



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

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-10/26

Roll No.: 8-17-081-03

By-law No.: To Be Assigned

Owner:	Marcos Soberano
Address:	29 SR403 Shore
Description:	Lot 28, Concession 19, Lot 2, Plan M501, (Wood)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) Lake: Severn River (Category 2 Lake/River) Schedule: 54A
Meeting Date: Thursday, July, 16th, 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 permit a number of as-built structures. The application proposes to permit an as-built sports court, sauna, and sundeck which encroach into required yards. The application also proposes to permit an as-built dock and boatport which exceed the maximum cumulative width requirements.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	3.23.3	Minimum Setback from the High Water Mark – Sport Court	200 ft.	111 ft.	89 ft.	Permit an As-Built Sport Court to Remain
B	4.1.3	Minimum Interior Side Yard Setback (Sauna)	15 ft.	0 ft.	15 ft.	Permit an Encroaching As-Built Sauna to be Re-located onto Subject Property
C	4.1.4	Minimum Front Yard Setback (Sundeck)	50 ft.	18.4 ft.	31.6 ft.	Permit As-Built Sundeck to Remain
D	4.1.3	Minimum Interior Side Yard Setback (Sundeck)	15 ft.	0 ft.	15 ft.	



Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
E	4.1.7 & 4.1.7.12 a. & b.	Maximum Cumulative Width (Dock)	15%/ 36.5 ft.	43.8%/ 106.5 ft.	70 ft.	Permit As-Built Dock to Remain
F	4.1.7 & 4.1.7.12 a., b. & c.	Maximum Cumulative Width (Boatport)	12%/ 29.2 ft.	16.4%/ 40 ft.	10.8 ft.	Permit As-Built Boatport to Remain
G	4.1.7	Maximum Height – Single Storey Boathouse	16 ft.	17.5 ft.	1.5 ft.	

A key map of the subject property, the applicant’s site plan and any drawing, 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: **July 9, 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.

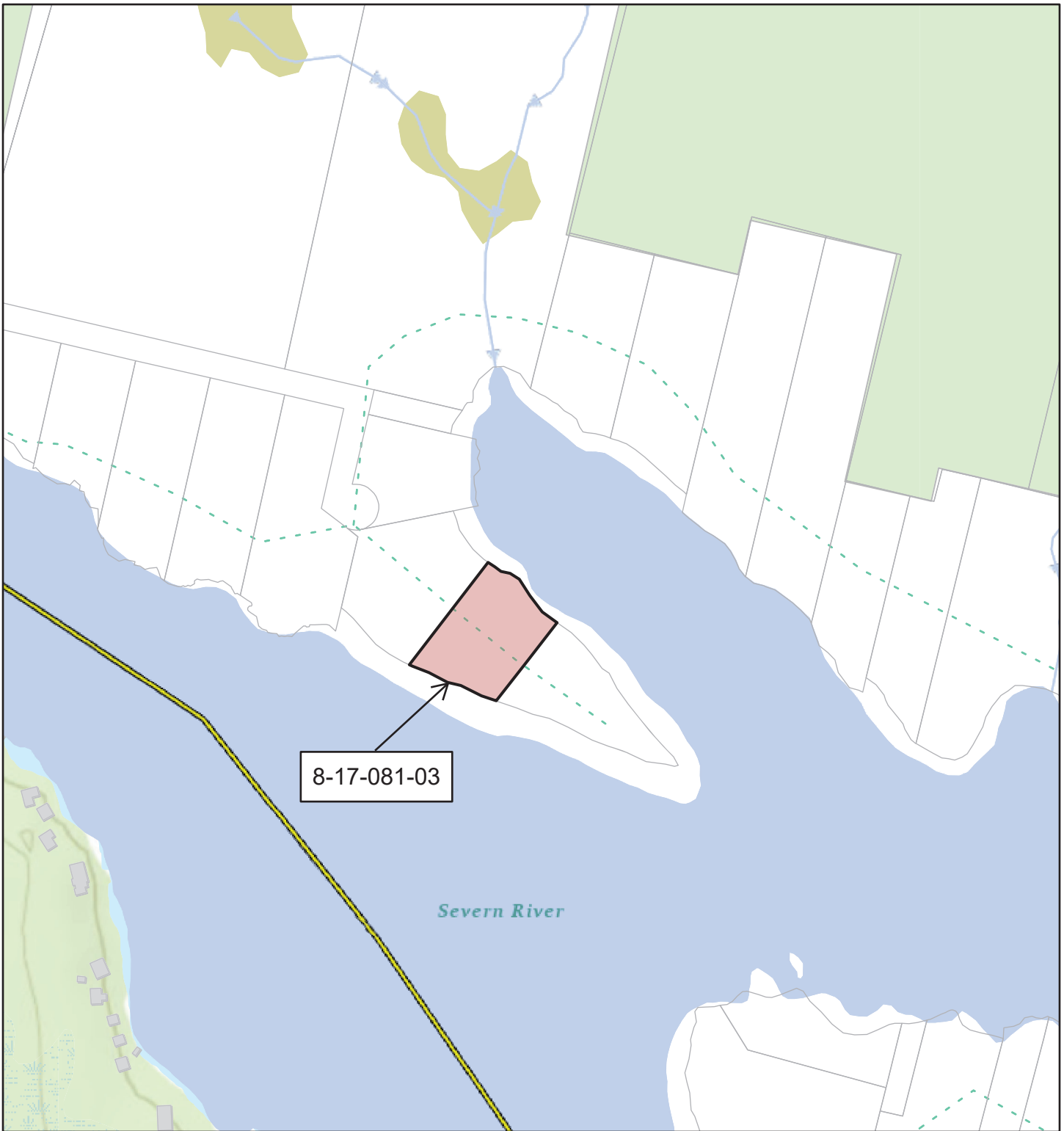
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 8th day of June, 2026.

