



1 Bailey Street
Port Carling, ON P0B 1J0

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

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOCA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: A-81/25
Roll No.: 4-11-119-01

Owners:	Michael & Karen Byrne
Address:	1082 Halls Road, Unit #5
Description:	Part of Lot 20, Concession 7, Part 2, Plan 35R-4285, Parts 1 and 2, Plan 35R-18618, (Medora)
Zoning:	Waterfront Residential – No Constraints (WR1-7) & Waterfront Residential – Backlot (WR2) Lake Rosseau (Category 1 Lake)
	Schedule: 28
Hearing Date: Monday, February 9 th , 2026, at 9:00 a.m.	



Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing 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 Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.

Explanation of the Purpose and Effect:

The applicants propose to construct a dock addition to an existing dock and construct an addition to an existing two-storey boathouse. The applicants also propose to recognize three as-built sports courts and an as-built storage building. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.7 & 4.1.7.12 a.	Maximum Permitted Cumulative Dock Width	25% (72.3 ft.)	41% (118.5 ft.)	46.2 ft.	Construct a Dock Addition
B	4.1.3.6 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	10% (6,349.4 sq. ft)	10.2% (6,461 sq. ft)	111.6 sq. ft	Construct an Addition to an Existing Two-Storey Boathouse
C	4.1.3	Minimum Required Interior	15 ft.	7.5 ft.	7.5 ft.	Recognize an Existing As-Built

Notice of Hearing
A-81/25, Byrne

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
		Side Yard Setback (Westerly)				Sport Court (Shuffleboard Court)
D	4.1.3	Minimum Required Interior Side Yard Setback (Westerly)	15 ft.	8.5 ft.	6.5 ft.	Recognize an Existing As-Built Sport Court (Tennis Court)
E	4.1.3	Minimum Required Interior Side Yard Setback (Westerly)	15 ft.	4.5 ft.	10.5 ft.	Recognize an Existing As-Built Sport Court (Volleyball Court)
F	4.1.3	Minimum Required Rear Yard Setback	15 ft.	10.5 ft.	4.5 ft.	Recognize an Existing As-Built Storage Building

A key map of the subject property and the applicants' site plan and any drawings 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: **February 4, 2026.**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Hearing 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 Hearing Online



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

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing 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.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as defined by the Planning Act 1(1)), and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

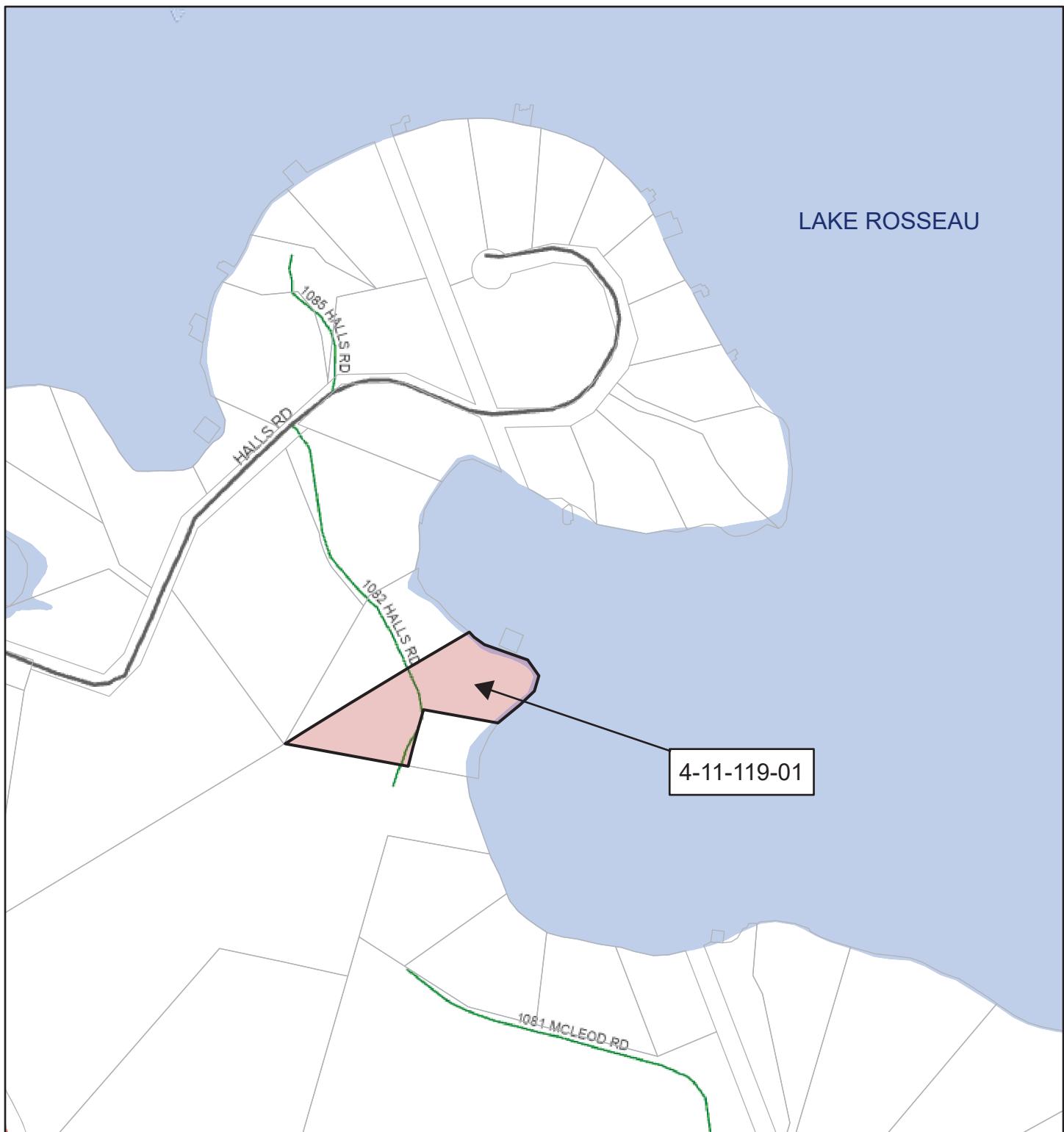
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 22nd day of January, 2026.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca

