



PARTNERS IN  
ENGINEERING, PLANNING &  
ENVIRONMENTAL SERVICES

April 10, 2026

Township of Selwyn  
P.O. Box 270  
Bridgenorth, ON  
K0L 1H0

**Attention:** Per Lundberg, M.Pl., MCIP, RPP, Planner

**Re: Planning Justification Brief  
Application for Minor Variance – Boathouse  
1647 Kinsale Road, Township of Selwyn  
D.M. Wills Associates Project No. 25-11213**

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D.M. Wills Associates Limited (Wills) has been retained by Wayne McArthur (Owner) to prepare this Planning Justification Brief in support of an application for minor variance to the Township of Selwyn's Comprehensive Zoning By-Law.

The purpose of this brief is to provide a summary of the proposed variance and evaluate the development in the context of provincial and municipal policy as it applies to the four tests under Section 45.1 of the *Planning Act*, R.S.O. 1990 (Planning Act), the County of Peterborough Official Plan, 1994 (COP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-021 (CZBL).

## **1.0 Property Background**

### **1.1 Property Location**

The land subject to the application is municipally addressed as 1647 Kinsale Road and legally described as Lot 14, Registered Plan 15, Part of the Bed of Buckhorn Lake in Front of Lot 8, Concession 10, former geographic Township of Ennismore, in the Township of Selwyn (Township), County of Peterborough (County) and having Roll Number 1516-010-102-30200, herein referred to as the subject property.

The subject property is located south of Gannon Line, off County Road 16 in the northernmost section of Ennismore, on the shorelines of Buckhorn Lake. The subject property has an approximate area of 1994 m<sup>2</sup> (0.5 acres) with 24.38 m (80 feet) of frontage along Kinsale Road and approximately 52.9 m (173.5 feet) of total shoreline frontage along Buckhorn Lake, which is a shoreline frontage of 33 m (108 feet) measured perpendicularly.

Refer to **Figure 1 – Key Map**.



**KEY MAP**

1647 Kinsale Road  
Township of Selwyn  
County of Peterborough

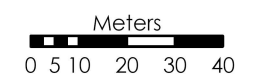
**Figure 1**

Legend

 Subject Property

Data Sources

<https://geohub.lio.gov.on.ca/pages/ontario-imagery-program>



NAD1983 UTM Zone 17N Scale: 1:781

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Project Number:	11213



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## 1.2 Existing Development

The lands are currently developed in the form of a detached dwelling with an addition to the original seasonal dwelling and a number of accessory structures (see **Table 1**). A detached garage is located near Kinsale Road with roadside parking, and a driveway extends towards the lake to the dwelling. A bunkie was constructed to the rear of the garage and northwest corner of the dwelling with a permit in the early 2000s (estimated). The dwelling is currently serviced by a private well and private septic system. Access to the property is provided from Kinsale Road, a year-round municipally maintained road.

Refer to **Figure 2 – Existing Development** and **Attachment 1– Photographic Log**.

**Table 1 – Existing Accessory Structures**

<b>Accessory Structure</b>	<b>Floor Area (approx.)</b>
Detached Garage	60 m <sup>2</sup> (197 ft <sup>2</sup> )
Bunkie/Sleeping Cabin	12.5 m <sup>2</sup> (41 ft <sup>2</sup> )
Storage Shed	9 m <sup>2</sup> (62 ft <sup>2</sup> )
Greenhouse	9 m <sup>2</sup> (62 ft <sup>2</sup> )
Portable Shed (to be removed)	13.5 m <sup>2</sup> (44 ft <sup>2</sup> )
Gazebo (over deck)*	17 m <sup>2</sup> (56 ft <sup>2</sup> )
Gazebo (over deck)*	10 m <sup>2</sup> (33 ft <sup>2</sup> )
Decks (higher than 8")**	145.5 m <sup>2</sup> (477 ft <sup>2</sup> )
Pumphouse***	5 m <sup>2</sup> (16.5 ft <sup>2</sup> )
<b>Total Lot Coverage (Accessory)</b>	<b>131 m<sup>2</sup> (430 ft<sup>2</sup>)</b>
<b>Total Lot Coverage (Accessory incl. decks)</b>	<b>249.5 m<sup>2</sup> (818.5 ft<sup>2</sup>)</b>