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



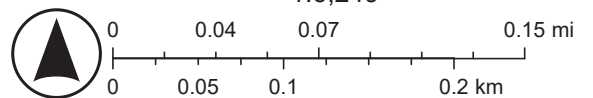
Key Map, ZBA-10/26 (SOBERANO)



3/16/2026, 3:43:40 PM

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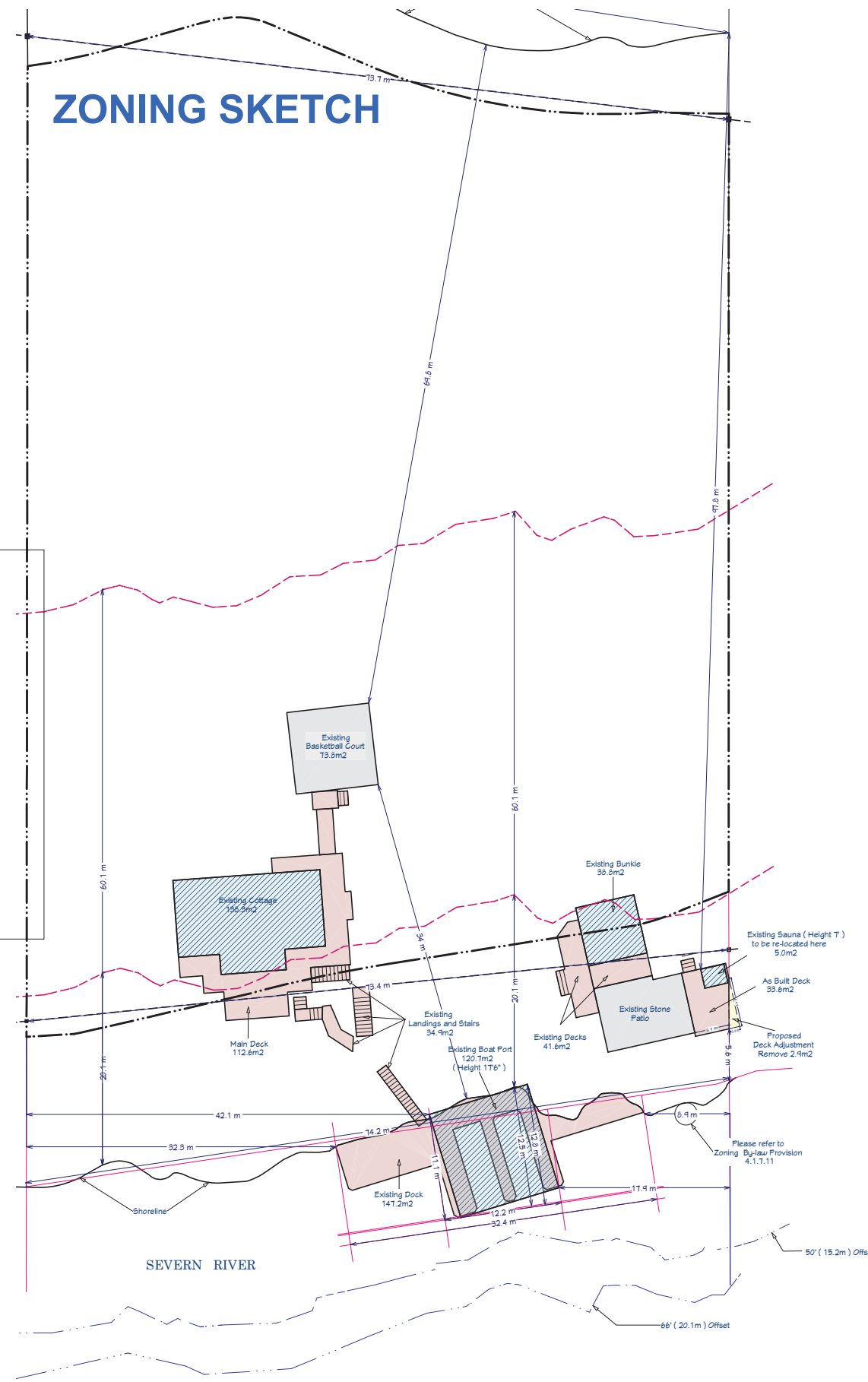
- | | | |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment | Civic Addresses | Waterbody |
| District Municipality | Wetland With Significance | Major Lake |
| Area Municipality | Evaluated-Provincial | Canada_Hillshade |
| Geographic Township | Evaluated-Other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