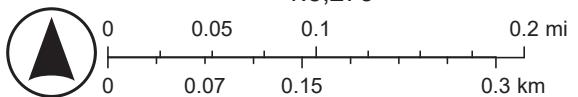


KEY MAP, A-81/25 (BYRNE)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:8,273



	Parcel: Assessment		Township
	District Municipality		Private
	Area Municipality		Canada_Hillshade
	Geographic Township		World_Hillshade
Road Network			
	District		

Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN ILLUSTRATION OF STRUCTURES LOCATED ON
ALL OF LOT 47
REGISTERED PLAN 975

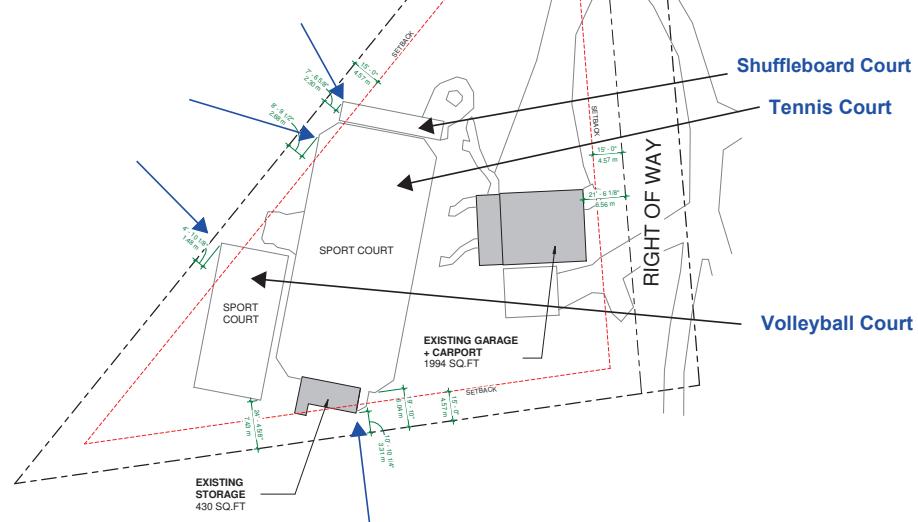
GEOPGRAPHIC TOWNSHIP OF MATCHEDASH
NOW IN THE
TOWNSHIP OF SEVERN
COUNTY OF SIMCOE

SITE PLAN

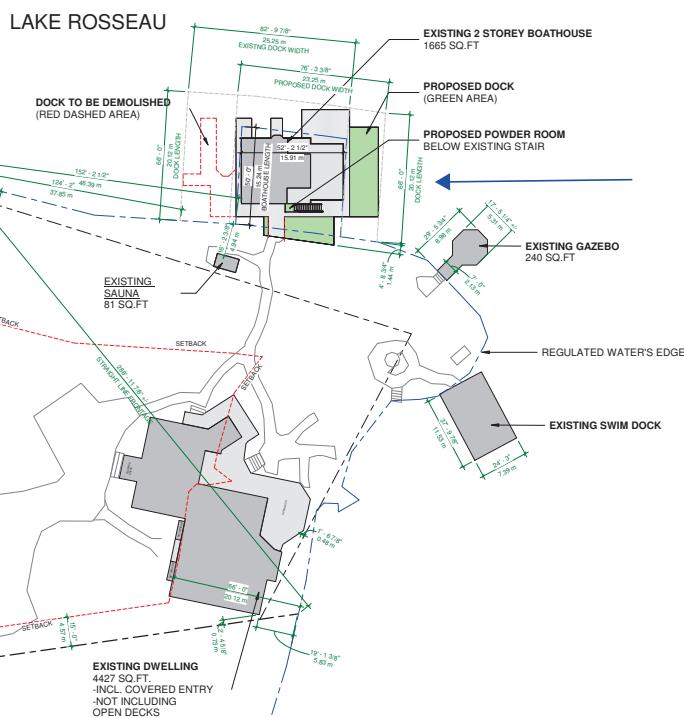
NOTE:
THIS DRAWING IS FOR SITE PLANNING
PURPOSES ONLY.
SITE INFORMATION OBTAINED FROM:
RUDY MARK SURVEYING
888-333-4444
705-722-2445
RUDYMARKSURVEYING.COM

