



Mailing Address
PO Box 270 Bridgenorth
Ontario KOL 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Committee of Adjustment

Notice of Public Hearing

Take Notice that the Committee of Adjustment for the Township of Selwyn is holding a public hearing, to consider an application for a Minor Variance under Section 45 of the *Planning Act, R.S.O. 190, c.P13*, as amended.

Hearing Date: Tuesday, April 28, 2026
Hearing Time: 12:30 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-04-26
Applicant/Owner: Wayne McArthur
Agent: D.M. Wills Associates Ltd (Amanda Timmermans)
Property Location: 1647 Kinsale Road

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit an as-constructed 15 m² (161.5 ft²) boathouse, as follows:

1. With reference to Section 3.1.7.1(a) – Boat houses – to reduce the minimum interior side yard setback from 5 metres to 3 metres to a boat house.
2. With reference to Section 3.1.1(c) – Accessory Structures, Buildings & Uses – to increase the number of permitted accessory structures on a lot from 3 to 7.
3. With reference to Section 3.1.4– Lot Coverage and Height - to increase the maximum accessory structure lot coverage from 5% to 6.6%.
4. With reference to Section 4.13.3(xi) – Lakeshore Residential (LR) Zone Regulations – to increase the permitted total lot coverage (all buildings and structures) from 20% to 25.2%.

Options for Public Input to the Committee of Adjustment:

Written submissions - may be submitted prior to the granting of the minor variance(s) to the attention of Per Lundberg, Planner, Township of Selwyn:

- **Email** - No later than 11:00 a.m. on the date of the Public Hearing:
planning@selwyntownship.ca

- **Drop Box (Municipal Office Adjacent to the Front Door)** - No Later than 11:00 a.m. on the date of the Public Hearing
- **Mail** (note - allow for sufficient delivery prior to the Public Hearing):
Township of Selwyn, PO Box 270, Bridgenorth, ON K0L 1H0
- **Fax** - No Later than 11:00 a.m. on the date of the Public Hearing: 705-292-8964

How to Participate in the Public Hearing

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).</p> <p>There is limited space in the Council Chambers. For those that only wish to watch the meeting we encourage you to watch through our Livestreaming. Link to Livestreaming is noted below.</p>	<p>Any person wishing to make an oral submission may attend the public meeting virtually. Contact the Clerk by email at achittick@selwyntownship.ca no later than 4:00 p.m. on the day prior to the scheduled public hearing to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> - in favour of - opposed to - have questions <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
Livestreaming (Watch the meeting via livestreaming on You Tube)	
https://www.youtube.com/user/SelwynTownship	

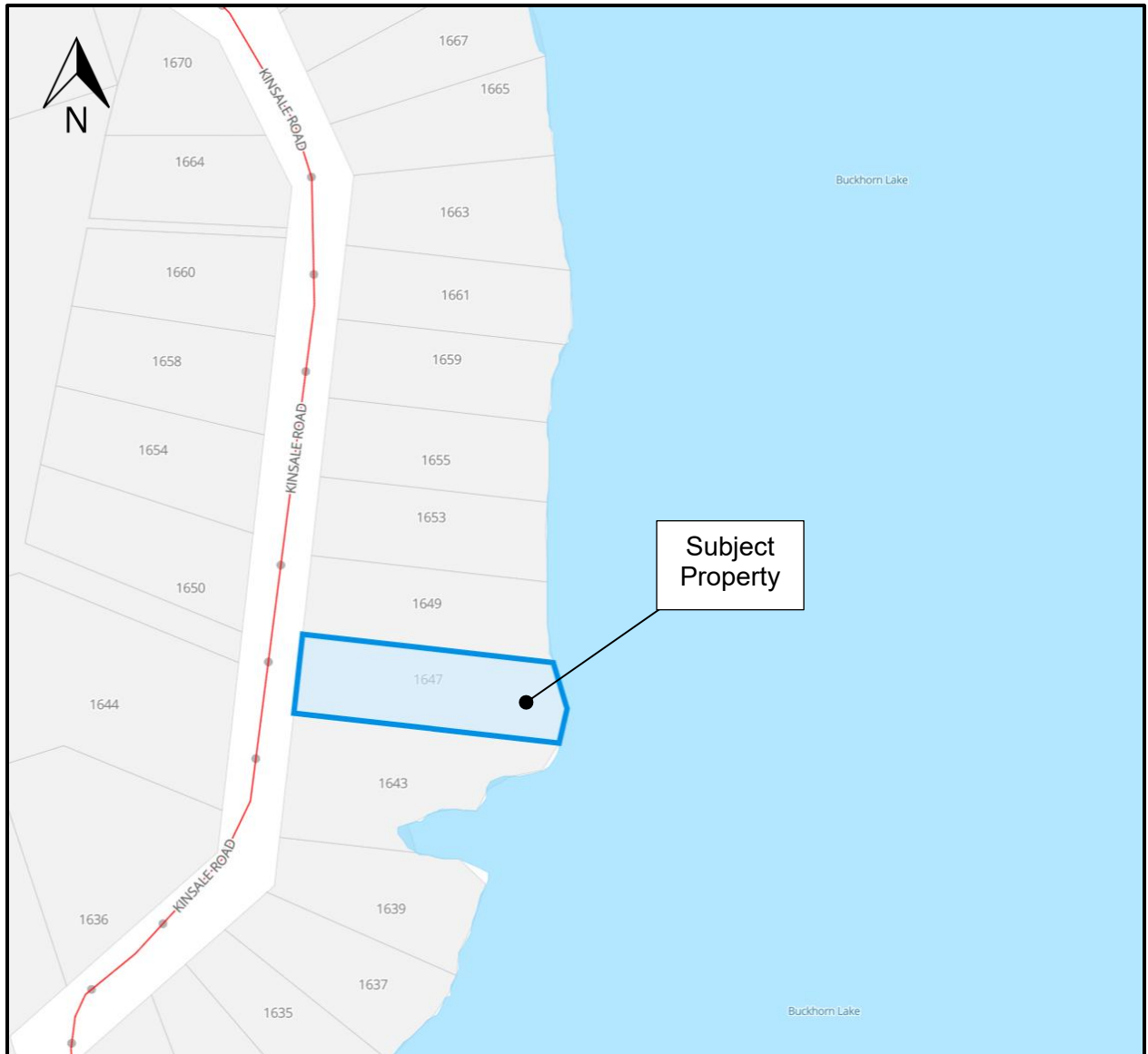
Additional information: relating to the proposed amendment is available on the Township Website, [Minor Variance](#) page (refer to **A-04-26**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the week of the Public Hearing.

