THE MUNICIPALITY OF HURON SHORES
PUBLIC NOTICE OF APPLICATION FOR CONSENT
Clause 53(5) of the Planning Act

TAKE NOTICE that an Application for Consent, File No. 2026-C-05, and an Application for a Site-Specific Zoning By-law Amendment, File No. 2026-Z-07, have been received for the properties legally described as PLAN H790 LOT 34SPT RCP and PLAN H790 LOT 33 PT LOT;34NPT, with civic addresses of 40 Sherwood Road and 39 Collver Road, in the Municipality of Huron Shores.

PURPOSE AND EFFECT OF APPLICATION proposes five severances involving the subject properties. The Consent Application proposes to create three new parcels along Collver Road, consisting of one approximately 12.22-acre parcel and two approximately 3-acre parcels. The remaining two severances involve land additions and the consolidation of parcels between the properties at 40 Sherwood Road and 39 Collver Road, resulting in revised parcel configurations of approximately 70 acres and 128 acres.

The Site-Specific Zoning By-law Amendment application proposes to rezone a portion of the waterfront lands to Environmental Protection (EP), including a 30-metre buffer, to protect an identified spawning area from future development., The subject properties are currently subject to split zoning, including Residential Low Density (R1), Agricultural (A) and General Industrial (M1) zoning designations.

The purpose of this notice is to inform the public of the nature of the application, invite public input, advise on how to make comments on the application and advise the public of future notification and appeal rights.

A Special Public Meeting will be held on Wednesday, December 9th, 2026 at 7:00PM.

BE ADVISED THAT if a person or public body would otherwise have the ability to appeal the decision of the Municipality of Huron Shores to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Huron Shores before it gives or refuses to give provisional consent, the person or public body is not entitled to appeal the decision.

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 it gives or refuses to give provisional consent, 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 of the Municipality of Huron Shores in respect of the proposed applications, you must make a written request to the Clerk at the address below.

IF YOU REQUIRE FURTHER INFORMATION, please contact the Planning Department at the phone number or email below. Additional information and material about the proposed application is available.

DATED at the Municipality of Huron Shores this 18th day of November 2026.

Amber Shannon
Deputy Clerk

Municipality of Huron Shores
7 Bridge Street, PO Box 460
Iron Bridge ON P0R 1H0
705-843-2033
email@huronshores.ca

