



Informational Report: Amending Waste Management Buffer Zones in Zoning By-law 26-10

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Date: June 17, 2026

Application: 2026-Z-04

Applicant: The Municipality of Huron Shores

Subject Properties:

This application applies to those properties that are within the Waste Management Buffer Zone Overlays (WMB) surrounding the 4 Municipal landfill sites.

Purpose: The rezoning application proposes map amendments to the Waste Management Buffer Zone Overlays (WMB) which have been applied to all lands within 500m of the landfilling footprint of each landfill within the Municipality.

Background

On February 11, 2026, Council approved a new comprehensive zoning by-law (26-10). The current Huron Shores Official Plan, as well as the Provincial Planning Statement 2024 require municipalities to protect existing landfill sites from the encroachment of sensitive uses, such as new residential development and lot creation. The 500m buffer is primarily intended to reduce odour complaints. Landfills provide a critical public service and new sites are very difficult to locate, requiring significant time and resources, therefore, maintaining the viability of existing landfills by limiting the encroachment of incompatible uses is an important Municipal consideration.

The 500m buffer overlay reflects Provincial Guidelines and is applied to the 'landfilling area', which is defined in Zoning By-law 26-10 as *'the area of the landfill where waste is placed and buried,*

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not including areas such as buffers, roads, stockpile areas where garbage is not disposed or any other accessory uses.'

The following uses are not permitted within the buffer:

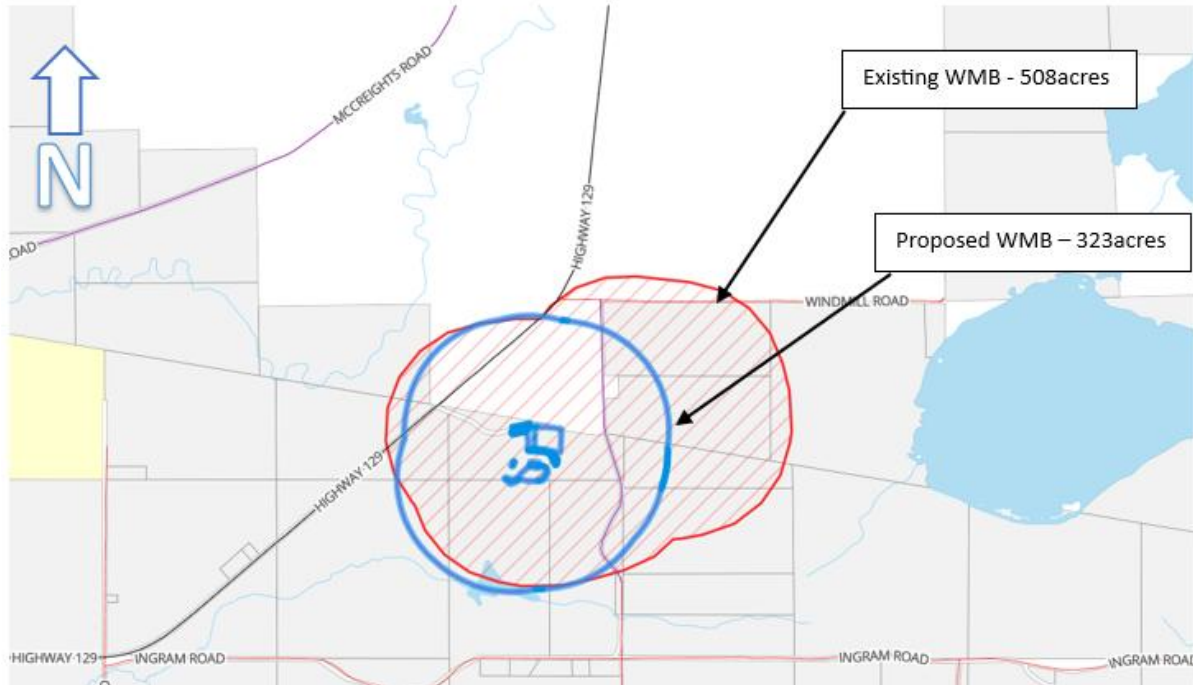
1. Residential Structures
2. Accommodation Services
3. Bed and Breakfasts
4. Group Homes and Group Residences
5. Mobile Home Parks
6. Office Uses
7. Parks and Playgrounds
8. Rooming Houses
9. Schools
10. Short Term Rentals
11. Tourism Related Uses

In the absence of geo referenced data clearly outlining the location of Provincially approved landfilling footprints, the WMB was initially applied from the cleared areas of each landfill. During Council deliberations, it was recommended that AECOM, the Municipality's solid waste management consultant, undertake work to provide Geographical Information Systems (GIS) data that could be used to create more accurate 500m Waste Management Buffer Zone Overlays around each landfill. That work is complete and Municipal staff now wish to amend the Zoning By-law to implement the revised buffer zone overlays.

Analysis

The maps below show the existing and proposed Waste Management Buffer Zones. In all cases, the buffers are reduced, with the Wards 1 and 3 landfills having the biggest proposed reductions of 185acres and 74acres respectively. The Wards 2 and 4 landfill buffers have smaller reductions of 10acres and 38acres respectively.

Ward 1 Landfill Site – 200 Hwy 129



Ward 2 Landfill Site – 473 Cullis Road



Ward 4 Landfill Site – 1035 Dean Lake Road



Ward 3 Landfill Site – 41 Red Rock Road

