding upon is zoned MX – and provincial approvals are obtained.
 - Permitted accessory uses include cement, concrete and asphalt plants, recycling of brick, concrete and other similar materials – PPS requirement.
 - Min. Lot Area – 4ha (9.8acres)
 - Min. Lot Frontage – 200m (656.1')
 - Min. Setbacks – 15m (49.2')
 - Land use compatibility and ARA license may dictate a larger setback.



Next Steps

February 11, 2026

- Public Council Meeting to Decide Upon new Zoning By-law



For more information:

- www.huronshores.ca/stayinformed
- 705-843-2033



Peter Tonazzo RPP
Land Use Planning Consultant

QUESTIONS?



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