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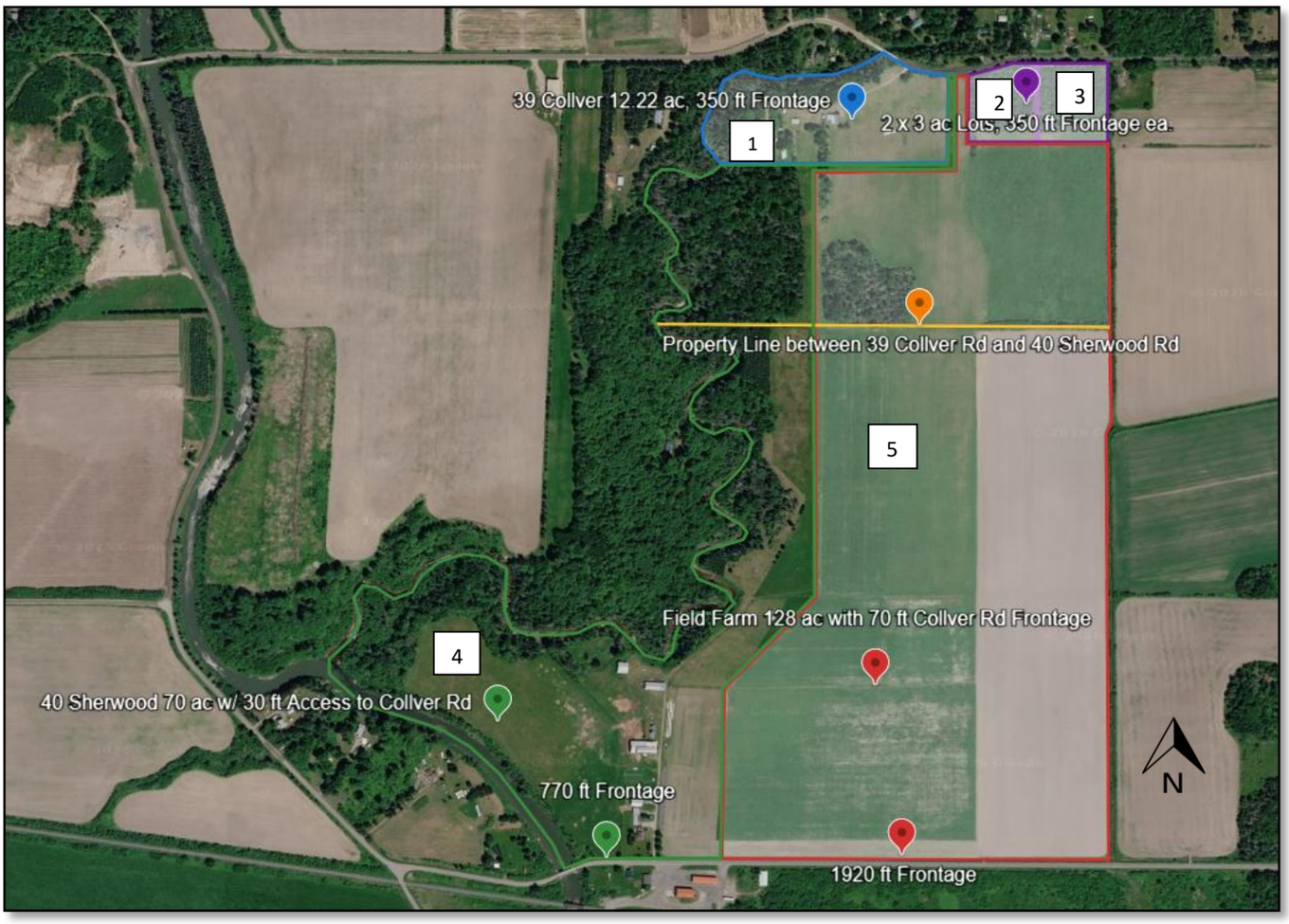
Site Map

40 Sherwood Road, PLAN H790 LOT 34SPT RCP; and
39 Collver Road, PLAN H790 LOT 33 PT LOT;34NPT

The following schedule forms part of the Consent Application for the subject properties noted above and is intended to provide additional detail regarding the proposed severances and lot additions.

All parcel areas, frontage measurements and resulting lot configurations described below are approximate and are subject to minor adjustments through the final preparation of survey plans and legal descriptions.

- **Severance 1:** To sever a 12.22-acre parcel with 350 feet of frontage on Collver Road.
- **Severances 2 and 3:** To sever two separate 3-acre parcels, each with 350 feet of frontage on Collver Road.
- **Severance 4**: To sever approximately 16 acres from the retained 106-acre parcel at 40 Sherwood Road and add it to the previously severed 54-acre parcel, resulting in a 70-acre parcel with 770 feet of frontage on Sherwood Road and 30 feet of access frontage on Collver Road.
- **Severance 5:** To convey the retained 22-acre parcel from 39 Collver Road to the retained 106-acre parcel at 40 Sherwood Road, resulting in a consolidated approximate 128-acre parcel with 1,920 feet of frontage on Sherwood Road and 70 feet of frontage on Collver Road.