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



ZONING SKETCH



MUSKOKA ZONING : WATERFRONT RESIDENTIAL (WR5)

LOT SETBACKS DOCKS			
Existing Dock	Required	Existing	Acceptable
SY(E)	9.1m	32.3m	Yes
SY(W)	9.1m	8.9m	No (Please refer to Zoning By-law provision 4.1.7.11 4.6m allowed)

LOT SETBACKS BOAT PORT			
Existing Boat Port	Required	Existing	Acceptable
SY(E)	9.1m	17.9m	Yes
SY(W)	9.1m	42.1m	Yes

Max Height	Required	Existing	Acceptable
	4.9m		Yes

Lot Coverage

Existing Cottage	138.3m2
Existing Bunkie	38.8m2
Existing Boatport	120.7m2
Existing Sauna	5.0m2
Total	302.8m2

Lot Coverage	Full Lot (8140.0m2)	Required	Existing	Acceptable
Lot Coverage	60.1m (4418.4m2)	8%	3.7%	Yes
		8%	6.9%	Yes

Lake Categories - Severn River , Category 2 = 8%

	Required	Existing	Acceptable
As Built Dock - Based on 15% of 74.2m Frontage	11.0m	32.4m	No (Variance Required)
As Built Boat Port - Based on 12% of 74.2m Frontage	8.8m	12.2m	No (Variance Required)



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbi@gmail.com

Location: 190 Taylor Road
 Bracebridge On.
 P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Marcos Soberano
 29-SR403
 29 Severn River Shores
 Muskoka Lakes

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 **B. Leppington**
 BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 **Design by Bobbi**
 BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.01.14	SLR	SITE PLAN
02	26.06.02	SLR	FOR PERMIT
03			
04			

DRAWN BY:

