



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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**

<b>Owner:</b>	Marcos Soberano
<b>Address:</b>	29 SR403 Shore
<b>Description:</b>	Lot 28, Concession 19, Lot 2, Plan M501, (Wood)
<b>Zoning:</b>	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5) Lake: Severn River (Category 2 Lake/River) <span style="float: right;">Schedule: 54A</span>
<b>Meeting Date: Thursday, July, 16th, 2026 at 9:00 a.m.</b>	



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. The as-built dock also encroaches into the required side yard setback.

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 & 4.1.7.1	Minimum Side Yard Setback - Dock	30 ft.	29 ft.	1 ft.	
G	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
H	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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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](mailto: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.

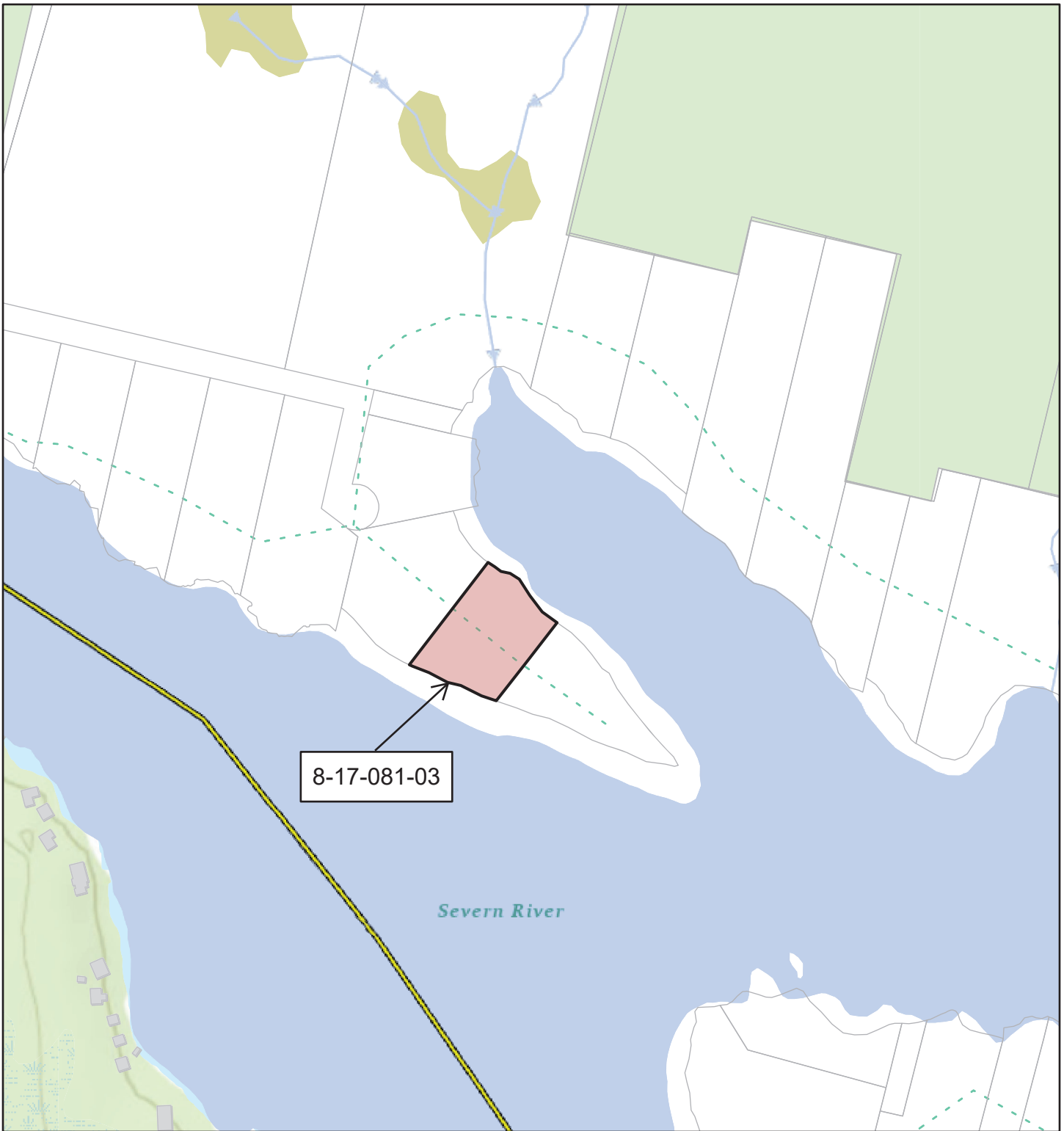
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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

