

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA 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 9th, 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

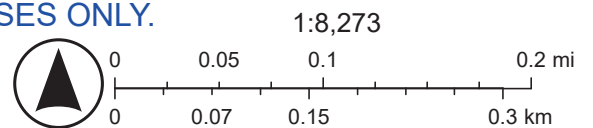


KEY MAP, A-81/25 (BYRNE)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

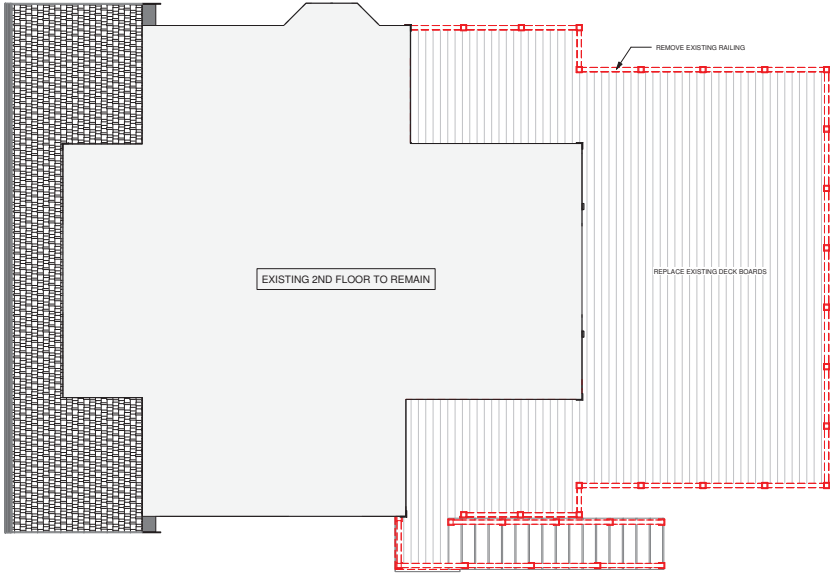
- | | |
|--|--|
|  Parcel: Assessment |  Township |
|  District Municipality |  Private |
|  Area Municipality | Canada_Hillshade |
|  Geographic Township | World_Hillshade |
- Road Network
-  District



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

[illegible]

BOATHOUSE EXISTING SECOND FLOOR PLAN



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

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

25-037
BYRNE

MADISON
TAYLOR

MADISON TAYLOR INC.
10000 WISCONSIN AVE.
SUITE 100
MADISON, WI 53713
TEL: 608.261.1234
WWW.MADISON-TAYLOR.COM

NO.	REVISIONS	DATE

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DATE: 01/01/2025

NAME: _____

SCALE: 1/4" = 1'-0"

PRELIMINARY ONLY

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS OF THE REGISTRATION 2.5.4 OF DIVISION C OF THE OREGON BUILDING CODE.

DATE: 01/01/2025

NAME: _____

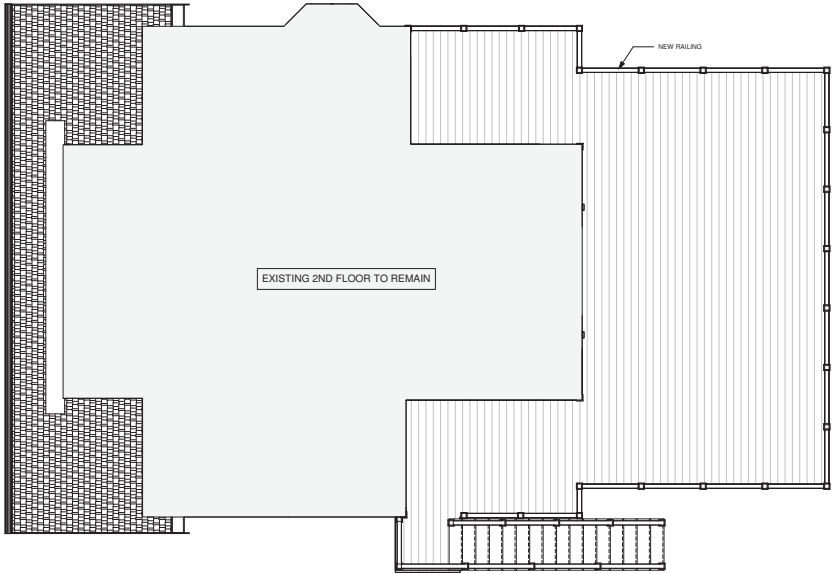
SCALE: 1/4" = 1'-0"

SECOND FLOOR
PLAN - EXISTING
M-3

25-037
BYRNE

[illegible]

BOATHOUSE PROPOSED SECOND FLOOR PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