25-037
BYRNE

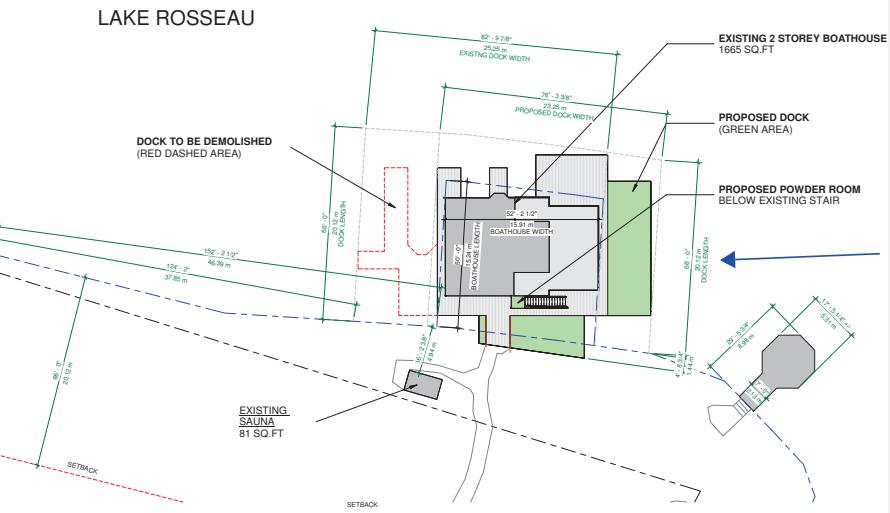
PROPERTY INFORMATION:				
CIVIC ADDRESS:	1052 HALLS RD, UNIT 5			
MUNICIPALITY:	TOWNSHIP OF MUSKOKA LAKES			
PROPERTY ROLL NO.:	445304001111901			
ZONING:	WR1-TWATERFRONT & WR2 (REAR PROPERTY)			
LOT AREA:	11,732.63m ² (126,268.84ft ²)			
AREA WITHIN 81m:	5,938.78m ² (63,644 ft ²)			
FRONTAGE:	20.1m (66 ft)			
MIN. FRONT YARD SETBACK:	20.1m (66 ft)			
MIN. INT. SIDE YARD SETBACK:	4.8m (15 ft)			
MIN. REAR YARD SETBACK:	1.5m (5 ft)			
MAX. HEIGHT:	10.7m (35 ft)			
MAX. HEIGHT ACCESSORY:	7.7m (25 ft)			
COVERAGE				
ALLOWABLE COVERAGE WR1: 10%	1,173.2m ² (12,628.88ft ²)			
ALLOWABLE COVERAGE WR2: 5%	588.8m ² (6,349.48ft ²)			
ALLOWABLE COV. WITHIN 81m: 10%	588.8m ² (6,349.48ft ²)			
EXISTING COVERAGE: 10.10%	1,173.2m ² (12,628.88ft ²)			
PROPOSED COVERAGE: 10.17%	1,173.2m ² (12,628.88ft ²)			
DOCKS				
DOCKS 61m (200ft) to 91.4m (300ft):				
EXISTING	ALLOWABLE	EXISTING BOATHOUSE DOCK	EXISTING GAZEBO	EXISTING SWIMMING DOCK
MAXIMUM LENGTH:	20.1m (66 ft)	20.1m (66 ft)	8.89m (29 ft)	11.53m (37 ft)
MAX CUMULATIVE WIDTH:	9.1m (30ft)	9.1m (30ft)	5.31m (17.5 ft)	7.59m (24 ft)
MIN SIDE YARD SET BACK:	37.85m (124.2')			
TOTAL EXISTING CUMULATIVE DOCK WIDTH:	37.85m (124.2')			
PROPOSED	ALLOWABLE	PROPOSED BOATHOUSE DOCK	EXISTING GAZEBO	EXISTING SWIMMING DOCK
MAXIMUM LENGTH:	20.1m (66 ft)	20.1m (66 ft)	8.89m (29 ft)	11.53m (37 ft)
MAX CUMULATIVE WIDTH:	9.1m (30ft)	9.1m (30ft)	5.31m (17.5 ft)	7.59m (24 ft)
MIN SIDE YARD SET BACK:	46.39m (152.2')			
TOTAL PROPOSED CUMULATIVE DOCK WIDTH:	35.95m (117.1')			



