



The Municipality of Huron Shores

Draft

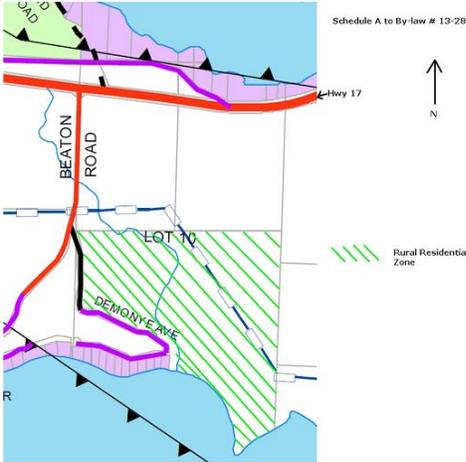
Office Consolidation of Zone Exceptions

February 4, 2026

1. 123A, B, & C Demyne Avenue - By-law 13-28

The following provisions apply on the subject property:

- 1. No habitable buildings shall be permitted within 25m of the highwater mark of Bright Lake.
- 2. A 15m shoreline vegetation buffer shall remain undisturbed, permitting only the development of a single pathway to the shoreline of Bright Lake.



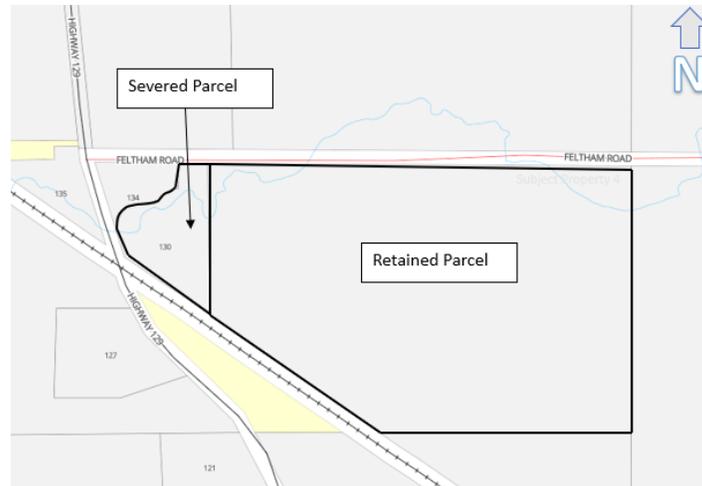
2. 90 Walker Road - By-law 03-18

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the minimum setback from the limit of the railway right-of-way to any residential dwelling shall be 100 m [328.4 ft.]

3. 130 Hwy 129 & 5 Feltham Road - By-law 09-51

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following provisions apply to the subject properties:

- 1. On the property identified as 'Severed Parcel' on the map attached, the minimum setback from a water body (creek) shall be 30m [98.4 ft.].
- 2. On the property identified as 'Retained Parcel' on the map attached,
 - a. The minimum setback from the limit of the railway right-of-way to a residential structure on 5 Feltham Road shall be 300 m [984 ft.].
 - b. The minimum setback from a water body (creek) shall be 30m [98.4 ft.].



4. 28 Farmers Road - By-law 09-61

The following provision applies to the subject property:

1. Minimum Shoreline *Setback*: 30 m [98.4 ft.] from the *high-water mark* of Pahpasheah Creek.



5. By-law 07-93

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a dog kennel is permitted, in addition to the uses currently permitted in a Rural Zone. (By-law does not contain subject property information)

6. 139 Maclean Road - By-law 11-96

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law

1. Reduced *Front yard Setback* for Addition (By-law does not state what the reduction is to)

7. 131 Brownlee Road - By-law 09-28

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a dog kennel is permitted on the portion of the subject property identified as 'Block A' on the map attached, in addition to the uses currently permitted in a Rural Zone.



8. 23A Pineridge Road By-law 18-09 (2017-Z-01)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the following provisions apply to the subject property:

1. A seasonal residential dwelling may be setback from the water 9.75m, conditional upon there being no openings to the proposed seasonal dwelling below an elevation of 178.3m C.G.D.