1 SECOND FLOOR PLAN - PROPOSED - MINOR VARIANCE
M-5 1/4" = 1'-0"

25-037
BYRNE

MT MADISON
TAYLOR

MADISON TAYLOR INC.
1000 N. GARDEN AVENUE
SUITE 100
MADISON, WI 53706
TEL: 608.261.1234
WWW.MADISON-TAYLOR.COM

NO.	REVISIONS	DATE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE DESIGNER HAS REVIEWED THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

3. THE DESIGNER HAS REVIEWED THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

4. THE DESIGNER HAS REVIEWED THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

5. THE DESIGNER HAS REVIEWED THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

DATE: 01/01/2025
DRAWN BY: MT
CHECKED BY: MT
DATE: 01/01/2025

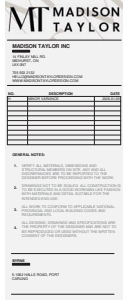
NAME: MT
FIRM: MT

DATE: 01/01/2025
DRAWN BY: MT
CHECKED BY: MT
DATE: 01/01/2025

1/4" = 1'-0"

SECOND FLOOR
PLAN - PROPOSED
M-5

25-037
BYRNE



PRELIMINARY ONLY

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

2026.01.09

DATE

NAME BCN

MADISON TAYLOR DESIGN

FIRM BCN

DRAWN BY: LG

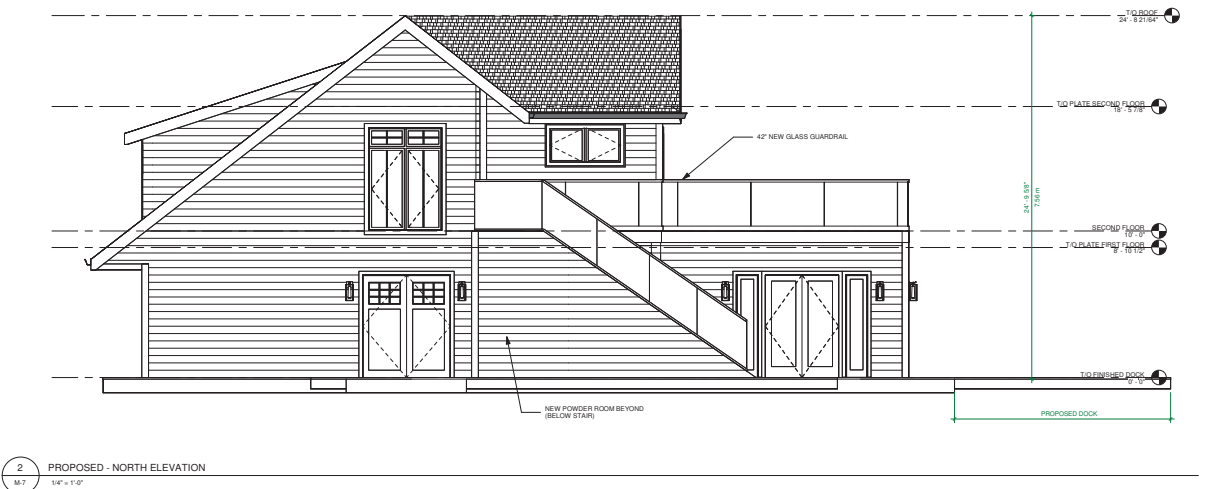
CHECKED BY: MTD

SCALE: 1/4" = 1'-0"