\* excluded from total lot coverage (accessory with decks) calculation

\*\* excluded from in total lot coverage (accessory)

\*\*\* not included in lot coverage calculations - not located on the property



**EXISTING DEVELOPMENT**

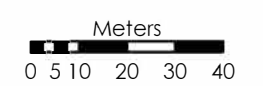
1647 Kinsale Road  
 Township of Selwyn  
 County of Peterborough  
**Figure 2**

Legend

- Subject Property
- Bunkie
- Dwelling
- Frame Garage
- Garden Shed
- Portable Shed  
(To be removed)
- Pump House
- Stairs
- Wood Deck
- Wood Shed


Data Sources

<https://geohub.lio.gov.on.ca/pages/ontario-imagery-program>



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### 1.3 Surrounding Land Uses

The surrounding land uses are predominantly waterfront residential with some rural properties further to the west. The shoreline properties along Kinsale Road are developed primarily in the form of permanent and seasonal dwellings, boathouses, accessory structures and private docks. The property directly to the north is developed with a seasonal dwelling, boathouse and accessory structures. Each of the three properties to the north have a boathouse at the water's edge. The property to the south of the subject property does not have a dwelling, though it does have a dock, boat lift and accessory structure.

Refer to **Figure 3 – Surrounding Land Use**.



**SURROUNDING LAND USES**

1647 Kinsale Road  
 Township of Selwyn  
 County of Peterborough

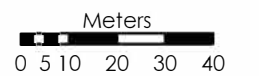
**Figure 3**

Legend

 Subject Property


Data Sources

<https://www.ptbocounty.ca/media/qmhpapry/planning-sel-schedule-a1.pdf>



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## 2.0 Proposed Development

The minor variance application seeks relief from the following provisions of Section 3 and 4 of the CZBL in order to permit a proposed boat storage building within the shoreline area of Buckhorn Lake.

Section 3.1.1 (c), to permit 7 accessory buildings and structures in a Residential Zone, whereas a maximum of 3 are permitted.

Section 3.1.4, to permit a Total Lot Coverage of 6.5% for all accessory buildings or structures, whereas a maximum of 5% is permitted

Section 3.1.6.1 (a) to permit a boat house to be located 1.53 metres from the interior side (south) lot line, whereas a minimum of 5 metres is required.

Section 4.13.3 xi) to permit a Maximum Lot Coverage of 25.2% for all buildings and structures, including decks, whereas a maximum of 20% is permitted.

As proposed, the Owner wants to locate a prefabricated accessory structure from Brubacher Sheds with a floor area no more than 15 m<sup>2</sup> (160 ft<sup>2</sup>). The structure is approximately 3 metres (10 feet) in height with two small windows and doors on two sides. The building is intended to be used for the storage of a boat, personal watercraft and ancillary equipment such as paddles, life jackets, and recreational water toys. The Owner has arranged to install another doorway on the lake side along with a marine rail to make moving boats into the water easier and ensure compliance with requirements of Otonabee Conservation (ORCA).