9. 116 Macmillan Lane By-law - 8-42 (2018-Z-01)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the following provision applies to the subject properties:

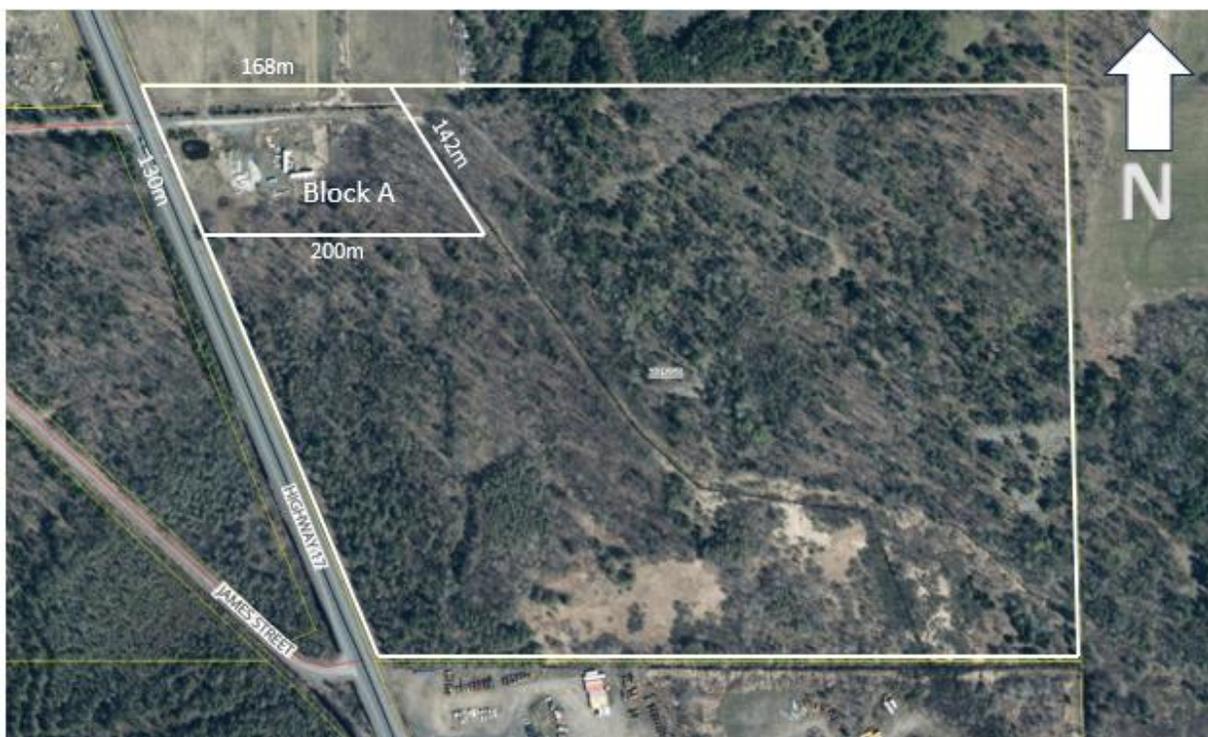
1. For the purposes of the Planning Act, the subject properties be tied together. More specifically, the permitted uses upon the property that is not on the waterfront are only those that are permitted accessory uses to the property on the waterfront, which is zoned Waterfront Recreational.



10. 22550 Highway 17 – By-law 19-23 and 19-24 – (2019-OPA-1 & 2019-Z-01)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the following provisions apply to the subject property:

1. That a custom workshop and retail store, specializing in the fabrication of custom docks and the sale of aluminum docks and small accessory structures such as saunas and sheds be permitted within Block A, as shown on the map below, in addition to the uses permitted in a Rural Zone.
2. That Council deem the property subject to Site Plan Control.



11. 160 Walker Road – By-law 19-58 (2019-Z-02)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the subject property may be used as a Commercial Boarding Kennel with a maximum of 4 dogs, in addition to the uses currently permitted in a Rural Zone, subject to the following condition:

1. That the existing vegetated area between the northern portion of the kennel area and the north side lot line not be disturbed in any way.

12. 2654 Dayton Road – By-law 20-13 (2020-Z-01)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the required setback from the water is reduced to 17m, to facilitate the construction of a dwelling unit.