NOT TO SCALE



1 SITE PLAN - MINOR VARIANCE
1" = 20'-0"



PRELIMINARY ONLY

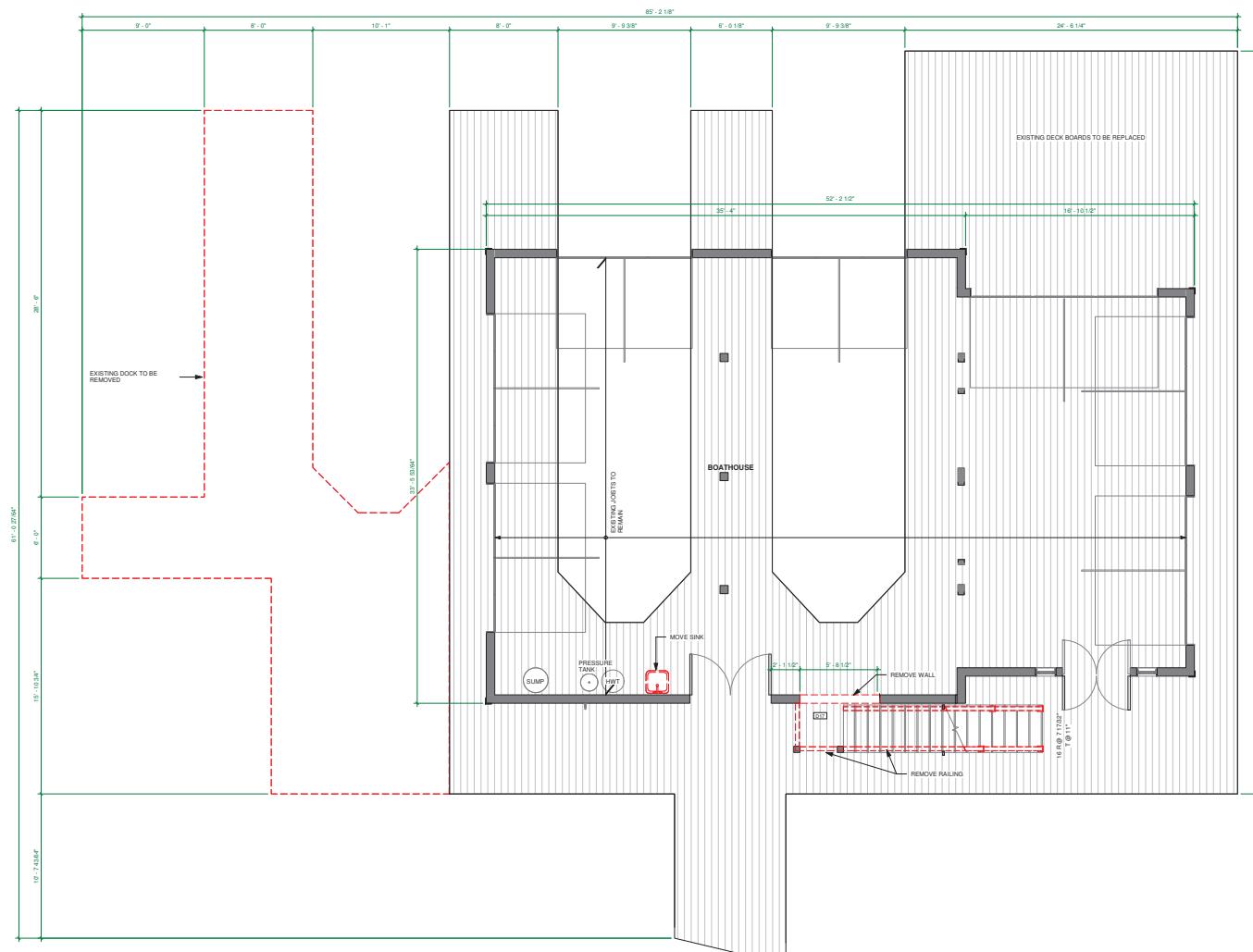
THE UNDERSIGNED HAS REVIEWED
AND APPROVED THIS DRAWING FOR
THE DESIGN AND HAS THE
REQUISITE KNOWLEDGE FOR THE
REQUIREMENTS FOR SUBSECTION
5.2.1.1 OF THE
ONTARIO BUILDING CODE