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

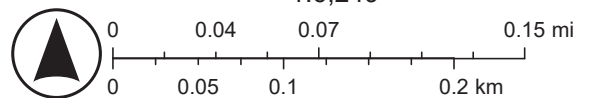


# Key Map, ZBA-10/26 (SOBERANO)



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

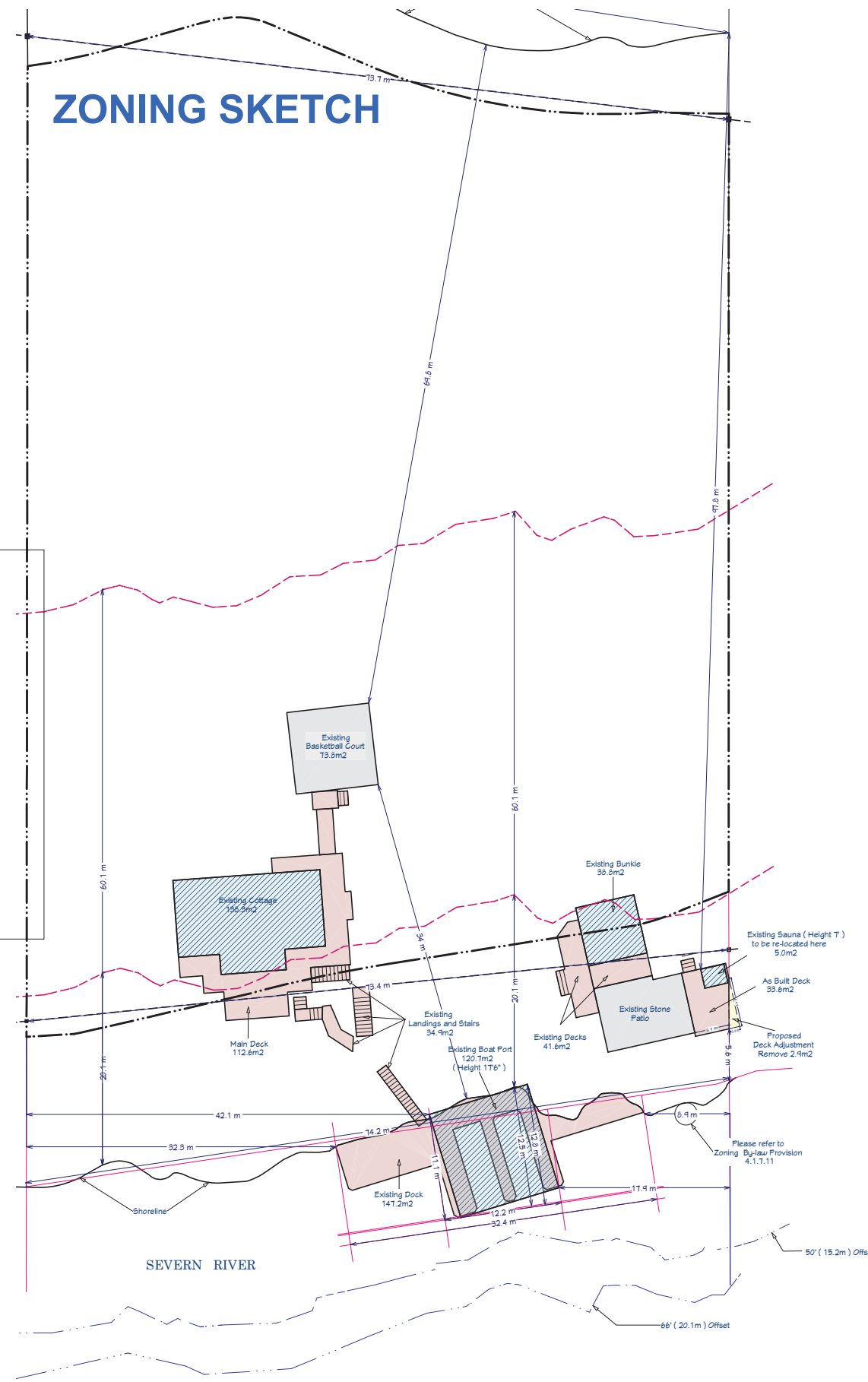
- |                       |                           |                  |
|-----------------------|---------------------------|------------------|
| Parcel: Assessment    | Civic Addresses           | Waterbody        |
| District Municipality | Wetland With Significance | Major Lake       |
| Area 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			
Existing	Required	Existing	Acceptable
	4.9m		Yes