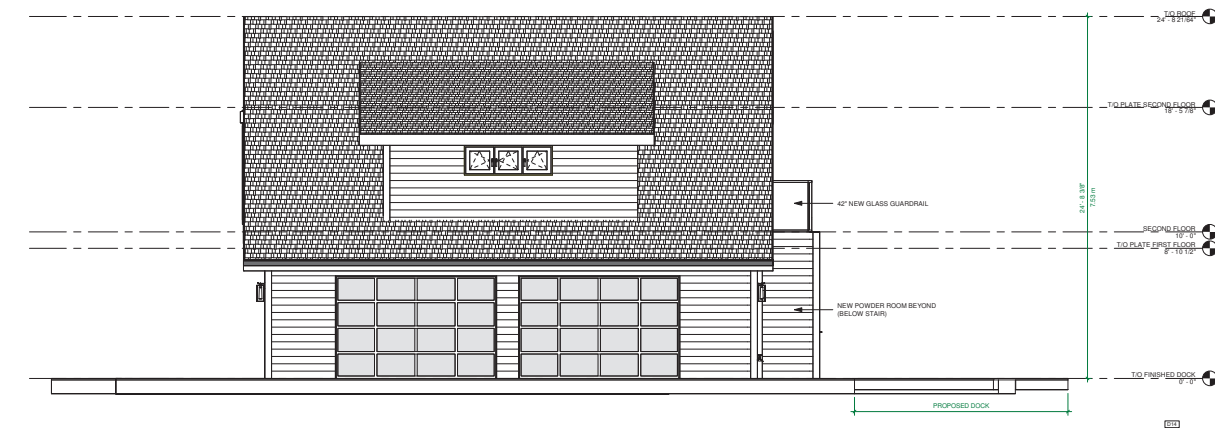
EXISTING NORTH
ELEVATION

M-6

BOATHOUSE PROPOSED EAST ELEVATION



2 PROPOSED - NORTH ELEVATION
M-7 1/4" = 1'-0"



1 PROPOSED - EAST ELEVATION
M-7 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

NO.	REVISIONS	DATE

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE DESIGNER HAS REVIEWED THE SITE CONDITIONS AND HAS DETERMINED THAT THE PROPOSED BOATHOUSE IS FEASIBLE AND ACCORDS WITH THE ZONING REGULATIONS OF THE CITY OF MADISON.
3. THE BOATHOUSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
4. THE BOATHOUSE SHALL BE CONSTRUCTED WITH A MINIMUM 12" THICK CONCRETE FOUNDATION AND A MINIMUM 4" THICK CONCRETE SLAB ON GRADE.
5. THE BOATHOUSE SHALL BE CONSTRUCTED WITH A MINIMUM 12" THICK CONCRETE FOUNDATION AND A MINIMUM 4" THICK CONCRETE SLAB ON GRADE.

DESIGNED BY: MT
CHECKED BY: MT
DATE: 08/01/2025

PRELIMINARY ONLY

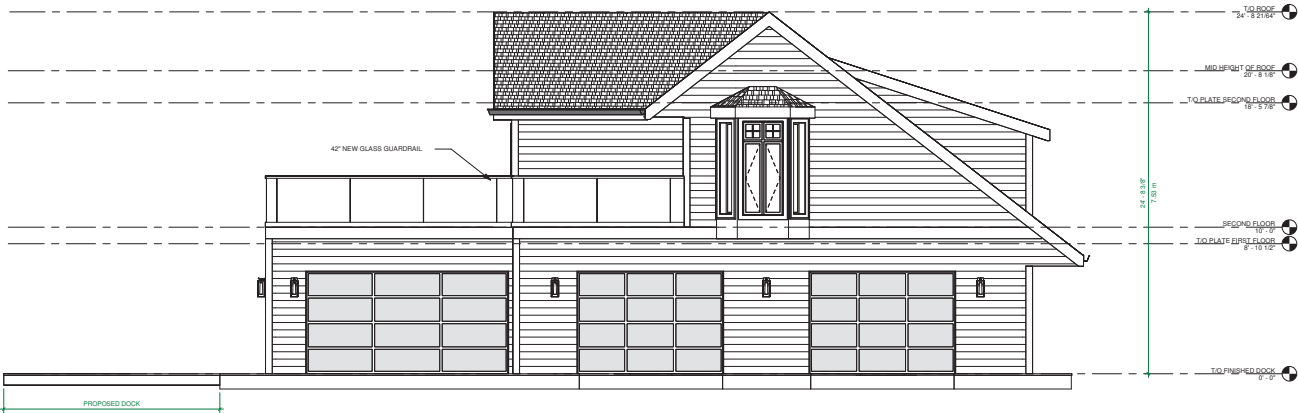
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS FOR THE DESIGN OF A BOATHOUSE OF THE CITY OF MADISON.

DATE: 08/01/2025
NAME: MT
MADISON TAYLOR DESIGN
FIRM: MT

DESIGNED BY: MT
CHECKED BY: MT
DATE: 08/01/2025

PROPOSED ELEVATIONS
M-7

BOATHOUSE PROPOSED WEST ELEVATION



1. PROPOSED - SOUTH ELEVATION
M-8 1/4" = 1'-0"



2. PROPOSED - WEST ELEVATION
M-8 1/4" = 1'-0"

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

25-037
BYRNE

MT

MADISON
TAYLOR

MADISON TAYLOR INC.

10000 W. 100th Ave.

Suite 100

Overland Park, KS 66211

913.241.1100

mt@mtinc.com

NO.	REVISIONS	DATE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BOATHOUSE.