2020.01.09
DATE
NAME: MTD
FIRM: MADISON TAYLOR DESIGN
SIGNATURE: MTD
CHECKED: MTD
LC: MTD
As indicated

SITE PLAN
M-1

BOATHOUSE EXISTING MAIN FLOOR PLAN

BYRNE
25-037



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

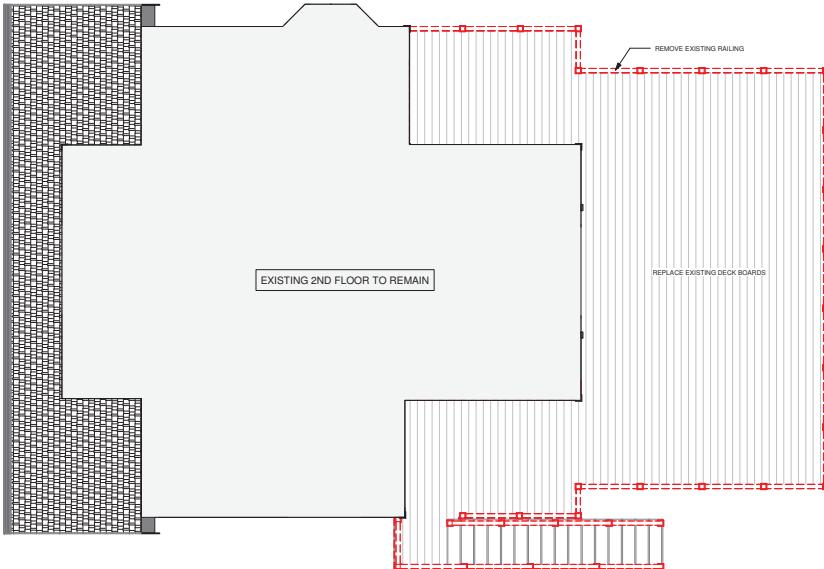
1 MAIN FLOOR PLAN EXISTING - MINOR VARIANCE DEMOLITION
M-2 1/4" = 1'-0"

MAIN FLOOR PLATE
EXISTING

M-2

BOATHOUSE EXISTING SECOND FLOOR PLAN

25-037
BYRNE



1
M-3
SECOND FLOOR PLAN EXISTING -MINOR VARIANCE
1/4" = 1'-0"

NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY

PRELIMINARY ONLY

THE UNDERSIGNED HAS REVIEWED
AND APPROVED THE DESIGN FOR
THE DESIGN AND HAS THE
REQUIREMENTS PER SUBSECTION
5.2.5 OF THE
ONTARIO BUILDING CODE

2020.01.09

DATE
NAME: MADISON TAYLOR DESIGN
FIRM: BCN

DRAWN BY: CHECKED BY:
LC MTD
SCALE: 5/8" = 1'-0"

SECOND FLOOR
PLAN - EXISTING
M-3

MT MADISON
TAYLOR INC
MADISON TAYLOR INC
1000 BLOOR ST. W.
SUITE 200
M4W 1A8
TEL: 416.481.1000
FAX: 416.481.1001
E-MAIL: INFO@MTAYLOR.COM
WEBSITE: WWW.MTAYLOR.COM