STEVE ROSSITER

SCALE: 1 : 600

DRAWING: SITE PLAN

PROJECT NUMBER: 2025-021

SHEET NUMBER: SP 1.0





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1 : 250

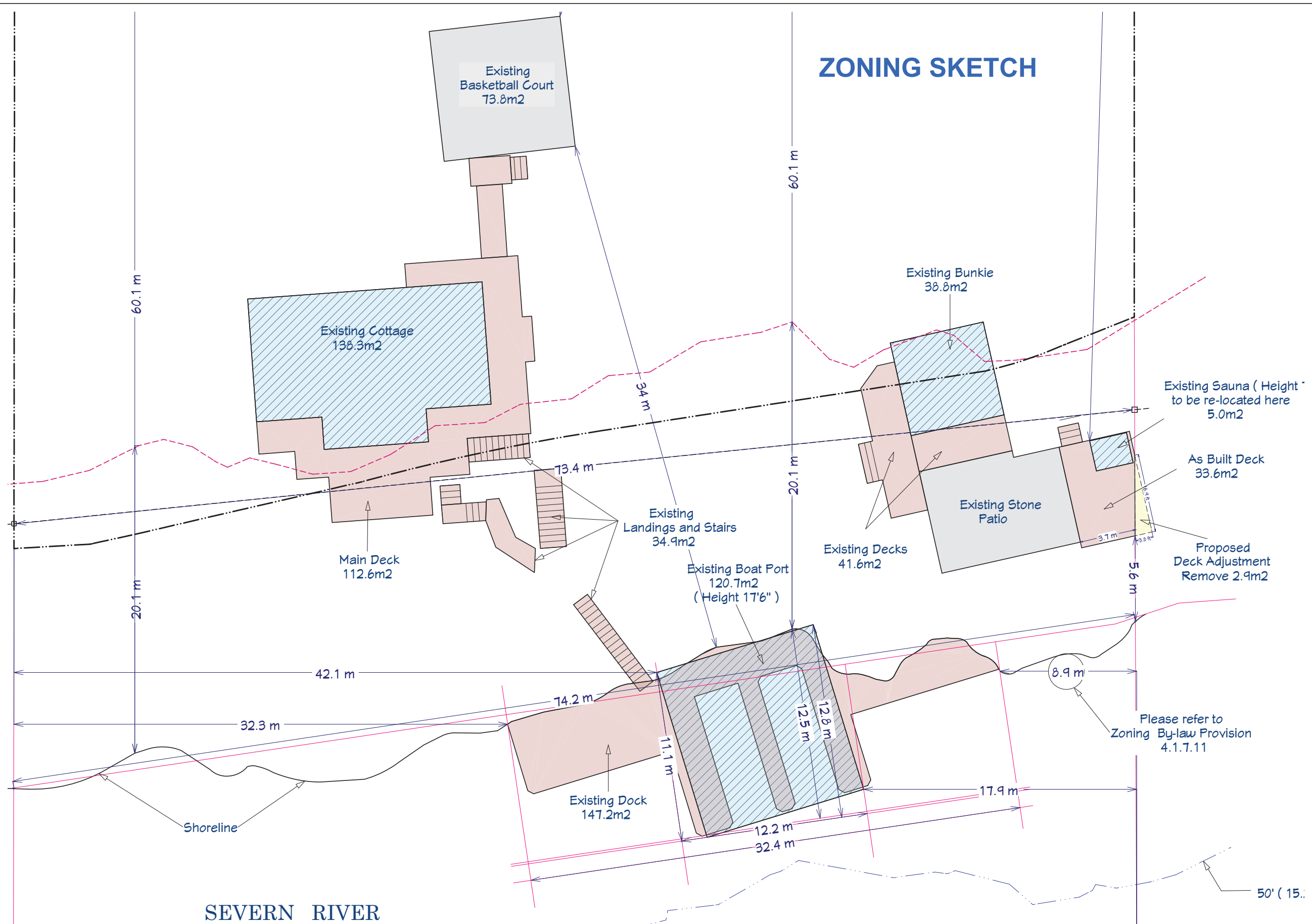
DRAWING:

SITE PLAN

PROJECT NUMBER:
2025-021

SHEET NUMBER:
SP 1.1

ZONING SKETCH



SEVERN RIVER

NOT TO SCALE

Information for Site Plan taken from Survey
 By CT Strongman
 Dated October 30 , 2024

SP SITE PLAN AND ZONING ANALYSIS
 SP-1.1. MUSKOKA LAKES

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. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The lands affected by this amendment are described as Lot 28, Concession 19, (in the former Township of Wood), now in the Township of Muskoka Lakes, more particularly described as Lot 2, Plan M501, as shown hatched on Schedule I to By-law 2026-XXX.
 - ii) Despite the provisions of Section 3.23.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum setback from a high water mark for a sport court shall be 111 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iii) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum interior side yard setback for a sauna shall be 0 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - iv) Despite the provisions of Section 4.1.4 of Zoning By-law 2014-14, as amended, the minimum front yard setback for a sundeck is 18.4 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - v) Despite the provisions of Section 4.1.3 of Zoning By-law 2014-14, as amended, the minimum interior side yard setback for a sundeck is 0 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - vi) Despite the provisions of Section 4.1.7 and 4.1.7.12 a) and b) of By-law 2014-14, as amended, the maximum permitted cumulative dock width is 106.5 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - vii) Despite the provisions of Section 4.1.7 and 4.1.7.12 a), b) and c) of By-law 2014-14, as amended, the maximum permitted cumulative width for a boatport is 40 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.
 - viii) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, the maximum permitted height for a single storey boatport is 17.5 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.
2. Schedules I and II attached hereto are 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.