**Lot Coverage**

Existing Cottage	138.3m2			
Existing Bunkie	38.8m2			
Existing Boatport	120.7m2			
Existing Sauna	5.0m2			
<b>Total</b>	<b>302.8m2</b>			

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  
 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

**NOT TO SCALE**



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



Design By Bobbi

**CONTACT INFORMATION:**

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

18465 **B. Leppington**  
 BCIN SIGNATURE

**REGISTRATION INFORMATION:**

103806 **Design by Bobbi**  
 BCIN FIRM NAME

**REVISIONS**

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03			
04			

**DRAWN BY:**

STEVE ROSSITER

**SCALE:**

1 : 250

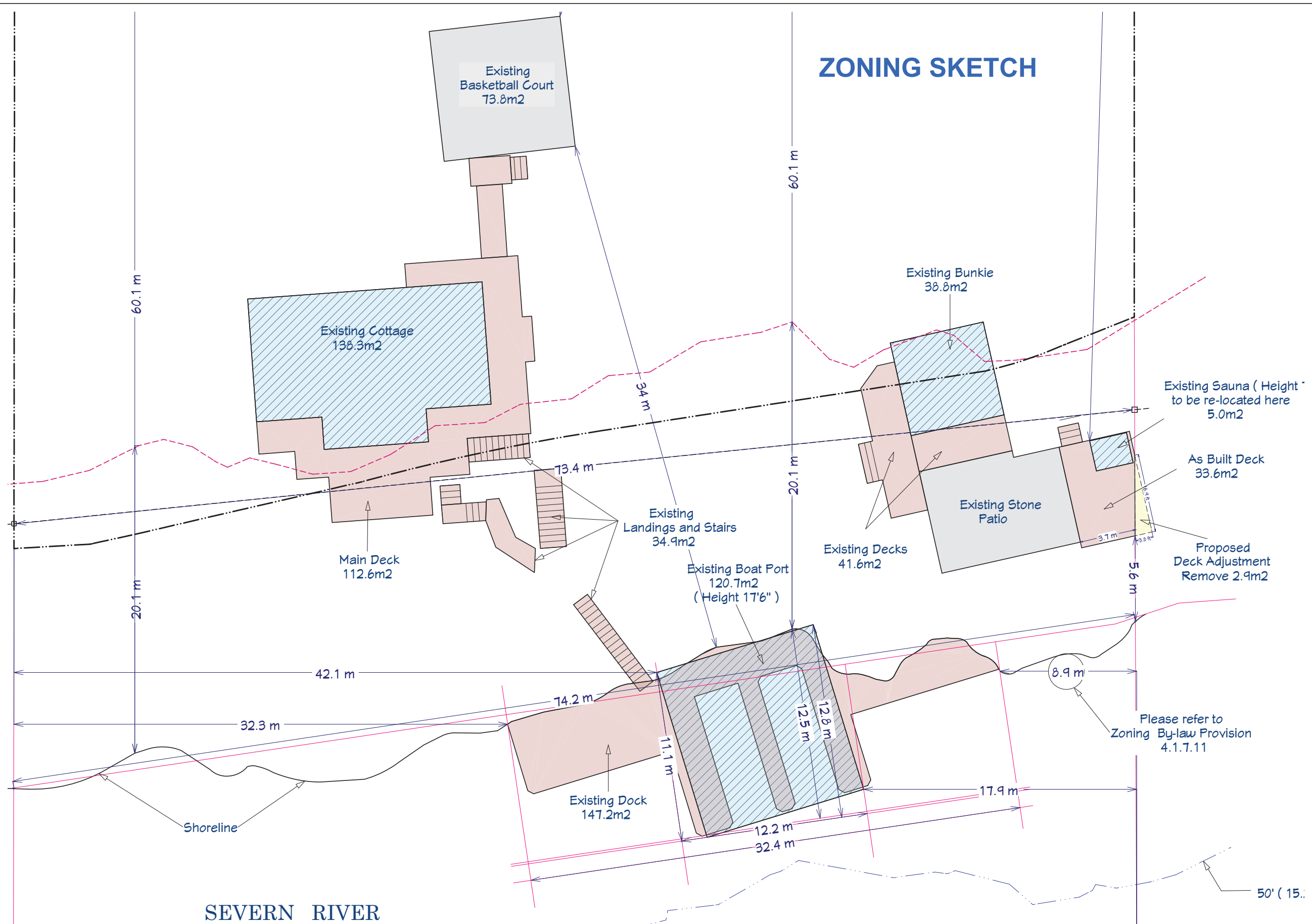
**DRAWING:**

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, for those lands described above, the minimum front yard setback for a sundeck shall be 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, for those lands described above, the minimum interior side yard setback for a sundeck shall be 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, for those lands described above, the maximum permitted cumulative dock width shall be 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 4.1.7.1 of By-law 2014-14, as amended, for those lands described above, the minimum permitted side yard setback from the easterly side lot line projection, for a dock, on the southern frontage, shall be 29 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 and 4.1.7.12 a), b) and c) of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative width for a boatport shall be 40 feet, as shown in the location and extent on Schedule II to By-law 2026-XXX.

xi) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted height for a single storey boatport shall be 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.

