



1 Bailey Street
Port Carling, ON P0B 1J0

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PLANNING COMMITTEE NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: ZBA-18/26

Roll No.: 8-5-022-01

By-law No.: To Be Assigned

| | |
|--|--|
| Owner: | Vadim and Milana Vinogradov |
| Address: | 1029 Wares Rd |
| Description: | Part of Lot 11, Concession 3, Part 1, Plan 35R-19568 (Wood) |
| Zoning: | Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake: N/A Schedule: 43 |
| Meeting Date: Thursday, May 14th, 2026 at 9:00 a.m. | |



Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to rezone the subject lands from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Rural – Area 3 (RU1). A summary of the permitted uses within the existing and proposed zones is provided in Table 1.

| Existing Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Zone Permitted Uses | Proposed Rural – Area 3 (RU1) Zone Permitted Uses |
|---|---|
| <u>Main:</u> <ul style="list-style-type: none"> • Residential <u>Accessory:</u> <ul style="list-style-type: none"> • Bed & Breakfast • Home Based Business • Sleeping Cabin • Accessory Uses | <u>Main:</u> <ul style="list-style-type: none"> • Agricultural Uses • Bed & Breakfast • Conservation • Residential – Dwelling Unit • Farm • Forestry Operation • Kennel • Open Space Recreation • Rooming Houses |



| Existing Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Zone Permitted Uses | Proposed Rural – Area 3 (RU1) Zone Permitted Uses |
|--|--|
| | <ul style="list-style-type: none">• Wayside Pit or Quarry <p><u>Accessory:</u></p> <ul style="list-style-type: none">• Residential – Secondary Dwelling Unit• Home Based Business |

A key map of the subject property, the applicant’s zoning sketch, and a draft By-law are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: **May 7th, 2026**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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 Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. 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.



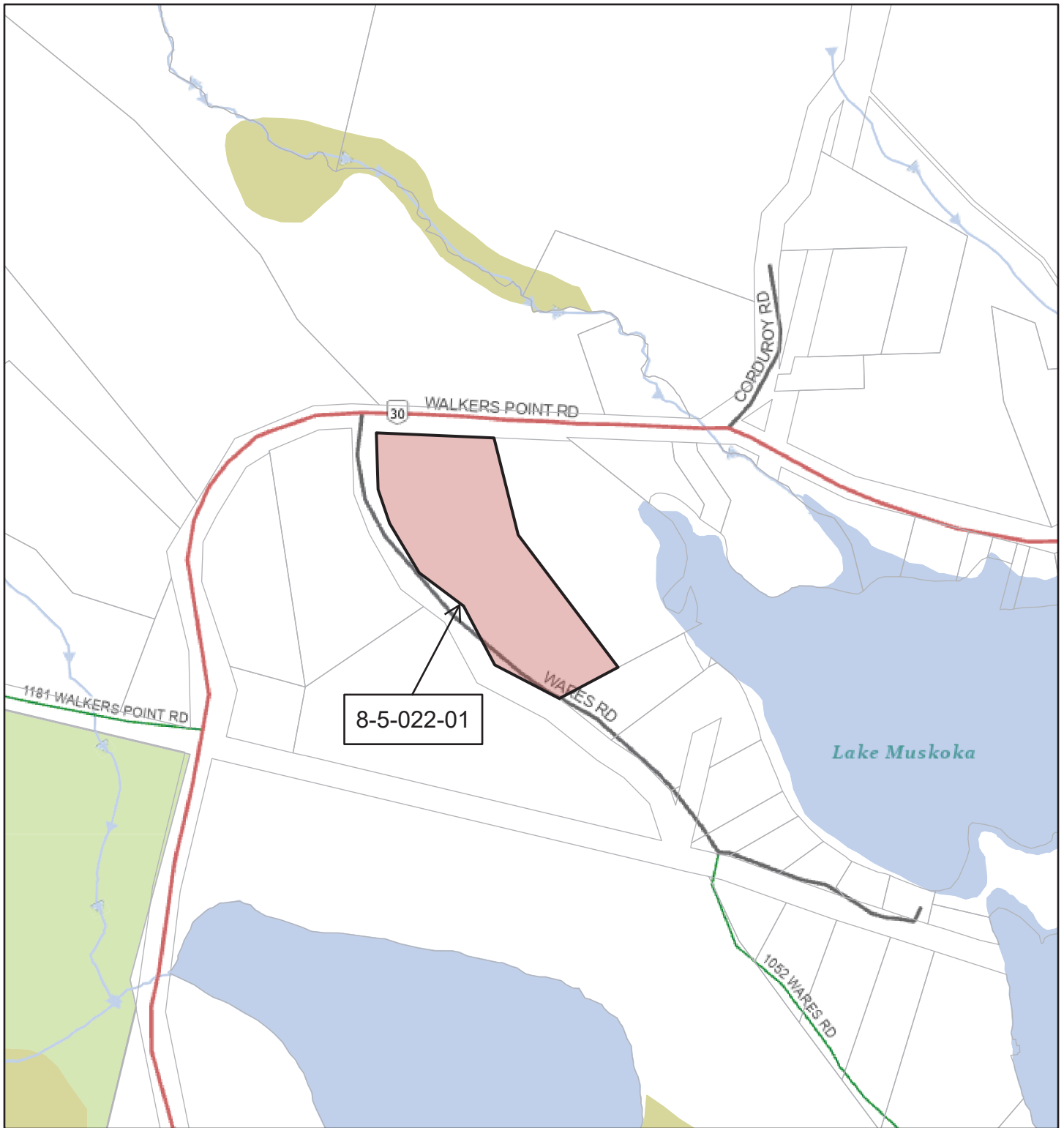
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 16th day of April, 2026.

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes



Key Map, ZBA-18/26 (Vinogradov)

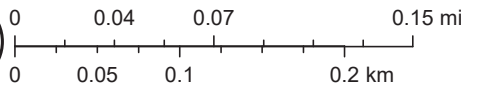


4/14/2026, 12:13:20 PM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:6,480

- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Road Network | Evaluated-Other |
| District Municipality | District | Stream |
| Area Municipality | Township | Waterbody |
| Geographic Township | Private | Major Lake |
| Civic Addresses | Wetland With Significance | Canada_Hillshade |
| | Evaluated-Provincial | World_Hillshade |



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

ZONING SKETCH



NOT TO SCALE

FOR INFORMATIONAL PURPOSES

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to amend Comprehensive Zoning By-law
2014-24, as amended, in the Township of Muskoka Lakes**

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
MUSKOKA LAKES ENACTS AS FOLLOWS:**

1. Schedule 43 of By-law 2014-14, as amended, is hereby further amended by rezoning lands known as Part of Lot 11, Concession 3, Part 1, Plan 35R-19568 (in the former Township of Wood), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX, from Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) to Rural – Area 3 (RU1).
2. Schedule I attached hereto is hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.
4. That this by-law shall come into force and take effect _____, 2026.

Read a **first, second and third time** and **finally passed** this ___th day of _____, **2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk

SCHEDULE I TO BY-LAW 2026-XXX



NOT TO SCALE