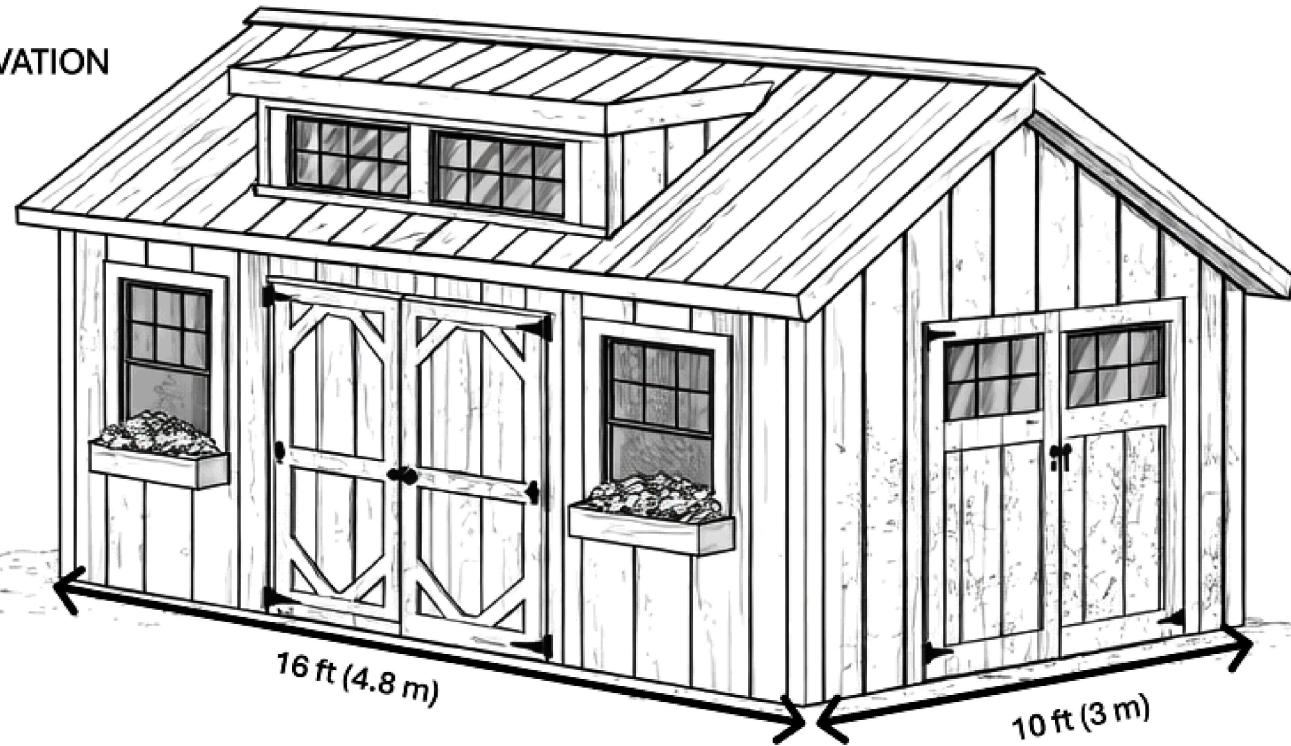
Refer to **Figure 4 – Concept Plan** and **Figure 5 – Building Elevations**.