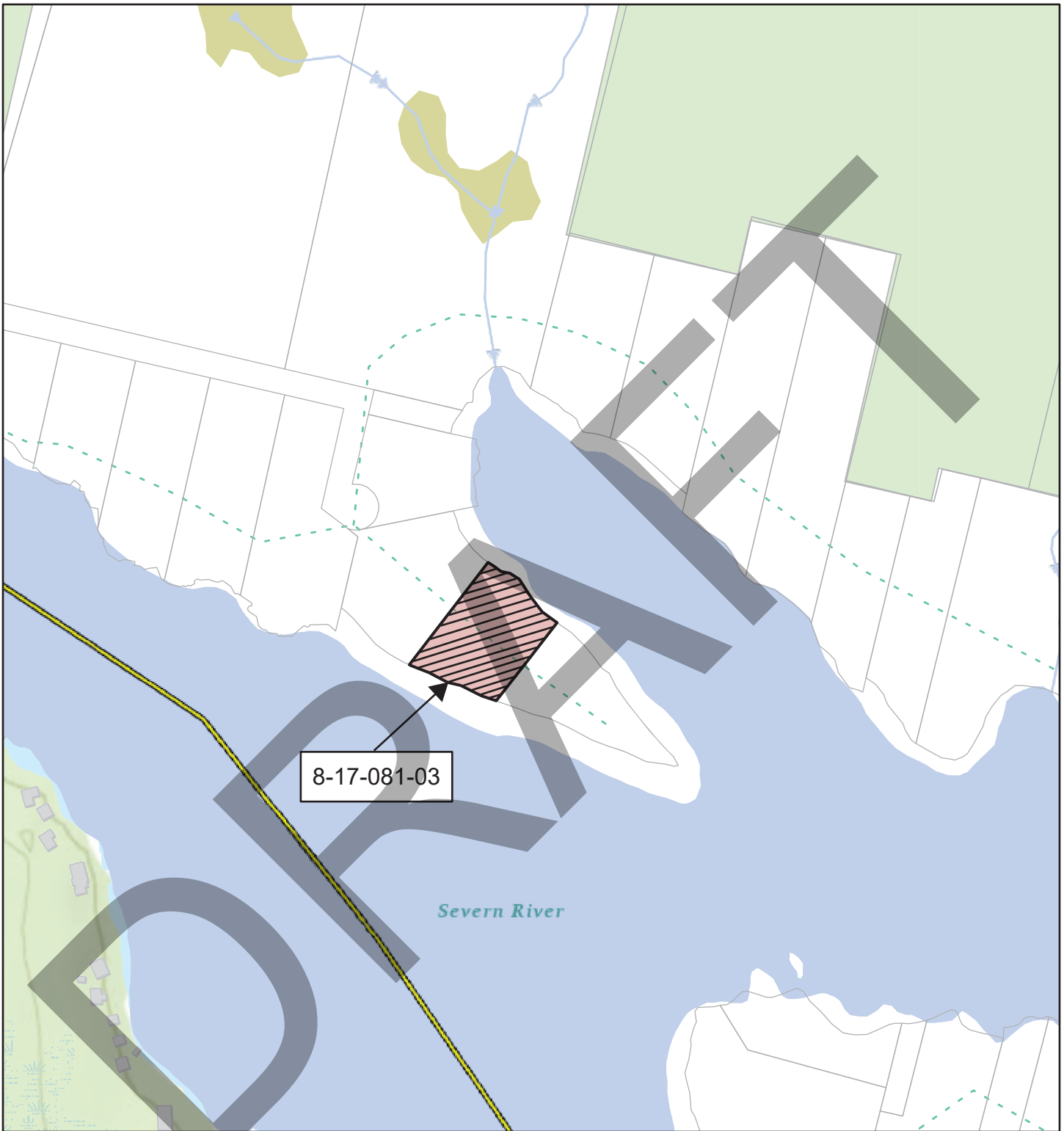
Read a **first, second and third time** and **finally passed** this ___th day of _____, **2026**.