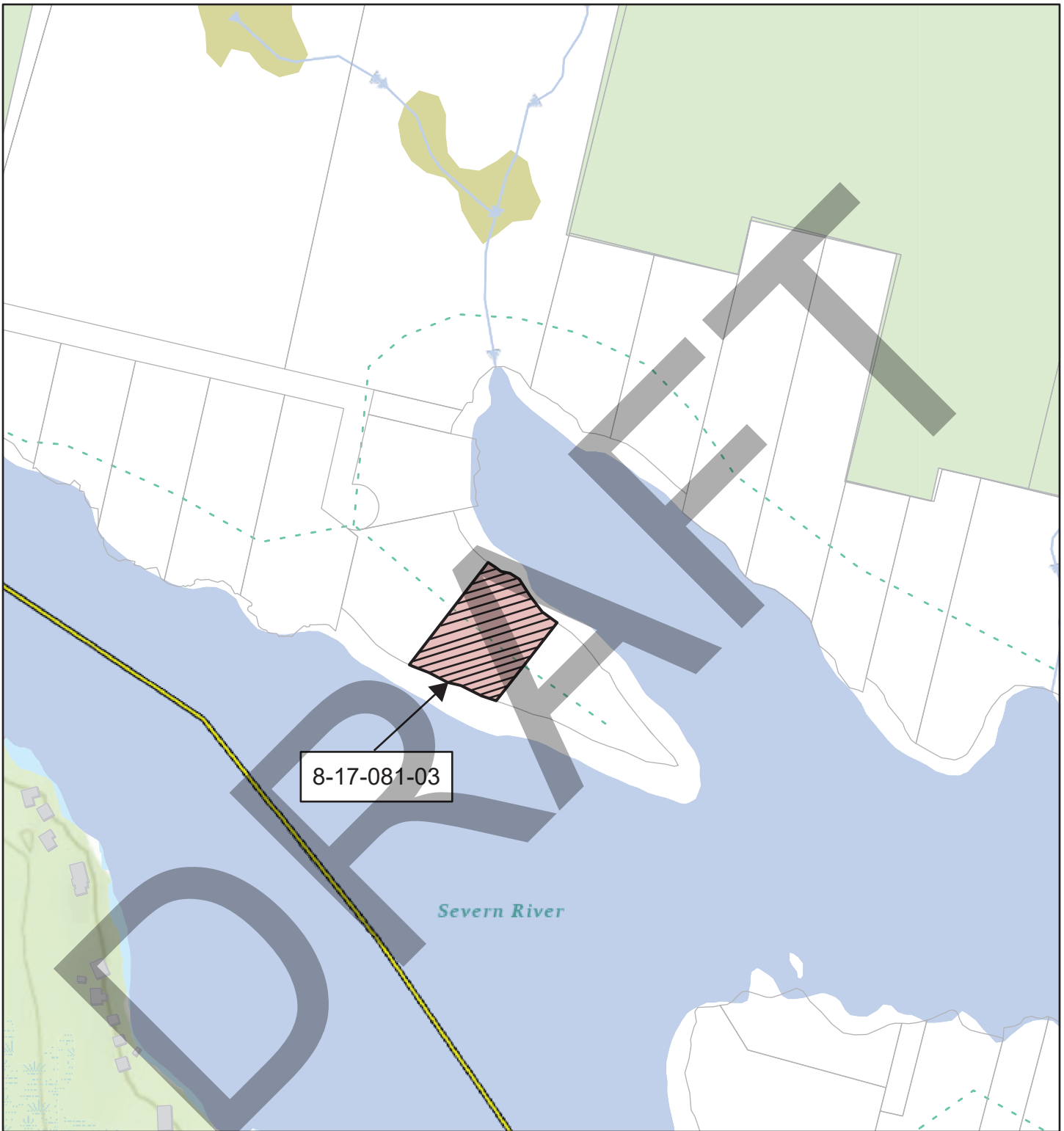
Read a **first, second and third time** and **finally passed** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor Peter Kelley

\_\_\_\_\_  
Crystal Best-Sararas, Clerk

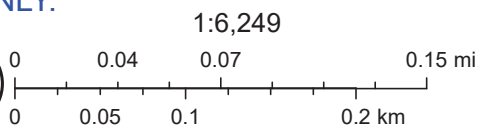
DRAFT

# SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



## SCHEDULE II TO BY-LAW 2026-XXX



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:

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### 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  
 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