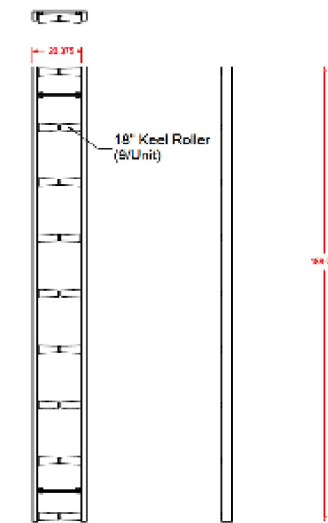
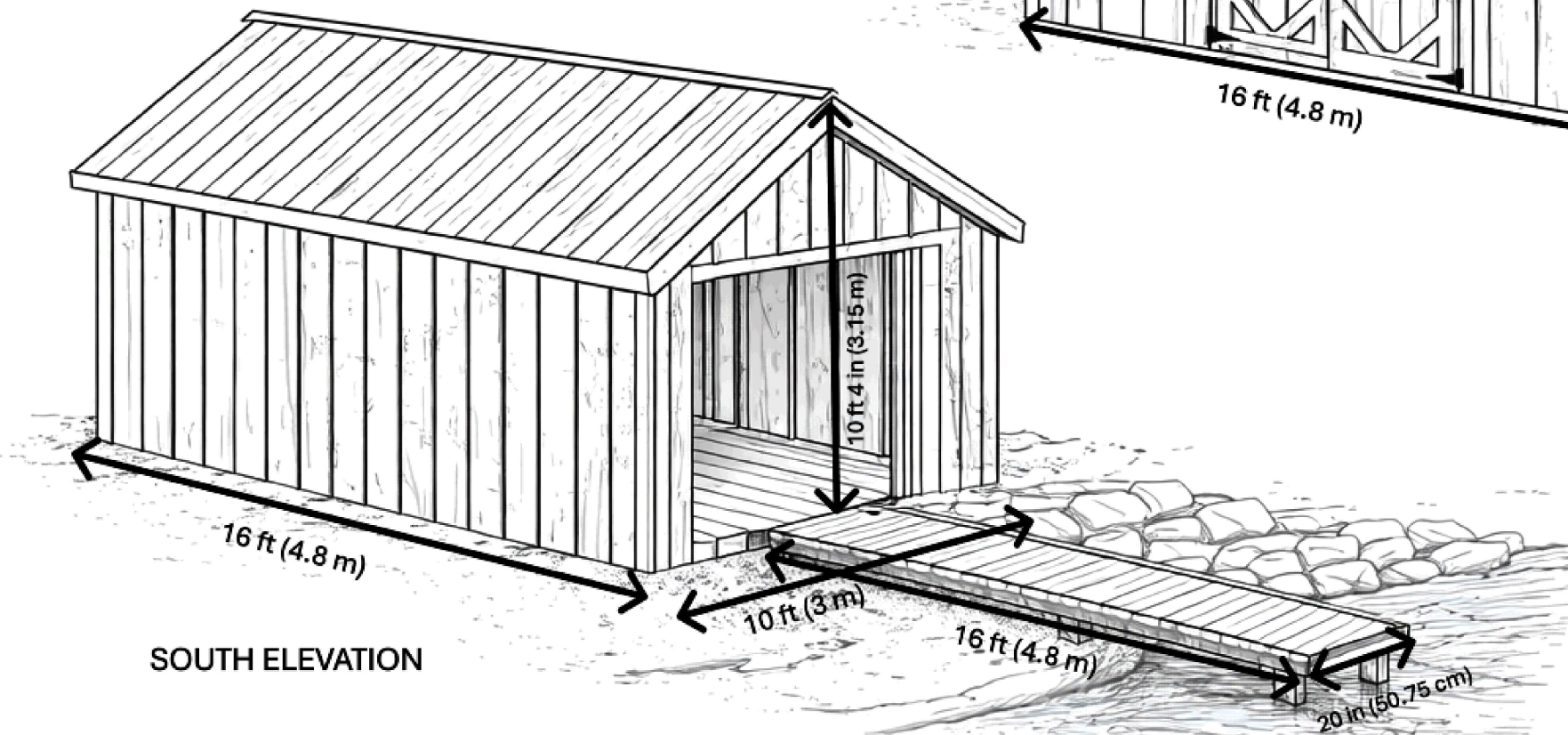
**BUILDING ELEVATIONS**  
 1647 Kinsale Road  
 Township of Selwyn  
 County of Peterborough

**Figure 5**

**NORTH ELEVATION**



**SOUTH ELEVATION**



**MARINE RAIL - KEELER ROLLER**

Note: Not to scale - for illustration purposes only.



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### **3.0 Project Background**

#### **3.1 Notice to Comply**

The Owners purchased the prefabricated structure based on advice from the builder that structures smaller than 15 m<sup>2</sup> (160 ft<sup>2</sup>) no longer require a building permit. The structure was delivered to the subject property on September 30, 2025, and within a couple hours a building department notice was provided to the owner that the structure required a building permit. Construction stopped immediately and communication with the Township and consulting planners commenced.

#### **3.2 Pre-Consultation**

On October 20, 2025, Wills reached out to Township planning staff to determine the submission requirements for the building permit for the structure and was advised that a planning application would be required for the proposed location due to the flooding hazard. On October 21, 2025, the Township Planner provided submission requirements and advised that consultation with ORCA would be required due to the location of the structure within the floodplain. The Township indicated that a Surveyors Real Property Report would also be required to support the permit.

Wills consulted with ORCA to determine if a minor variance could be supported with the location and type of structure proposed. Wills was advised that if the structure met the policy exemption for a boathouse, a minor variance could be supported.

#### **3.3 Meeting with Otonabee Region Conservation Authority**

Once the survey was completed, Wills reached out to ORCA for review and further discussion on December 11, 2025. ORCA determined that the structure would require a marine rail or boat slip to meet ORCA's interpretation of the Provincial Planning Statement (PPS) exception for structures permitted within a flood plain.