If a specified person or public body does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee of Adjustment of the Township of Selwyn to the Ontario Land Tribunal.

Notification of Decision: If you wish to be notified of the decision of the Committee of Adjustment of the Township of Selwyn on the proposed minor variance(s), you must make written request to the Secretary-Treasurer of the Committee of Adjustment of the Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Thursday, April 16, 2026.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOT 14, REGISTERED PLAN 15, PART OF THE BED OF BUCKHORN LAKE IN FRONT OF LOT 8, CONCESSION 10
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
WOOD SHED, WOOD DECK, ARMOUR STONE WALL
- ZONING COMPLIANCE
NOT CERTIFIED BY THIS REPORT
- ADDITIONAL REMARKS
NONE

NOTES

THE ORIGINAL HIGH WATER MARK OF UPPER BUCK HORN LAKE CANNOT BE DETERMINED WITH ANY CERTAINTY, THEREFORE A PORTION OF LOT 8, CONCESSION 10 MAY LIE IN FRONT AS SHOWN ON PLAN 45R-5607

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF GANNON ROAD, REGISTERED PLAN 15, AS SHOWN ON PLAN 45R-17926, HAVING A BEARING OF N4°56'20"E REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°WEST LONGITUDE) NAD 83 (CSRS) (2010.10).

ELEVATIONS ARE GEODETIC DATUM CGVD 28-78 (HTV2.0) AND ARE REFERRED TO ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK #0011960U3297 HAVING AN ELEVATION OF 254.10m

UPPER BUCKHORN LAKE IS ARTIFICIALLY CONTROLLED BY PARKS CANADA - TRENT-SEVERN WATERWAYS DIVISION, BY A DAM AT THE VILLAGE OF BUCKHORN IN LOT 9, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF HARVEY.

MAXIMUM CONTROLLED LEVEL IS ELEVATION 246.14 CGVD 28-78 (HTV2.0).

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 14
REGISTERED PLAN 15
PART OF THE BED OF
BUCKHORN LAKE IN FRONT OF
LOT 8, CONCESSION 10

GEOGRAPHIC TOWNSHIP OF ENNISMORE
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH
SCALE 1 : 150