Mayor Peter Kelley

Crystal Best-Sararas, Clerk








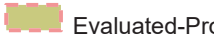



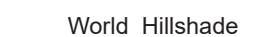

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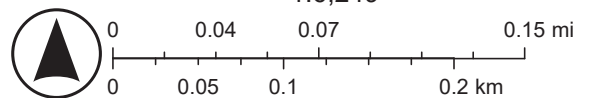
SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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- | | | |
|--|---|--|
|  Parcel: Assessment |  Civic Addresses |  Waterbody |
|  District Municipality |  Wetland With Significance |  Major Lake |
|  Area Municipality |  Evaluated-Provincial |  Canada_Hillshade |
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SCHEDULE II TO BY-LAW 2026-XXX ENLARGED



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington
 Phone: 705-321-8916
 Email: designbybobbi@gmail.com
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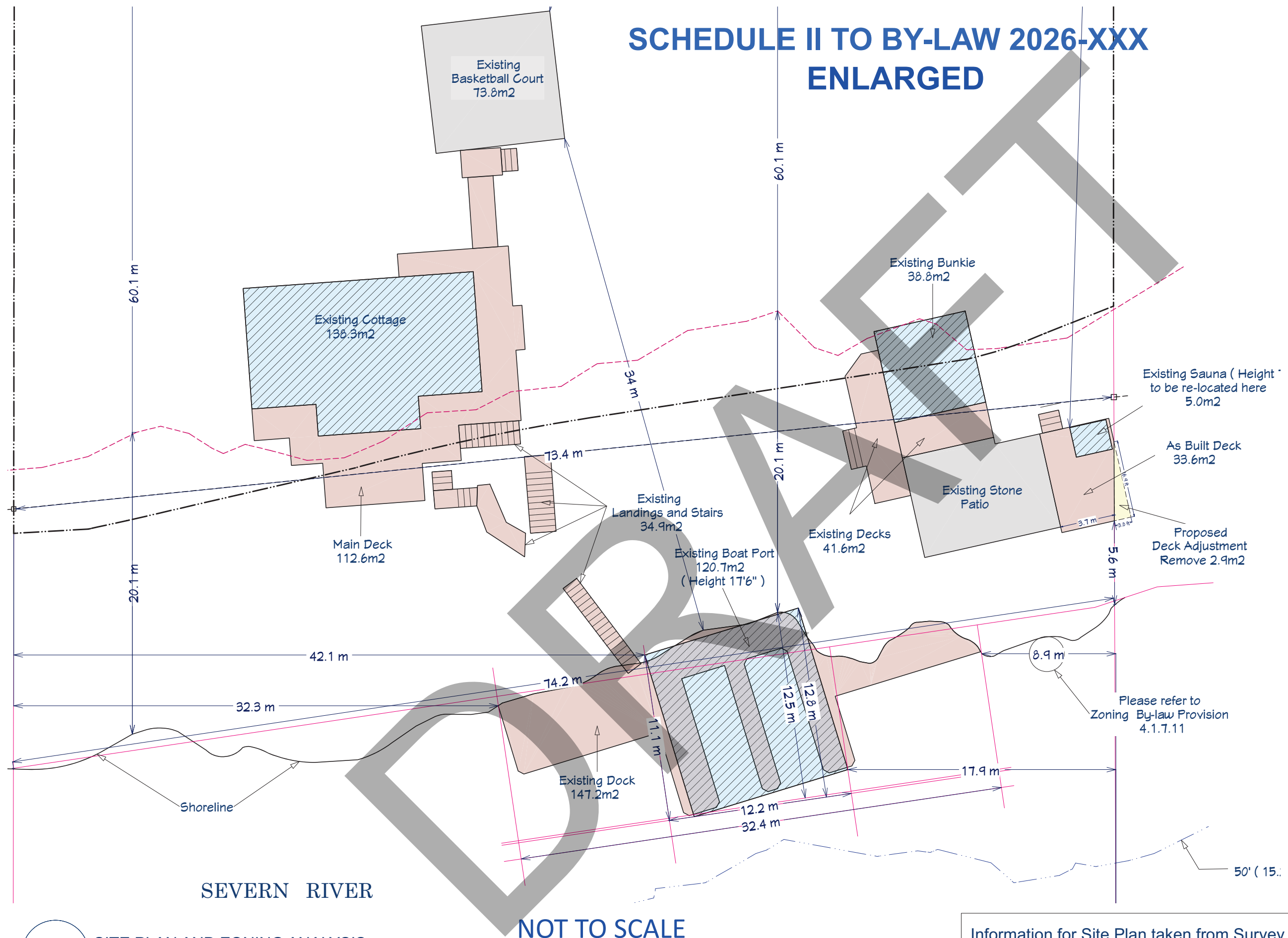
DRAWN BY:
STEVE ROSSITER

SCALE:
1 : 250

DRAWING:
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PROJECT NUMBER:
2025-021

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SEVERN RIVER

NOT TO SCALE

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