### 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	4.9m		Yes

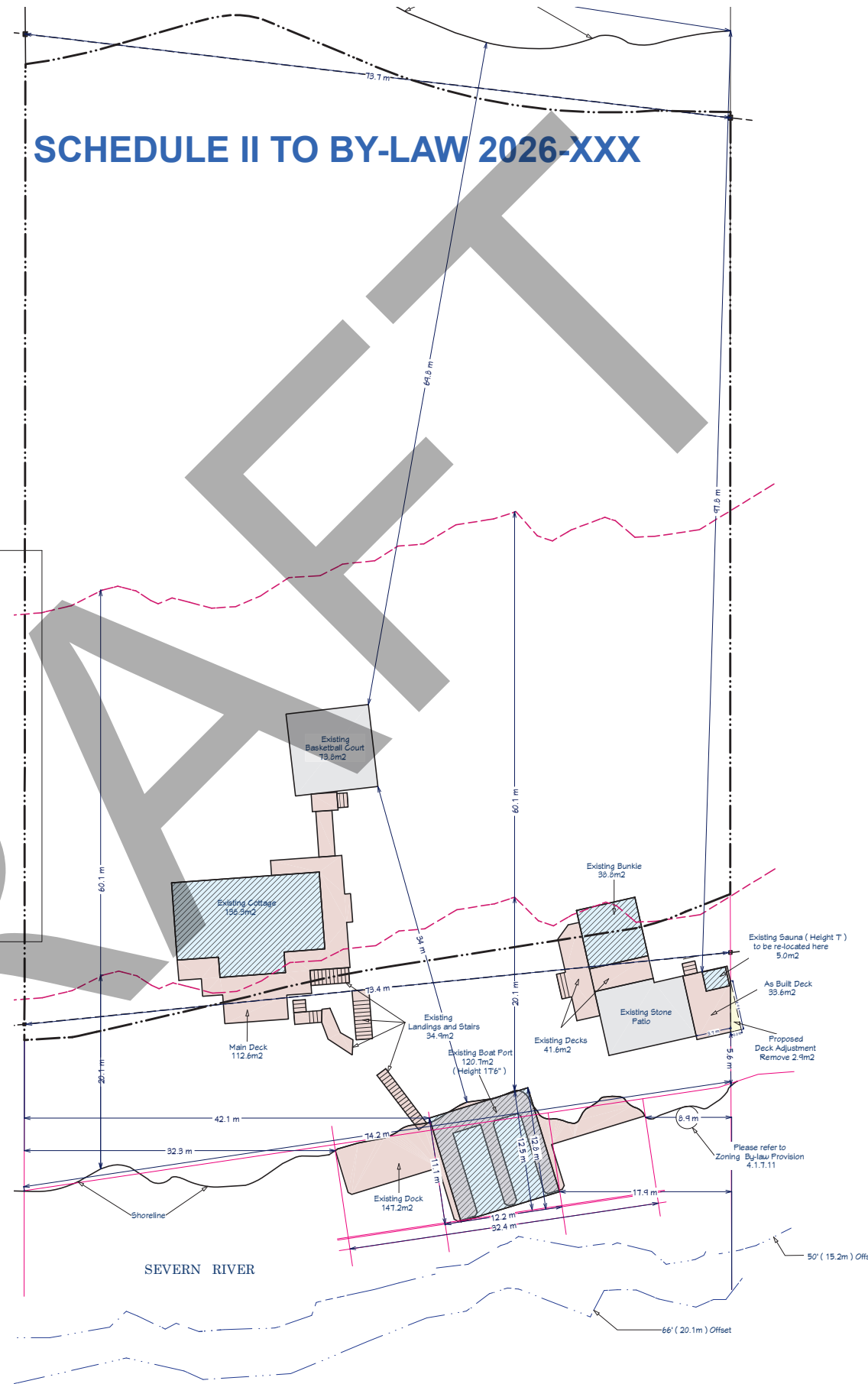
### Lot Coverage

Existing Cottage	138.3m <sup>2</sup>
Existing Bunkie	38.8m <sup>2</sup>
Existing Boatport	120.7m <sup>2</sup>
Existing Sauna	5.0m <sup>2</sup>
<b>Total</b>	<b>302.8m<sup>2</sup></b>

	Required	Existing	Acceptable
Lot Coverage Full Lot ( 8140.0m <sup>2</sup> )	8%	3.7%	Yes
Lot Coverage 60.1m ( 4418.4m <sup>2</sup> )	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 )



**NOT TO SCALE**



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

# SCHEDULE II TO BY-LAW 2026-XXX ENLARGED



Design By Bobbi

**CONTACT INFORMATION:**

Name: Bobbi Leppington  
 Phone: 705-321-8916  
 Email: designbybobbi@gmail.com  
 Location: 190 Taylor Road  
 Bracebridge On.  
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**QUALIFICATION INFORMATION:**