13. 482D Pioneer Road – By-law 20-25 (2020-Z-02)

Notwithstanding the Provisions of the Huron Shores Comprehensive Zoning By-law, the following provisions apply to the subject property:

1. The setback from the high-water mark is reduced to 23m, to facilitate the construction of a garage.
2. The setback from the high-water mark is reduced to 24m to facilitate a 13.38m² extension to the west side of the existing bunkie.

3. Permit a 13.38m² expansion of the legal non-conforming bunkie which contains kitchen and sanitary facilities, to a maximum gross floor of 37.16m²

14. 40 Little Rapids Road – By-law 20-26 (2020-Z-03)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the setback requirement from the front (west) lot line is reduced to 5.6m, to facilitate the construction of a 5.49m x 7.32m garage.

15. 162-164 Mosher Road – By-law 20-45 and By-law 20-44HP and 25-31 (2020-OPA-1, 2020-Z-04 & 2025-Z-01)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following provisions apply to the subject properties:

1. The required lot frontage is reduced to 0m
2. The subject properties are subject to a Holding Provision (Section 36 of the Planning Act) to prohibit the development of a dwelling or septic system within 300m of the shoreline of Bright Lake. Removal of the holding provision is subject to Council's satisfaction of the following:
 - a. That Bright Lake's water quality has improved to a point where the lake is deemed not to be at development capacity, or
 - b. The proposed development will not have a negative impact on Bright Lake water quality.
 - c. The determination of 2a or b above, shall be by a Qualified Professional, who is qualified by the Province of Ontario to conduct Lakeshore Capacity Assessments, in accordance with the Ministry of Environment, Conservation and Parks' (MECP) Lakeshore Capacity Handbook.

Notwithstanding Section 2 above, in July 2025, Council removed the holding provision to facilitate the construction of a 17.83m² 'sugar bush bunkie' with a composting toilet and grey water system only. The holding provision remains in place to prohibit the construction of any future dwelling units and/or future expansions to the 17.83m² 'sugar bush bunkie', within 300m of shoreline of Bright Lake.

16. 126 Mosher Road - By-law 21-16 (2021-Z-01)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a 'bunkie' with sanitary facilities is permitted upon the subject property.

17. 240 Coles Bay Road – By-law 21-21 (2021-Z-02)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following reduced setbacks apply:

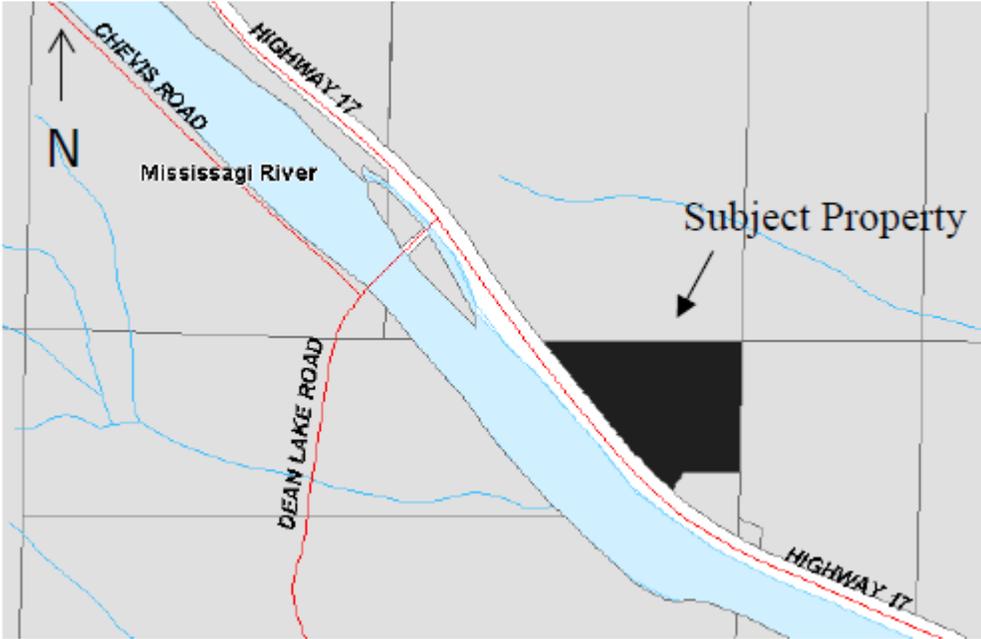
- 1. The setback from the east lot line abutting the water is 25m, for the cottage only.
- 2. The setback from the west lot line abutting the water is 22m, for a 3.05mx4.88m accessory building.