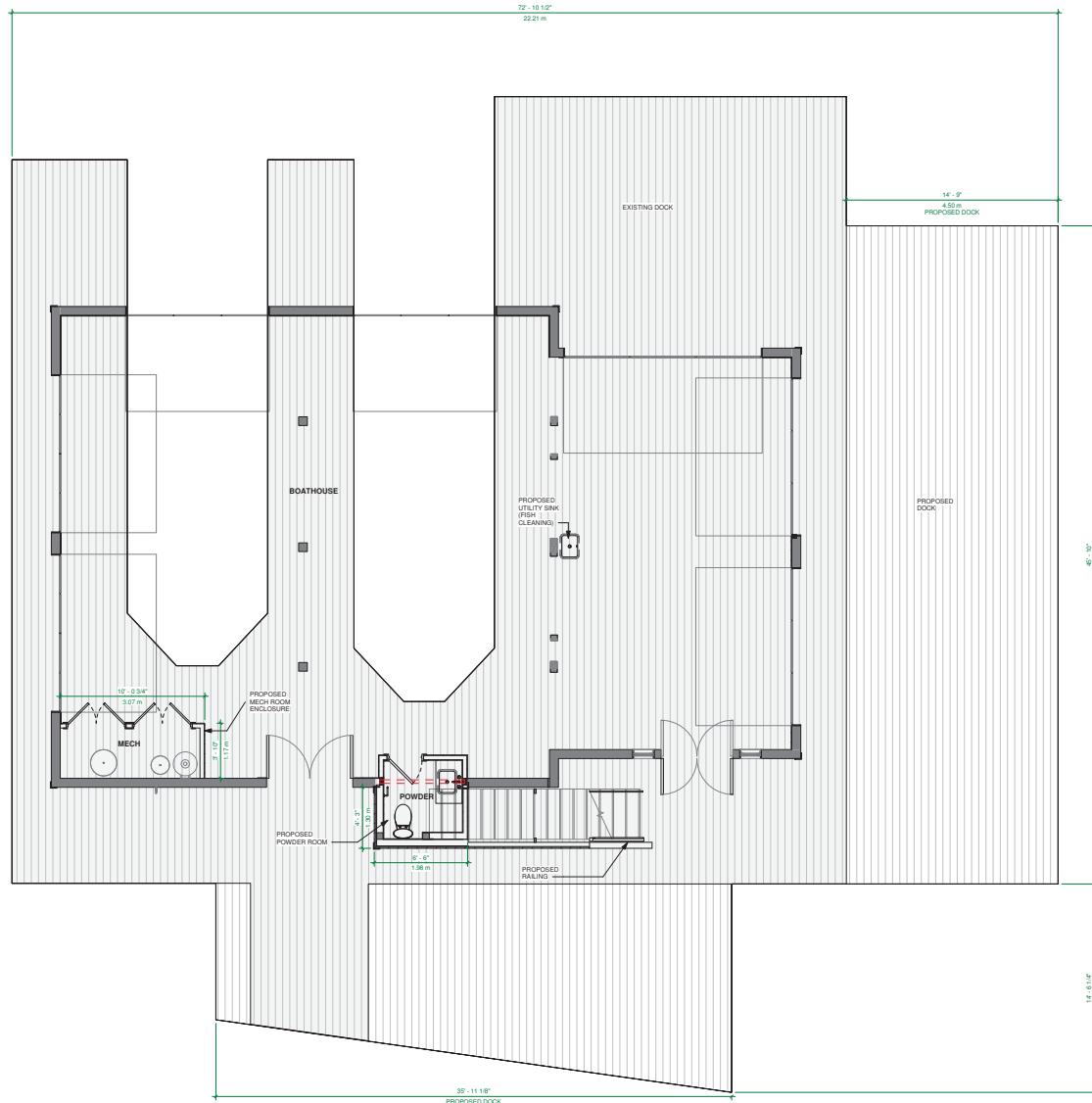
GENERAL NOTES

A COPY OF THE MUNICIPAL PLANNING AND ZONING BY-LAW AND THE ONTARIO BUILDING CODE WILL BE MAILED UPON REQUEST.
B. THE DESIGNER IS RESPONSIBLE FOR THE DESIGN AND APPROVAL OF THE DESIGN.
C. ALL WORK TO BE CONFORM TO APPLICABLE NATIONAL, PROVINCIAL AND LOCAL CODES.
D. ALL DESIGN, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER.
E. NO PART OF THIS DESIGN MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

5 UNDRAILED ROAD, PORT
COURT, ON N0B 1L0

BOATHOUSE PROPOSED MAIN FLOOR PLAN

25-037
BYRNE



NOT TO SCALE

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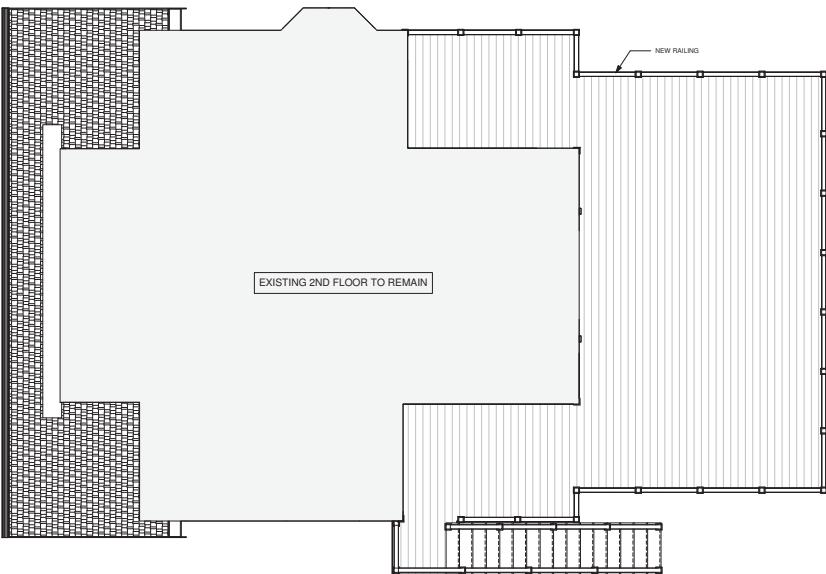
1 BOATHOUSE - MAIN FLOOR PLAN - PROPOSED MINOR
VARIANCE
M-4 1/4" = 1'-0"