As a result of the consultation with ORCA, the Owners decided to make alterations to the boathouse by installing an additional doorway and adding a marine rail system to ensure the structure could be supported. On March 16, 2026, Wills met with the Owners and ORCA again to confirm the proposed alterations would be acceptable and confirm if ORCA permits would be required. ORCA confirmed that the design was sufficient and that the building would be exempt from development permits due to the size being 15 m<sup>2</sup> (160 ft<sup>2</sup>).

Wills followed up with the Township planner on March 17, 2026, who confirmed the submission for a minor variance would be sufficient to review the proposed boat storage building. The Township Planner confirmed relief would be required from the 5 metre side lot line setback, maximum number of accessory structures, as well as both the maximum accessory structure and likely the total lot coverage provisions. Further, the planner identified all the buildings and structures on the site that were required to be included in the lot coverage calculation based on the survey including portage shed, decks and metal gazebos. No additional requirements or technical studies were required by the Township or ORCA.

#### **4.0 Planning Review**

In accordance with Section 45.1 of the Planning Act, an application for a variance must satisfy the following four tests to determine whether the proposed variance is appropriate. The four tests are as follows:

- Does the application conform to the general intent of the Official Plan?
- Does the application conform to the general intent of the Zoning By-law?
- Is the application desirable for the appropriate development of the lands?
- Is the application minor in nature?

The following will serve as Wills' professional planning assessment of the applicable provincial and local policy documents in the context of the MV application and in accordance with the aforementioned key tests as they relate to the proposed development.

##### **General Intent of the Official Plan**

The proposed minor variances conform to the general intent and purpose of the Peterborough County Official Plan (1994) and are consistent with the Provincial Planning Statement (2024). The subject lands are designated Lakeshore Residential and Environmental Constraint Area in the Local Component of the County of Peterborough Official Plan (COP), see **Figure 6 – Official Plan**, which permit residential uses and associated accessory structures while recognizing the importance of shoreline protection and natural hazard management.

**EXCERPT FROM  
TOWNSHIP OF SELWYN  
LAND USE PLAN  
SCHEDULE 'A1'**

1647 Kinsale Road  
Township of Selwyn  
County of Peterborough

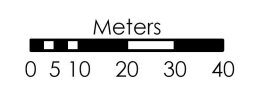
**Figure 6**

Legend

-  Subject Property
-  Lakeshore Residential
-  Rural
-  Environmental Constraint Area
-  Evaluated Provincial Wetlands