18. 32 Eley Road – By-law 21-34 (2021-Z-03)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the maximum height for a 9.14m x 15.24m garage is increased to 6.75m.

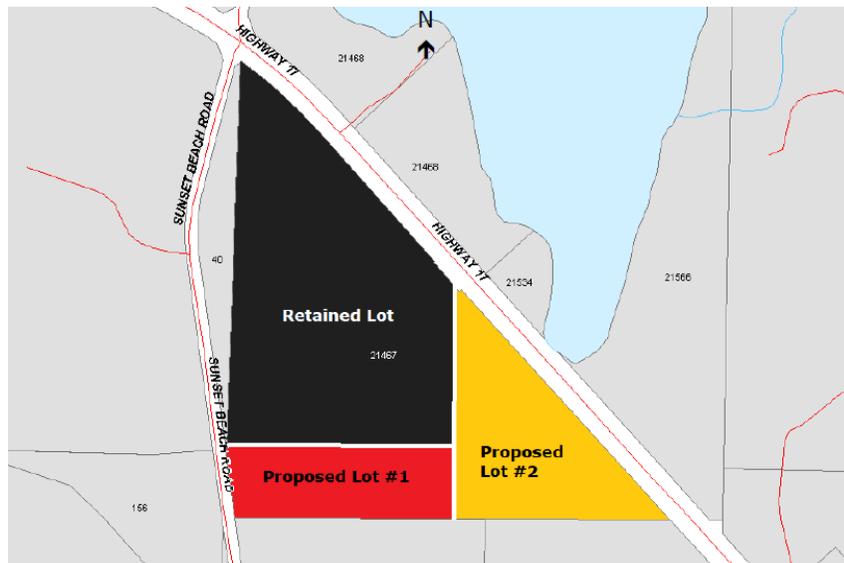
19. Thompson PT SEC 9 RP 1R13858; Parts 1 and 2 – By-law 21-43HP (2021-Z-05)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a Holding Provision applies to the subject property to prohibit development within or adjacent to (120m) the wetland upon the subject property. The Holding Provision shall only be removed when Council is satisfied that proposed development will not have any negative impacts to the form or ecological function of the wetland. An Impact Assessment, prepared by a qualified professional, will be required in support of removing the holding provision.



20. 21467 Highway 17 – By-law 21-46 (2021-Z-06)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the setbacks from the Highway for any future buildings on the lots shown as 'Proposed Lot # 1' and 'Proposed Lot #2' on the map attached, is increased to 45m.



21. 22154 Highway 17 – By-law 21-52 (2021-Z-07)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following zone exception applies to the subject property:

1. The rear yard setback is reduced to 2.3m for an accessory use freight container only.
2. A single detached dwelling is permitted as an additional use to those permitted in a Highway Commercial (HC) Zone.

22. 7 Bridge Street – By-law 22-07 (2021-Z-08)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the minimum distance separation between buildings is reduced to 3.05m to facilitate the placement of an accessory use freight container on the subject property.

23. Thessalon Plan H791 Lot 15 RCP – By-law 22-30 (2022-Z-01)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a site-specific zone exception applies to the southern 540m of the subject property, to permit a 'Fire Training Facility' as an additional permitted use.



24. 953 Basswood Lake Road – By-law 23-05 (2022-Z-04)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the minimum setback from Basswood Lake Road is reduced to 4.82m, to facilitate an 8.5m by 8.5m addition to the existing dwelling on the property.

25. 36A Weisheimer Drive – By-law 23-19 (2023-Z-01)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the minimum setback from the shoreline is reduced to 16m, to facilitate the construction of a 4.9m by 4.9m deck attached to the existing cottage.