5. THE BOATHOUSE SHALL BE CONSTRUCTED ON A GRADE OF 100.00.

DATE: 01.08.2025

DATE:

NAME:

ECN:

MADISON TAYLOR DESIGN

FILE:

ECN:

DESIGNED BY:

CHECKED BY:

DATE:

DATE:

1/4" = 1'-0"

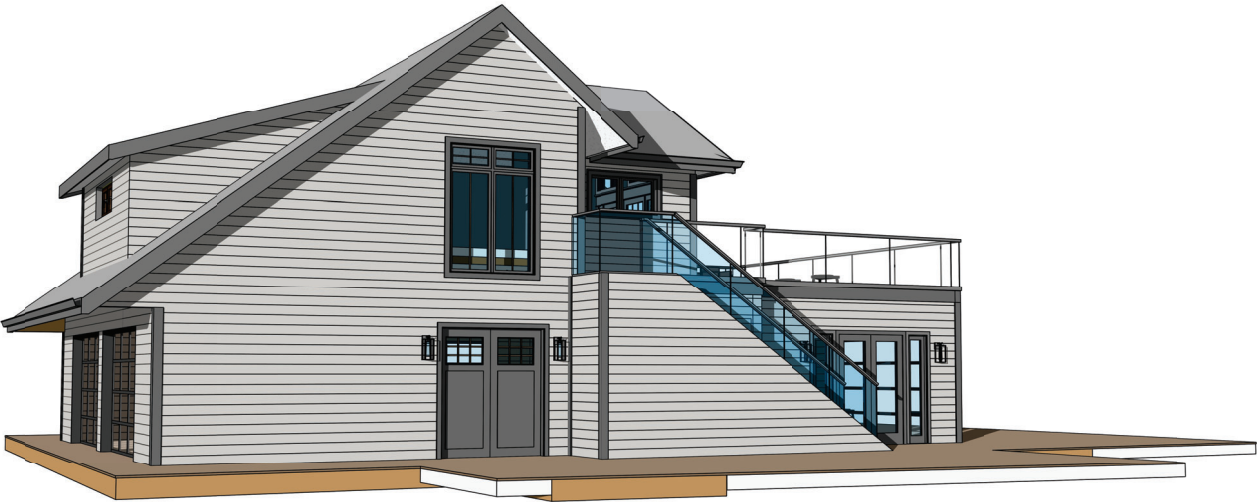
PROPOSED
ELEVATIONS

M-8

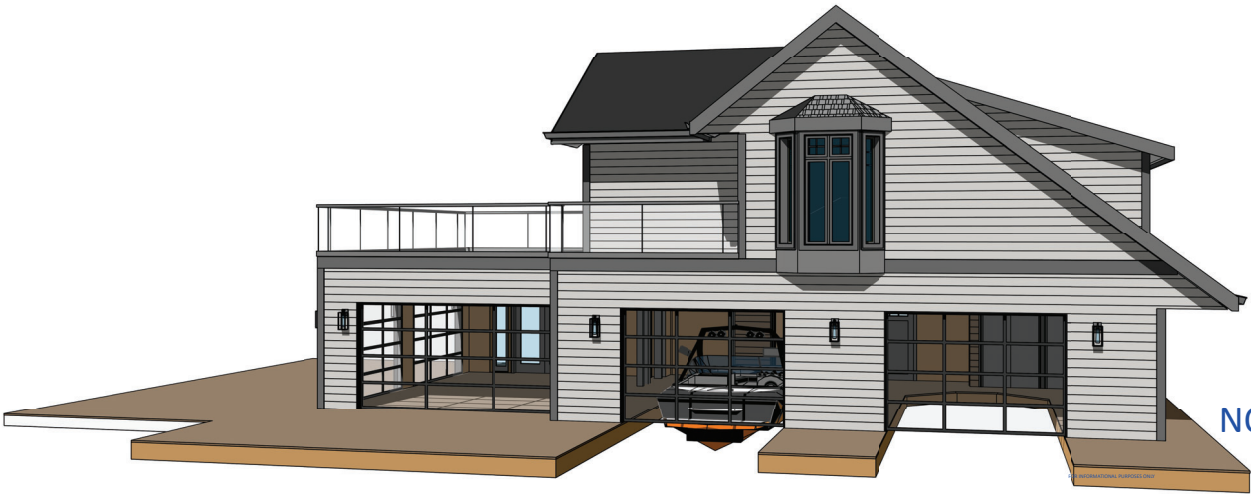
BYRNE - BOATHOUSE - MINOR VARIANCE PACKAGE

5-1082 HALLS ROAD5,
PORT CARLING, ON

- PROJECT SCOPE**
- ENCLOSE MECHANICAL SPACE ON MAIN FLOOR
 - ADD POWDER ROOM ON MAIN FLOOR
 - REPLACE EXTERIOR RAILING
 - REPLACE DECK BOARDS
 - DEMOLISH PORTION OF EXISTING DOCK
 - ADD NEW DOCK



1 3D VIEW - FRONT - PROPOSED - MINOR VARIANCE
M-0



2 3D VIEW - BACK - PROPOSED - MINOR VARIANCE
M-0

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY