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**THE MUNICIPALITY OF HURON SHORES**  
**PUBLIC NOTICE OF APPLICATION FOR CONSENT**  
**Section 34 and 53(5) of the Planning Act**

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**TAKE NOTICE** that an Application for Consent File No. 2024-C-15 has been received by the Municipality of Huron Shores. The Consent Application proposes to sever land from the property legally described as: GLADSTONE CON 3 PT LOT 11 PT; MIN LOC NO 3 PCL 1839 2022; 2023 2757 ACS RP 1R11352; PART 1, Civic address of 435 Melwel Road.

**PURPOSE AND EFFECT OF APPLICATION 2024-C-15.** The owners propose to sever the subject property in order to create 7 new parcels and one retained (Proposed Lot 1 through Lot 8 on the attached site plan), together with an easement to establish long-term access over the existing private drive and a drainage easement (Proposed Part 1 through Part 6 on the attached site plan).

**PURPOSE AND EFFECT OF APPLICATION 2024-Z-07.** The owners are seeking site specific Zoning Amendments to:

- I. Re-zone Proposed Lots 1, 2, 4, 5, 6, 7, and 8 from Recreational Commercial to Waterfront Recreational.
- II. Re-zone Proposed Lot 3 to Waterfront Residential
- III. Reduce the front yard setback, as follows:
  - a. Proposed Lot 1 – From 30m to 29.5m
  - b. Proposed Lot 3 – From 30m to 29.1m
  - c. Proposed Lot 8 – From 30m to 28.3m
- IV. To permit multiple seasonal dwellings on one lot, as follows:
  - a. Proposed Lot 1 – Permit four (4) seasonal dwellings (existing) on one lot
  - b. Proposed Lot 2 – Permit two (2) seasonal dwellings (existing) on one lot
  - c. Proposed Lot 5 – Permit two (2) seasonal dwellings (existing) on one lot
- V. To reduce the required frontage to 0m for Proposed Lots 4 through 8, inclusive. Lots 4 through 8 to be serviced by a private road with registered easements in favour of the appropriate parcels.

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, October 9, 2024.**

**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 a provisional consent or the amendment is adopted, 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 or the amendment is adopted, 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 Consent or Zoning Amendment, you must make a written request to the Clerk at the address below.

**IF YOU REQUIRE FURTHER INFORMATION**, please contact Natasha Roberts, CAO/Clerk. Additional information and material about the proposed application is available.

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**DATED** at the Municipality of Huron Shores this 17th day of September, 2024.

Natashia Roberts  
CAO/Clerk  
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Iron Bridge ON P0R 1H0  
Tel: 705-843-2033  
Email: natashia@huronshores.ca

**KEY MAP**

Subject Property: 435 Station Road