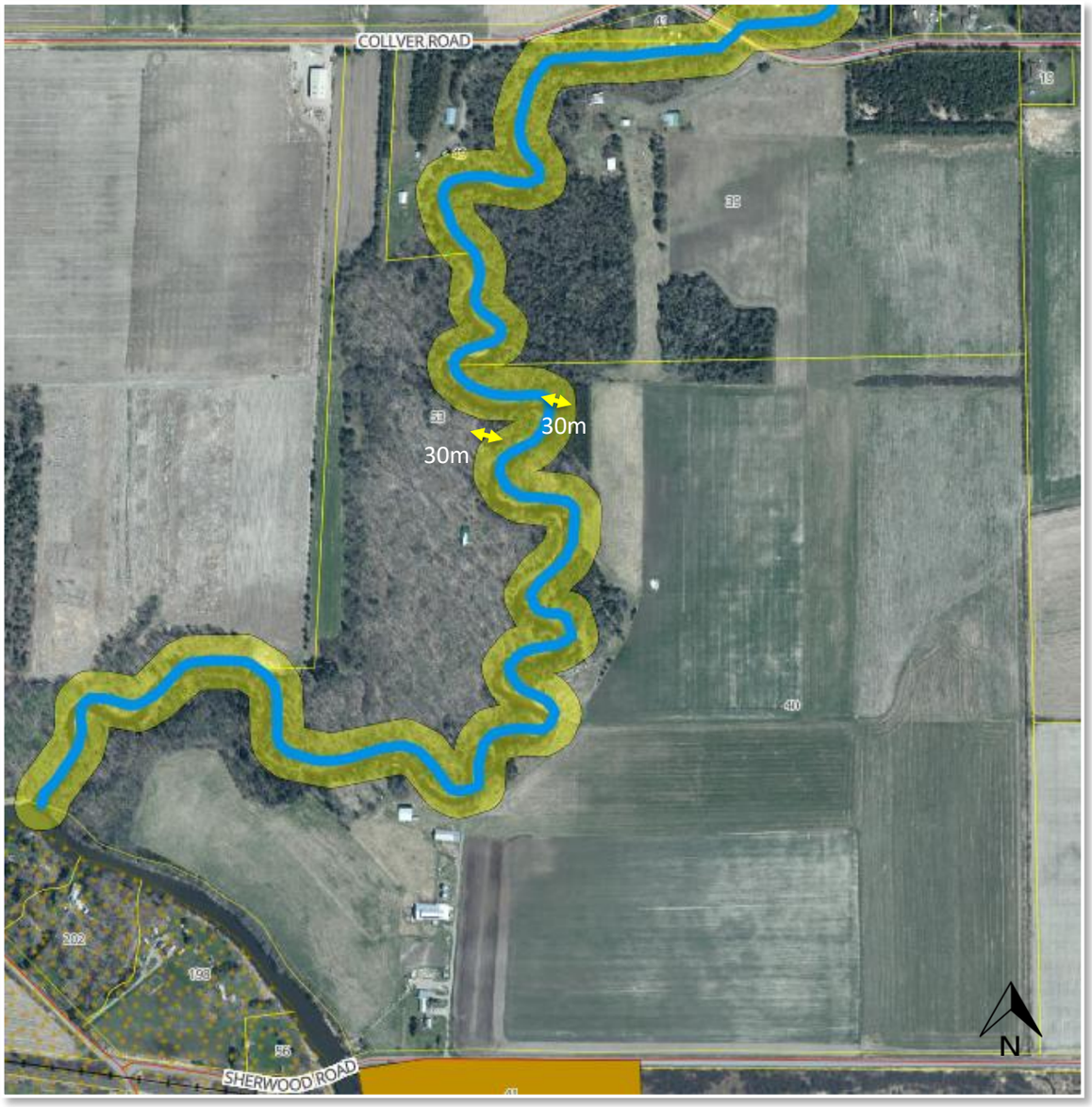
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Schedule to Site-Specific Zoning Application

Site Map

40 Sherwood Road, PLAN H790 LOT 34SPT RCP; and
39 Collver Road, PLAN H790 LOT 33 PT LOT;34NPT

The subject properties are currently subject to split zoning, including Residential Low Density (R1), Agricultural (A) and General Industrial (M1) zoning designations. The application proposes to rezone a portion of the waterfront lands to Environmental Protection (EP), including a 30-metre buffer, to protect an identified spawning area from future development.



*All site map measurements are approximate.