Data Sources

<https://www.ptbocounty.ca/media/qmhpapy/planning-sel-schedule-a1.pdf>



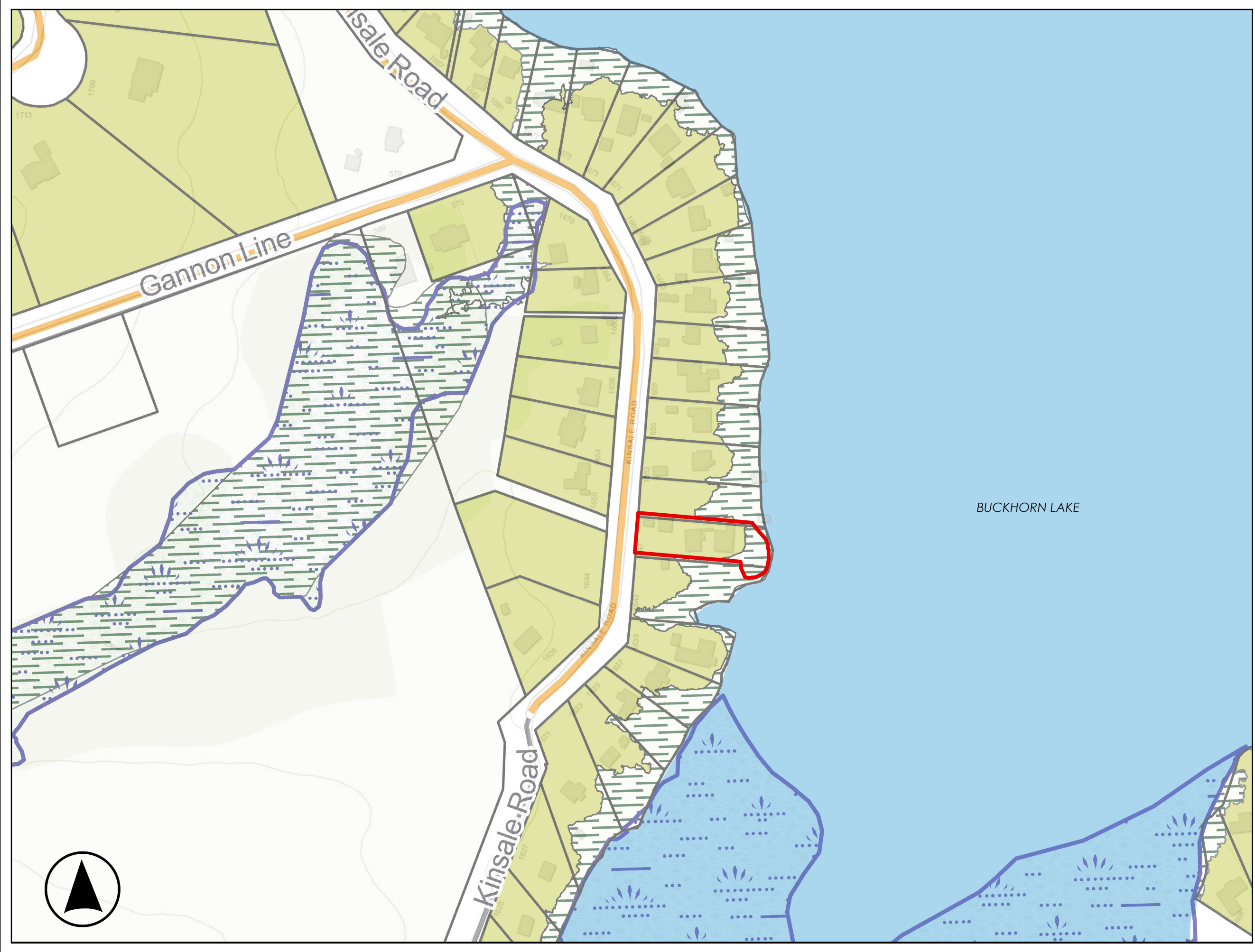
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The Official Plan permits minor accessory structures such as boathouses within the 30-metre shoreline setback where the use is water-dependent and will not result in negative impacts to the shoreline environment. In this case, the proposed structure functions as a boathouse, as it is designed for the storage of watercraft and includes a marine rail system requiring direct access to the water. Pre-consultation with ORCA has confirmed that the structure is appropriate in form and function, meets the intent of floodplain management policies, and is exempt from further permitting due to its limited size.

The PPS directs development away from hazardous lands where there is an unacceptable risk to public health and safety; however, it also recognizes that certain uses must locate within these areas by their nature, including water-dependent and minor passive uses that do not affect flood flows. The proposed boathouse meets this test, as it must be located at the shoreline to function and has been designed in consultation with ORCA to ensure that it will not create or aggravate flooding hazards.

The subject property is an existing undersized waterfront lot with limited developable area due to the extent of the floodplain and existing development. The Official Plan permits development on existing undersized lots through minor variance, provided that environmental and hazard policies are satisfied. There is no reasonable alternative location on the property to accommodate the structure outside of the floodplain while maintaining appropriate access and functionality of servicing. The proposal represents a small-scale, water-dependent use that aligns with both the Official Plan and PPS policy framework for appropriate development within constrained shoreline environments.

Accordingly, the proposed variances conform to the general intent of the Official Plan.

### **General Intent of the Zoning By-law**

The proposed variances maintain the general intent and purpose of the Township of Selwyn Zoning By-law 2009-021 (CZBL). The lands are zoned Lakeshore Residential (LR) and Environmental Protection (EP), see **Figure 7 – Zoning Bylaw**, which permit accessory structures such as boathouses, boat sheds, and pump houses, subject to regulations governing size, number, lot coverage, and setbacks to ensure appropriate scale and compatibility.