26. 46 Collver Road – Temporary Use By-law 23-37 (2023-Z-02)

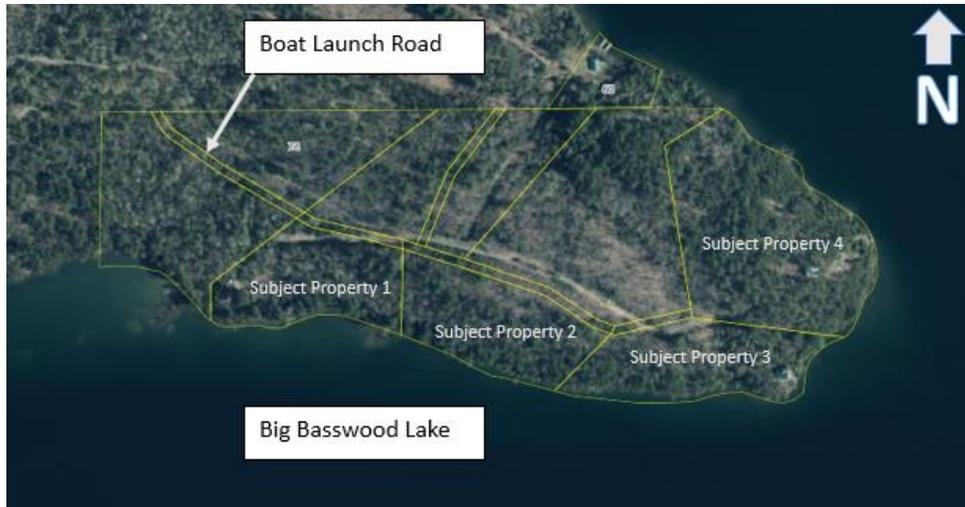
Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the subject property may be used as a farmers market consisting of various local and regional vendors. The temporary use by-law expires on July 7, 2026.

27. 45 Green Lane – By-law 24-02 (2023-Z-06)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the subject property may be utilized as a fire hall and related fire training facility, in addition to the uses currently permitted in the General Industrial Zone (M1).

28. Boat Launch Road – By-law 24-28

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the cottages that existed on the subject property as of January 1, 2024, may continue to lawfully exist with existing setbacks.



29. X1R14166 PTIT03 - By-law 24-16HP (2024-Z-01)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, a holding provision (hp) is placed upon the subject property to prohibit the development of any sensitive use.



30. 254A Big Basswood Lake Road – By-law 24-38 (2024-Z-04)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning by-law, the setback from the water is reduced to 19m to facilitate the construction of an 8.53m by 10.36m garage on the subject property.

31. THOMPSON SEC 11 SW1/4 PCL;865 ACS (Old Mine Road) – By-law 24-39 (2024-Z-05)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following site-specific provisions apply to the portion of property formerly occupied by an old mine site, as shown on the map below as ‘Proposed Development Site’:

1. A warehouse, logistics and delivery use is permitted, in addition to the uses permitted in a Rural (R) Zone.
2. The frontage requirement on the subject property is reduced to 0m.



32. 553 Dean Lake Road – By-law 24-40 (2024-Z-06)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the west and east front yard setbacks from the water are reduced to 24m, to accommodate an addition to the existing dwelling on the subject property.

33. 363 Tait Road – By-law 25-05 (2024-Z-11)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, an Accessory Dwelling Unit (ADU) and sleep cabin are permitted as additional uses/structures on the subject property, in addition to those uses permitted in a Rural (R) Zone.

34. 797 Basswood Lake Road – By-law 25-32 (2025-Z-02)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the required setback from the water is reduced to 25.6m.

35. 16410 Highway 17 – By-law 25-38 (2025-Z-04)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the following site-specific Zone Exception applies to the subject property:

1. Up to 3 dwelling units are permitted on the property.
2. The setback from the water is reduced to 20m, to facilitate the construction of a recreational dwelling.

36. 139 Coles Bay Road – By-law 25-42 (2025-Z-05)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the maximum lot coverage is increased to 17% to facilitate the construction of a 9m by 9m accessory building only.

37. 44 Emily Court – By-law 25-45 (2025-Z-06)

Notwithstanding the provisions of the Huron Shores Comprehensive Zoning By-law, the required frontage for the severed and retained parcels is reduced to 0m.