



9962 Riverview Road  
Grand Bend, ON  
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# PROPERTY OWNERS' GUIDE September 2024

## PART ONE - INTRODUCTION

### ***From Restrictive Covenants to a Property Owners' Guide...How did we get here?***

Over 35 years ago, the original developer, who owned the lots within Huron Woods, instituted a "Building Scheme" that later became the Restrictive Covenants. The intent of the document was to "preserve the natural state of the lands and trees to the benefit of the owners." Over time, lots were sold and developed; the Covenants have a mandatory expiry in 2025. The new Property Owners' Guide has been created to replace the Covenants. It is a living document, developed to reflect the original goal of striving to protect our natural environment. Within this framework, compliance is encouraged through education and neighbourly respect.

Living in Huron Woods presents an opportunity to share a unique natural environment within the Carolinian forest habitat. As owners, renters or visitors, we strive to optimize everyone's experience while in the community and we aim to preserve and enjoy the woodland environment.

The Agreement is guided by two fundamental principles:

**Principle 1: Good Neighbour Policy.** Huron Woods property owners and their guests, and renters respect and honour the rights of others in Huron Woods, to enjoy the use of their property and the general surroundings in reasonable quiet and privacy.

**Principle 2: Preserve the Environment.** Huron Woods property owners are asked to be individually and collectively responsible for maintaining and protecting the natural environment of Huron Woods, a unique neighbourhood located in a rare oak savanna within the Carolinian forest habitat.

### **Roles:**

#### **A. Municipality of Lambton Shores**

Huron Woods is a neighbourhood located south of Grand Bend within the Regional Municipality of Lambton Shores and Zoned as [R6](#).

The guidelines within this Property Owners' Guide are in addition to the regulations and bylaws of Lambton Shores, the Province of Ontario, and any other government authority such as the Conservation authority. In the event of a conflict between our Guidelines and any other government regulations and bylaws, those government regulations and bylaws will prevail.

Lambton Shores municipal bylaws and the Province of Ontario and other government authority laws and regulations that may apply to an individual's activities in Huron Woods include, but are not limited to:

- municipal building codes including property line setbacks
- zoning regulations governing property use
- bylaws restricting signage, fires, fireworks, flying lanterns, noise levels, the nature of household animals, on-property boat/recreational vehicle storage, parking
- regulations regarding animal control including leash requirements for dogs
- garbage and recycling collection
- regulations regarding the environment
- alcohol consumption and residency laws

Lambton Shores' officials and the Ontario Provincial Police monitor activities in Huron Woods. Property owners should familiarize themselves with all municipal and Provincial laws, regulations, bylaws and rules which apply to their activities. Property owners who rent should inform their renters that they are also subject to these laws, regulations, bylaws and rules.

#### **B. Huron Woods Community Association**

The Huron Woods Community Association (HWCA) is a volunteer based non-profit corporation which strives to enhance the experience of all those who reside in or visit Huron Woods and, as much as possible, to preserve the natural neighbourhood environment. The HWCA Board of Directors may advocate with any level of government on behalf of HWCA members on issues or matters pertaining to Huron Woods.

Membership in the HWCA is open to all Huron Woods property owners.

All property owners in Huron Woods, have the following benefits:

- Access to the private Beach of Pines beach
- Access to Lake Huron and the beach via five designated HWCA lanes (Paths 1 - 5)
- Access to and use of the Old Ausable Channel path

As a benefit of membership in good standing in the Huron Woods Community Association, property owners have these additional privileges:

- Access to the HWCA Clubhouse and grounds
- Rental privileges for private use of the HWCA Clubhouse
- Eligibility for membership on HWCA Board of Directors and HWCA committees
- Access to information and announcements on the HWCA website [hwca.ca](http://hwca.ca)
- Access to the "Members Only" section of the HWCA website
- Access to all HWCA events
- Voting privileges at HWCA Annual and Special General Meetings

For more information about the Association, see Part Three of this Property Owner Guide.