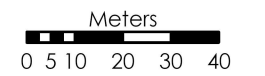
**EXCERPT FROM  
TOWNSHIP OF SELWYN  
COMPREHENSIVE ZONING  
BY-LAW 2009-021  
MAP 1  
1647 Kinsale Road  
Township of Selwyn  
Figure 7**

Legend

- Subject PIN
- Evaluated Provincial Wetlands
- EP Environmental Protection Zone
- LR Lakeshore Residential
- RR Rural Residential
- RU Rural

Data Sources

[https://www.selwintownship.ca/media/k2fg1eev/zbl\\_2009-021\\_officeconsolidation\\_feb-2026-with-schedules.pdf](https://www.selwintownship.ca/media/k2fg1eev/zbl_2009-021_officeconsolidation_feb-2026-with-schedules.pdf)

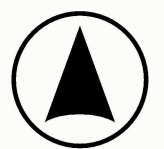


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The proposed structure qualifies as a boathouse based on its function and inclusion of a marine rail system connecting it to the waters edge. The Zoning By-law permits boathouses up to 85 square metres in area, whereas the proposed structure is proposed to be 15 square metres or less, representing a very small-scale building, well below the maximum permitted size. While a 5-metre side yard setback is required for boathouses, the By-law permits smaller shoreline accessory structures such as boat sheds, pump houses, and utility sheds to be located as close as 1.2 metres from an interior side lot line. In this context, the requested setback of 1.5 metres reflects the intent of the By-law to permit small, low-impact structures closer to lot lines, particularly along the shoreline.

The requested increase in total lot coverage and accessory structure coverage from existing is less than 0.5%, which is negligible and does not result in any further overdevelopment. While relief is also required to permit an increase in the number of accessory structures from 3 permitted to 7, all of the structures on site are small in scale, remaining subordinate to the principal dwelling, and typical of waterfront properties. These structures include a small greenhouse, a bunkie/guest cabin, metal gazebos for shade coverage on decks, storage/utility sheds and a pumphouse. The portable/tarp shed was required to be included in the coverage calculations and will be removed to ensure the addition of the boathouse has negligible impacts on the lot or lake.

The intent of the Zoning By-law is to regulate development so that it remains compatible with surrounding uses, does not create adverse impacts, and maintains appropriate spacing and site function. The proposed boathouse is small, non-habitable, and consistent with the established pattern of development along the shoreline, where similar and often larger structures exist within view of the subject property.

Further, the PPS emphasizes that development should not create or aggravate existing hazards. The proposal satisfies this direction, as the structure is appropriately designed, located, and scaled such that it does not impact drainage, access, or hazard conditions.

Accordingly, the proposal maintains the general intent of the Zoning By-law.

### **Desirable for the Appropriate Development or Use of the Land**

The proposed variances are desirable for the appropriate development and use of the land. The subject property is a constrained waterfront lot with limited available space due to the location of existing buildings, servicing, and the extent of the floodplain. The proposed boathouse is appropriately located at the shoreline, where it is functionally required, and is designed to safely store watercraft and associated equipment.

The structure is modest in scale, measuring approximately 15 square metres, and will not result in visual or physical impacts that are out of character with the surrounding area. Properties along the shoreline in both directions contain boathouses and accessory structures, many of which are larger than the proposed building. The development is therefore consistent with the existing character of the waterfront.

The reduced side yard setback is also appropriate in this context. There is no development on the adjacent lot abutting the reduced setback, and the lot lines are heavily vegetated, such that neighbouring dwellings are barely visible. As a result, no adverse impacts related to privacy, views, or access are anticipated.

A site plan has been prepared identifying the floodplain, and the proposed structure is located and elevated above the applicable flood elevation, consistent with guidance provided by ORCA. The inclusion of a marine rail system ensures that the structure functions appropriately as a water-dependent use while minimizing potential disturbance to the shoreline.

The PPS permits development within hazardous lands where the risk to public safety is minor, can be mitigated, and where no adverse environmental impacts will result. In this case, the proposal represents a small-scale, passive use that meets these criteria, as it does not introduce new hazards, does not aggravate existing conditions, and has been designed in consultation with ORCA.

Overall, the proposal represents a reasonable and appropriate use of the property, supports the continued residential use of the lands, and is compatible with surrounding development.