MAIN FLOOR PL
PROPOSED

M-4

BOATHOUSE PROPOSED SECOND FLOOR PLAN

25-037
BYRNE



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SECOND FLOOR PLAN - PROPOSED - MINOR VARIANCE

1/4" = 1'-0"

SECOND FLOOR
PLAN - PROPOSED
M-5

THE UNDERSIGNED HAS REVIEWED
AND APPROVED THE DESIGN FOR
THE DESIGN AND HAS THE
REQUIREMENTS PER SUBSECTION
5.2.5.1 OF THE
ONTARIO BUILDING CODE

2020.01.09

DATE

NAME: BCN

FIRM: BCN

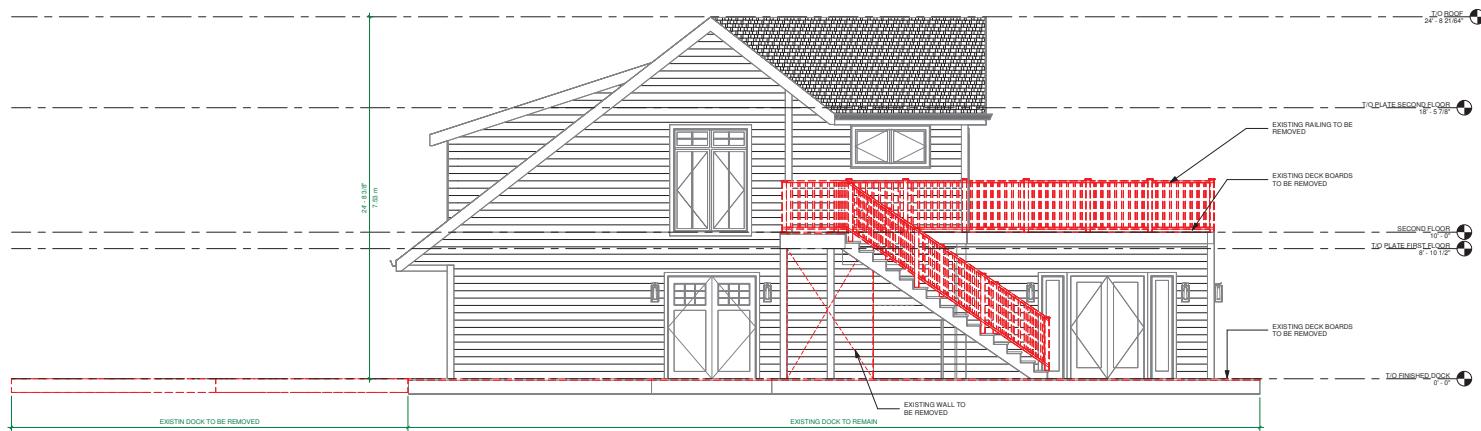
DRAWN BY: LC
CHECKED BY: MTD

REVIEWED BY: MTD

5/4" = 1'-0"

BOATHOUSE EXISTING ELEVATION

25-037
BYRNE



NOT TO SCALE

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1 EXISTING NORTH ELEVATION
M-6 1/4" = 1'-0"

PRELIMINARY ONLY

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE.

NAME _____

MADISON TAYLOR DESIGN
FIRM

DISCUSSIONS WITH
[REDACTED]

— 14 —

ELEVATION

10

BOATHOUSE PROPOSED WEST ELEVATION

25-037
BYRNE



MT MADISON
TAYLOR INC

MADISON TAYLOR INC

1000 BLOOR ST. E.

MISSISSAUGA, ON

L4Z 4G2

TEL: 905.669.3333

FAX: 905.669.3334

WWW.MTAYLOR.COM

GENERAL NOTES

A. COPY AS NECESSARY. UNQUOTE
B. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS TO BE RETURNED UPON REQUEST.
C. TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER DRAWINGS.

D. ALL WORK TO CONFORM TO APPROPRIATE NATIONAL AND LOCAL STANDARDS AND CODES.

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G. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

H. THIS DRAWING IS PRELIMINARY.

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K. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

L. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

M. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

N. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

O. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

P. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

Q. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

R. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

S. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

T. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

U. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

V. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

W. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

X. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

Y. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

Z. UNLESS OTHERWISE PROVIDED, THE DESIGNER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

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AND APPROVED THIS DRAWING FOR
THE DESIGN AND HAS THE
DUTY TO ENSURE THAT THE
REQUIREMENTS PER SUBSECTION
5.2.2 ARE MET IN ACCORDANCE
WITH THE ONTARIO BUILDING CODE.