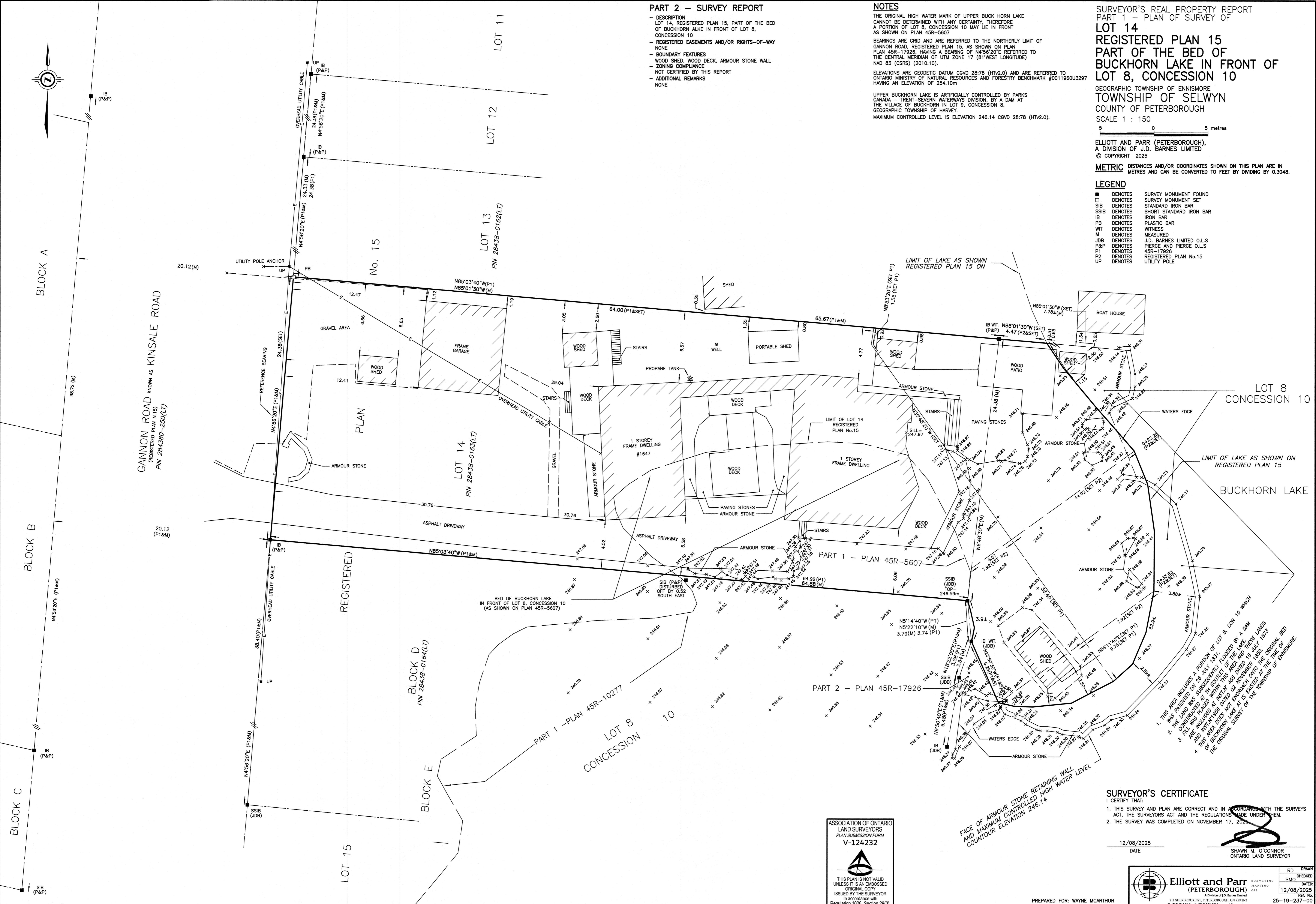
5 0 5 metres

ELLIOTT AND PARR (PETERBOROUGH),
A DIVISION OF J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- | | | |
|------|---------|---------------------------|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| PB | DENOTES | PLASTIC BAR |
| WIT | DENOTES | WITNESS |
| M | DENOTES | MEASURED |
| JDB | DENOTES | J.D. BARNES LIMITED O.L.S |
| P&P | DENOTES | PIERCE AND PIERCE O.L.S |
| P1 | DENOTES | 45R-17926 |
| P2 | DENOTES | REGISTERED PLAN No.15 |
| UP | DENOTES | UTILITY POLE |



1. THIS AREA INCLUDES A PORTION OF LOT 8, CON 10 WHICH WAS PATENTED ON 28 JULY 1857
2. THE LAND WAS SUBSEQUENTLY FLOODED BY A DAM CONSTRUCTED AT THE EQUITY SET OF THE LAKE
3. THE FILL WAS PLACED WITHIN THE AREA AND THESE LANDS ARE INCLUDED WITHIN THE AREA DATED 10 JULY 1973 AND IN PLAN 45R-10277 DATED 02 NOVEMBER 1980.
4. THIS AREA DOES NOT ENCOMPASS THE ORIGINAL BED OF BUCKHORN LAKE AT ITS ORIGINAL EXTENT AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF ENNISMORE.

FACE OF ARMOUR STONE RETAINING WALL AND MAXIMUM CONTROLLED HIGH WATER LEVEL
COUNTOUR ELEVATION 246.14

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 17, 2025

12/08/2025
DATE

SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-124232

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

Elliott and Parr
(PETERBOROUGH)

311 SHELDON ST. PETERBOROUGH, ON N1W 2N2
T: (705) 245-8444 F: (705) 245-3114 www.eandp.com

RD DRAWN
CHECKED
SMO
DATE: 12/08/2025
Ref. No. 25-19-237-00
PLOT DATE: 12/8/2025

PREPARED FOR: WAYNE M CARTHUR

FILE: E&P GAY 10-23

FILE: E&P GAY 10-23