## PART TWO - HWCA GUIDELINES

### 1. Conservation of Trees and Groundcover

Huron Woods property owners acknowledge their shared responsibility for maintaining the neighbourhood Carolinian forest habitat and the provincially significant wetland of the Ausable Channel. They agree that no healthy, living tree should be cut down other than those standing within the area necessary to be excavated for the erection of a municipally approved building or a municipally approved installation of a septic system at a suitable location. Property owners acknowledge the importance of preserving the forest habitat to contribute to climate action and to recognize the importance of species such as oaks for their absorption of CO<sub>2</sub>.

Property owners should only remove trees that pose a danger of falling onto a building, have been severely damaged by weather or disease, or are causing damage to their home. Any dead trees may be removed.

All wood and brush resultant from tree removal is the responsibility of the property owner. No wood or brush should be placed at the side of any road in Huron Woods.

In a suitable location, property owners should plant tree(s) on their property to replace any that have been removed. The trees should be appropriate for planting in a Carolinian forest habitat.

Native shrubs and groundcover provide a home for a wide range of plant and animal life.

### 2. Construction

All construction activities in Huron Woods must adhere to the regulations and bylaws of the Municipality of Lambton Shores and applicable Provincial laws (e.g. Ontario Building Code).

For confirmation on the requirements for their property, owners should contact the Lambton Shores Building Inspector.

In addition to the regulations and bylaws of the Municipality of Lambton Shores and applicable Provincial laws (e.g. Ontario Building Code), the HWCA community standard is a setback of 11 meters from the front lot line, 4.5 meters from the side lot line and 8 meters from the rear lot line as established in the original plan.

And specifically related to Sandalwood Cr., it is strongly encouraged to not remove trees or natural vegetation within: a) 23 metres of the Old Ausable River; b) 30 metres from the west boundary of the Highway 21 right-of-way, as widened; and c) within 10 metres of the northern boundary of Beach O'Pines Road where it abuts the southern boundary Sandalwood Cr.

Accessory structures such as garden or storage sheds and children's play areas should be concealed as much as possible from viewing from the street and from the neighbours' view using natural foliage and plantings.

### **3. Noise**

Property owners, guests, and renters are requested not to use equipment such as lawnmowers, leaf blowers, chain saws, or power washers which would create a nuisance by way of noise anytime between the hours of 7:00 pm and 8:00 am. The Municipality also has a [noise bylaw](#).

### **4. Fences**

In order to preserve the natural beauty of the Huron Woods neighbourhood, no fences should be erected within Huron Woods other than a split rail fence, or a natural fence of native plants such as trees or shrubs. Any such fence can be located along the sides and rear of the property only.

Fences must adhere to the municipal [fence by-law](#).

### **5. Front Yard Light**

To assist HWCA members and their guests walking or driving through Huron Woods at night, Huron Woods' property owners are encouraged to install and maintain a front yard light located approximately two (2) meters from the front property line.

### **6. Dogs, Cats and Other Animals**

To protect our habitat including the many bird species found in Huron Woods, we recommend that all bylaws associated with dogs should apply to cats where possible. For more information concerning leash, roaming, noise and cleanup rules, check this link to the municipal bylaws concerning [control of dogs](#) and [exotic animals](#).

### **7. Driving in Huron Woods**

Huron Woods roads are narrow and without shoulders. They are often being used by adults and children walking, jogging and riding bicycles. Drivers in Huron Woods must adhere to the posted maximum speed limit of 40 kilometres per hour, using extreme caution when going around corners and moving through intersections.

Ontario Traffic Regulations require pedestrians to walk on the left-hand side of the road facing traffic when there are no sidewalks (as is the case in Huron Woods). Cyclists are required to ride on the right side of the road with the traffic.

### **8. Signs, Billboards, etc.**

In addition to the relevant laws and bylaws regarding the placing of signs, no signs, billboards, notices or other advertising matter of any kind should be placed on any part of the property owner's lot.

An exception is allowed for temporary signage such as properties offered for sale in which case one sign only should be placed on the property. Directional signs placed elsewhere should be used only to advertise an open house or yard sale and should be removed immediately after the event.

## 9. Security

For security and fire prevention purposes, property owners who are generally in residence only on weekends and holidays, as well as those who are absent for extended periods during the winter months, should share their schedule and contact information with a trusted permanent resident neighbour.

Property owners who are generally absent on the day of garbage/recycling pick-up should ask a neighbour to pull their bins back from the road to a location next to the house.

All vandalism and/or thefts should be immediately reported to the Ontario Provincial Police at (519) 238-2345 or 1 (888) 310-1122.

## 10. Fires

Forest fires are easily set and extremely dangerous. The ground in Huron Woods is filled with highly combustible material - pine needles, twigs, leaves, dead branches and trunks. Smouldering embers can burst into flame hours after all persons have left the site. Please be responsible with cigarettes and other flammable material.

Open air fires are not allowed at any time. "Social" campfires may be conducted in an approved vessel made of metal, stone or brick, and must be attended at all times in accordance with the [municipal by-law](#). No fireworks are permitted in Huron Woods.

The Grand Bend fire department is volunteer. To reach them, call 911.

Additionally, every resident is required to be familiar with and abide by all applicable Federal, Provincial and Municipal laws, which regulate and restrict outdoor open fires throughout the wider Municipality.

## 11. Parking

No parking is allowed on any Huron Woods streets at any time as specified in the Lambton Shores [parking by-law](#).

## 12. Storage

Boats and recreational vehicles including house trailers should not be stored on the property from November 1<sup>st</sup> to April 1<sup>st</sup> in a location which is visible from the street.

Snowmobiles should not be stored on the property from April 1<sup>st</sup> to November 1<sup>st</sup> in a location which is visible from the street.

Garbage/recycling containers should not be visible on the lands except when placed at the street for pickup. Please note that containers must be fully closed for pick-up.

### **13. Property Rental**

Owners are responsible for the actions of their renters. It is expected that property owners who rent their properties will become familiar with Municipal bylaws with respect to occupancy limits, open fires (including fireworks & flying lanterns), pets, noise and parking restrictions and they will inform their tenants of these bylaws. Owners should also provide renters with the neighbourhood guidelines.

In accordance with By-Law 43-2022, all Short-Term Rental accommodations within the Municipality of Lambton Shores must obtain a valid Licence to operate. In addition to licensing requirements, By-Law 43-2022 includes a comprehensive licensing program that outlines regulations and requirements for the operation of a Short-Term Rental.

[Short-Term Rental Licensing Program](#) - The purpose of this page is to share resources and information related to the Short-Term Rental Licensing Program in Lambton Shores and to provide the most relevant resources.

## **PART THREE – ABOUT THE HURON WOODS COMMUNITY ASSOCIATION**

### **1. Board of Directors, Committees**

Huron Woods Community Association is a not-for-profit Corporation. The Board of Directors and members of HWCA Committees are volunteers who oversee the assets and operation of the corporation. The Board is responsible for the Property Owners' Guide and may update and modify it from time to time.

### **2. Membership**

All Huron Woods property owners are eligible to become members of the HWCA and remain members upon payment of the annual membership dues. If a member sells, the membership is transferable to the new owner. Please note that if a membership lapses on a property there is a re-initiation fee that applies.

- The membership year is from June 1 through May 31. Annual invoices are generally sent out prior to June 1 with dues payable upon being billed and receipt of invoice
- Final notice for payment of dues shall normally be sent 60 days after the start of the membership year
- Membership fees are assessed and based on the need to meet operating expenses and to maintain a level of equity and reserves consistent with sound financial practices as determined by the HWCA Board and the association auditors
- Financial details are included in the Annual General Meeting information package

### 3. Communications

- All purchasers of property in Huron Woods will be contacted by the Membership Coordinator to set up an Orientation meeting and receive information about our neighbourhood resources & guidelines via email. This must be completed before being able to request a 'Login' as noted below
- The Huron Woods Community Association website hwca.ca provides public and 'member only' news and information. To access the 'members only' section, click on 'Login' on the website home page
- Members may receive news items posted on the website by simply clicking on the "Subscribe" section on the website.
- Signs are posted in many locations and at the clubhouse to inform members of social activities and to provide general interest information
- The HWCA Board usually meets monthly, and the meetings are open to any members
- Approved minutes of HWCA Board meetings are posted in the "Members Only" section of the website
- An Annual General Meeting information package is sent to all members of the Association

### 4. Security

- The HWCA Clubhouse and grounds are monitored 24 hours per day by a video security system
- Members should report any vandalism to the OPP (1-888-310-1122) immediately upon discovery. Bylaw infractions within Huron Woods should be reported to the municipal bylaw office. ***The HWCA Board has no authority to enforce municipal bylaws***

### 5. Social and Recreation - What is Available for Members?

HWCA Membership is strongly encouraged to participate in the many benefits which include:

- Rental of HWCA Clubhouse for family purposes. See website for details.
- Use of HWCA Clubhouse at no charge for funeral reception/memorial for HWCA members
- Use of HWCA Clubhouse at no charge for information meetings on topics of significance or interest to HWCA members such as groundwater monitoring, Lambton Shores Nature Trails, Ausable Channel ecology, boating safety
- Use of HWCA Clubhouse for members' recreation and social activities such as bridge, euchre, exercise, conversation groups and crafts. Members are also welcome to visit the Clubhouse to watch television, listen to music, use the pool tables, dartboard, ping pong table or borrow materials from our small library
- Use of the tennis courts and canoe racks
- Members are welcome to attend the special social gatherings scheduled frequently by the Social Committee

## PART FOUR – CONTACT INFORMATION

| Contact  | Telephone or Web Address  |
|--|---|
| <b>HWCA Website</b>  | <a href="http://hwca.ca">Huron Woods Community Association (hwca.ca)</a>                            |
| <b>HWCA Membership Information</b>   | <a href="mailto:membership@hwca.ca">membership@hwca.ca</a>  |
| <b>HWCA Canoe Racks (Members only)</b>   | <a href="mailto:canoe@hwca.ca">canoe@hwca.ca</a>  |
| <b>HWCA Tennis Courts (Members only)</b>   | <a href="http://hwca.ca">Tennis/Pickleball Courts – Huron Woods Community Association (hwca.ca)</a> |
| <b>HWCA Clubhouse (Members only)</b>   | <a href="http://hwca.ca">Facility Booking – Huron Woods Community Association (hwca.ca)</a>         |
| <b>Lambton Shores Report It</b><br>Online portal to report an issue or request municipal services, including by-law. | <a href="#">Report It - Lambton Shores</a>  |
| <b>Lambton Shores By-Law Officer</b>   | (519) 243-1400 (option 8)   |
| <b>Lambton Shores Short Term Rental Complaint Hotline</b>  | <a href="#">Short-Term Rental Complaint Hotline - Lambton Shores</a> or (226) 241-8453              |
| <b>Ontario Provincial Police (Non-emergency only)</b>  | 1 (888) 310-1122 or (519) 238-2345  |
| <b><u>EMERGENCY ONLY</u></b><br><b>Police, Fire and Ambulance</b>  | 911   |
| <b>Ausable Bayfield Conservation Authority</b>   | <a href="http://abca.ca">Ausable Bayfield Conservation Authority (abca.ca)</a> or (519) 235-2610    |
| <b>Pinery Provincial Park</b>  | <a href="http://ontarioparks.ca">Welcome to Pinery Provincial Park (ontarioparks.ca)</a>            |