

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES

BY-LAW # 26-19

**BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING
BY-LAW 26-10, AS AMENDED, TO REPEAL AND REPLACE
SECTION 3.20 HEIGHT OR BUILDING HEIGHT.**

WHEREAS authority is granted pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, to Councils of Municipalities to enact By-laws regarding the use of land and the erection and use of buildings and structures within the municipality;

AND WHEREAS By-law 26-10 as amended, regulates the use of land within the Corporation of the Municipality of Huron Shores;

AND WHEREAS the Council of the Corporation of the Municipality of Huron Shores deems it advisable to amend Section 3.20 Height and Building Height;

NOW THEREFORE, The Council of the Corporation of the Municipality of Huron Shores ENACTS AS FOLLOWS:

THAT Section 3.20 be REPEALED and REPLACED with the following:

3.20 Height or Building Height

1. 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.
2. 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 an 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, or electrical apparatus, shall not be included.

2. AND THAT this by-law will become effective on the date of passing, subject to:
 - (a) The expiration of the time period for filing objections upon giving Notice of Passing the approval of this by-law, provided that no notice of objection has been filed within the specified time, or
 - (b) The approval of this by-law by the Ontario Land Tribunal where an objection to the approval of this by-law has been filed within the time period specified in the notice of passing of the by-law;
3. AND THAT all other provisions of By-law #26-10, as amended, shall continue to apply.

Passed in open Council this 8th day of April, 2026.

MAYOR – Jane Armstrong

CAO/CLERK – Natasha Roberts