2020.01.09
DATE

NAME: BCN

FIRM: BCN

GRADE: BCN

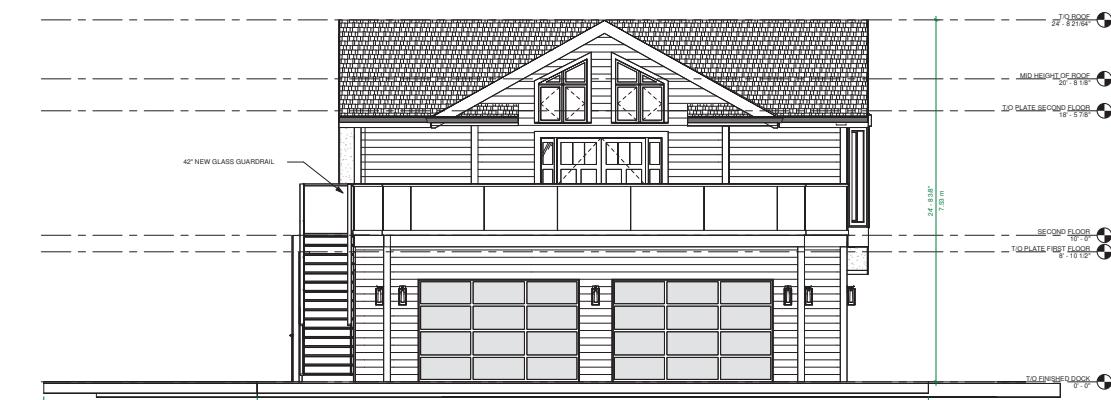
CHIEF DRAWER: MTD

LC:

SCALE: 5/8" = 1'-0"

PROPOSED ELEVATIONS

M-8



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PRELIMINARY ONLY

BYRNE - BOATHOUSE - MINOR VARIANCE PACKAGE

5-1082 HALLS ROAD5,
PORT CARLING, ON

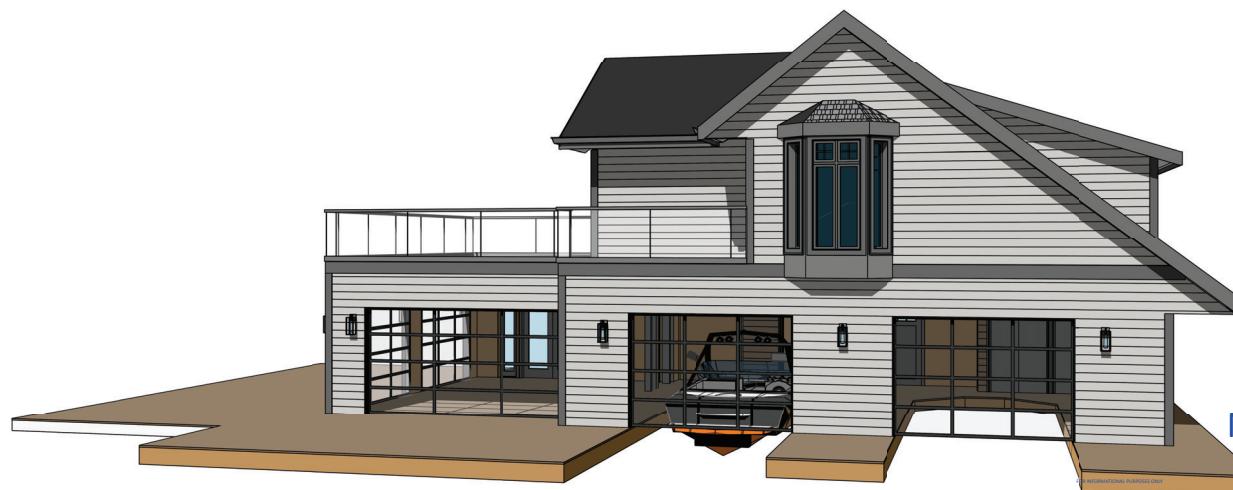
PROJECT SCOPE

- ENCLOSE MECHANICAL SPACE ON MAIN FLOOR
- ADD POWDER ROOM ON MAIN FLOOR
- REPLACE DECKING
- REPLACE DECK BOARDS
- DEMOLISH PORTION OF EXISTING DOCK
- ADD NEW DOCK



1
M-0

3D VIEW - FRONT - PROPOSED - MINOR VARIANCE



2
M-0

3D VIEW - BACK - PROPOSED - MINOR VARIANCE

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PRELIMINARY ONLY

25-037
BYRNE

THE UNDERSIGNED HAS REVIEWED
AND APPROVED THE DESIGN FOR
THE DESIGN, AND HAS THE
DULY AUTHORIZED THE SAME TO MEET
THE REQUIREMENTS PER SUBSECTION
2.4.C OF THE ONTARIO BUILDING CODE

2020.01.09

DATE

NAME: BCN

FIRM: MADISON TAYLOR DESIGN BCN

DRAWN BY: LC

CHECKED BY: MTD

REVIEWED BY: BCN

TITLE PAGE
M-0