18465 **B. Leppington**

BCIN SIGNATURE

**REGISTRATION INFORMATION:**

103806 **Design by Bobbi**

BCIN FIRM NAME

REVISIONS			
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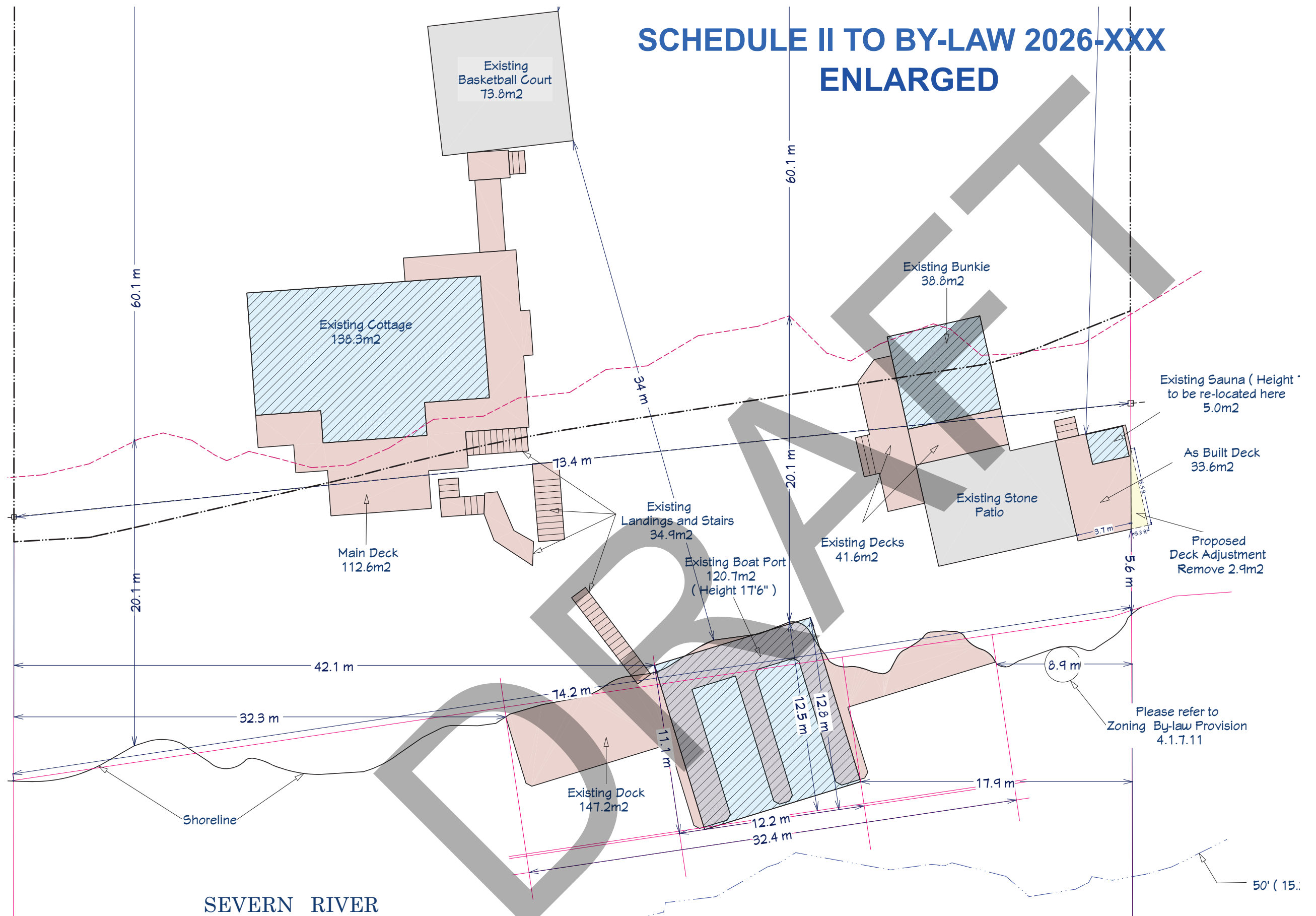
**DRAWN BY:**  
STEVE ROSSITER

**SCALE:**  
1 : 250

**DRAWING:**  
SITE PLAN

**PROJECT NUMBER:**  
2025-021

**SHEET NUMBER:**  
SP 1.1



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