

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
NOTICE OF A PUBLIC MEETING
PROPOSED ZONING AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Municipality of Huron Shores will be holding a public meeting under Section 34 of the Planning Act to consider an amendment to By-law #26-10, being the Comprehensive Zoning By-law of the Municipality of Huron Shores. The public meeting will be held on **Wednesday, April 8, 2026 at 7:00 p.m.** in Council Chambers, at the Municipal Office, 7 Bridge Street in Iron Bridge.

PURPOSE AND EFFECT: To amend the definition of 'height or building height' to measure the height from established grade to the mean height level between the base of the roof and the highest point of the roof.

The 'mean height level' of a roof is the midpoint of the truss, between the base of the roof and peak of the truss. This amendment proposes to measure building height the same way the previous Comprehensive Zoning By-law #18-18 measured building heights.

ANY PERSON may attend the public meeting and or make written or verbal presentation either in support of or in opposition to the proposed amendment. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron Shores before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Huron Shores to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Municipality of Huron Shores, before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Municipality at the address below.

ADDITIONAL INFORMATION and copies of the draft amended by-law will be available for review at the Municipal Office and will be available online at www.huronshores.ca.

*No key map is provided given that the provisions of this by-law apply to the whole Municipality.

Dated at the Municipal Office this 20th day of March, 2026.

Amber Shannon
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Municipality of Huron Shores
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Amendments Proposed:

Definition of Height

Repeal and replace Section 3.20 to create the following new definition of 'height or building height':

3.20 Height or Building Height

- a) When used in reference to a building or structure, the vertical distance between the *established grade* and:
 - a. In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is the highest, or;
 - b. In the case of all other types of roofs, the mean *height* level between the base of the roof and highest point of the roof.
- b) When used in reference to the total number of *storeys*, it shall mean the total number of *storeys* above *established grade*, taken from the wall of such building or structure that faces the *front lot line*.

In calculating the *height* of a *building*, any construction used as ornament or for the mechanical operation of the *building*, such as a mechanical penthouse or a chimney, tower, cupola, steeple, church spire, antenna, ornamental dome, electrical apparatus, is not to be included.