Therefore, the proposed boathouse is considered desirable for the appropriate development and use of the land.

### **Minor in Nature**

The proposed variances are minor in nature, both in terms of their scale and the overall impact. The increases in total lot coverage are minimal, less than 0.5%, and do not result in any meaningful intensification of development. The proposed structure is small in size, significantly below the maximum permitted for a boathouse, and comparable in scale to a larger utility shed.

While the reduction in side yard setback is more significant numerically, the impact is minor given the context of the site. The structure is low in height, has a small footprint, and is located adjacent to a property with no development. Existing vegetation further limits any potential visual or functional impacts. The requested setback is also consistent with permissions in the Zoning By-law for

smaller accessory structures, which reinforces the intent of the regulation is being maintained.

The increase in the number of accessory structures does not result in overdevelopment, as the proposed boathouse is small, replaces the larger play structure located there previously, and all structures are typical for a waterfront property. Furthermore, the portable storage shed will be removed as it sustained damage in a snow storm this past winter to further ensure negligible impacts. Therefore, the overall function of the property as a shoreline residential lot remains mostly unchanged by the addition of the boathouse.

From a broader planning perspective, the PPS emphasizes that development should not create new hazards or aggravate existing ones. The proposal satisfies this direction, as it does not alter flood conditions, restrict access, or result in any environmental impacts. The development represents a very modest addition that is sized appropriately for the site and surrounding context and will be installed as per design recommendations from ORCA.

In consideration of both quantitative and qualitative factors, the variances are considered minor in nature.

## **5.0 Closing**

This planning brief has been prepared in support of the proposed minor variance request for relief from the general provisions for accessory structures and the maximum lot coverage of the subject property to permit a small boat storage building. The brief provides an analysis of the applicable provincial and municipal policy documents in the context of the requested variances.

Based on the background information, the existing development on the site and the foregoing review of the relevant policies, it is my opinion that the proposed application meet all four tests under Section 45(1) of the Planning Act. The development conforms to the general intent of the Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature. The proposal is consistent with the PPS, as it represents a small-scale, water-dependent use that does not create or aggravate natural hazards and has been appropriately designed in consultation with ORCA. The development reflects the established character of the shoreline and represents good planning.



11213-01, 1647 Kinsale Road, Ennismore  
Page 18 of 18  
April 10, 2026

Please do not hesitate to contact the undersigned should you require any additional information or wish to discuss this further.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Amanda'.

Amanda Timmermans, B.A. (Hons)  
Intermediate Land Use Planner

AT/jh

Attachments: Attachment 1 – Photographic Log  
Attachment 2 – Survey

# Attachment 1

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Photographic Log



<p><b>Client Name:</b> Wayne McArthur</p>	<p><b>Site Location:</b> 1647 Kinsale Road, Ennismore, Ontario</p>
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<p>Number: 1</p>
<p>Date: October 20, 2025</p>
<p>Direction: West</p>
<p>Description: Kinsale Road from driveway</p>



<p>Number: 2</p>
<p>Date: October 20, 2025</p>
<p>Direction: Northwest</p>
<p>Description: Garden shed/greenhouse and detached garage</p>



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<p><b>Client Name:</b> Wayne McArthur</p>	<p><b>Site Location:</b> 1647 Kinsale Road, Ennismore, Ontario</p>
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<p>Number: 3</p>
<p>Date: October 20, 2025</p>
<p>Direction: North</p>
<p>Description: Bunkie/Sleeping Cabin and front wall of the dwelling</p>



<p>Number: 4</p>
<p>Date: October 20, 2025</p>
<p>Direction: West</p>
<p>Description: Interior side lot line (south) looking towards Kinsale from front corner of dwelling</p>



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<p><b>Client Name:</b> Wayne McArthur</p>	<p><b>Site Location:</b> 1647 Kinsale Road, Ennismore, Ontario</p>
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<p>Number: 5</p>
<p>Date: March 23, 2026</p>
<p>Direction: Northeast</p>
<p>Description: Outdoor deck and patio in between dwelling walls</p>



<p>Number: 6</p>
<p>Date: October 20, 2025</p>
<p>Direction: West</p>
<p>Description: Dwelling facing Buckhorn Lake</p>



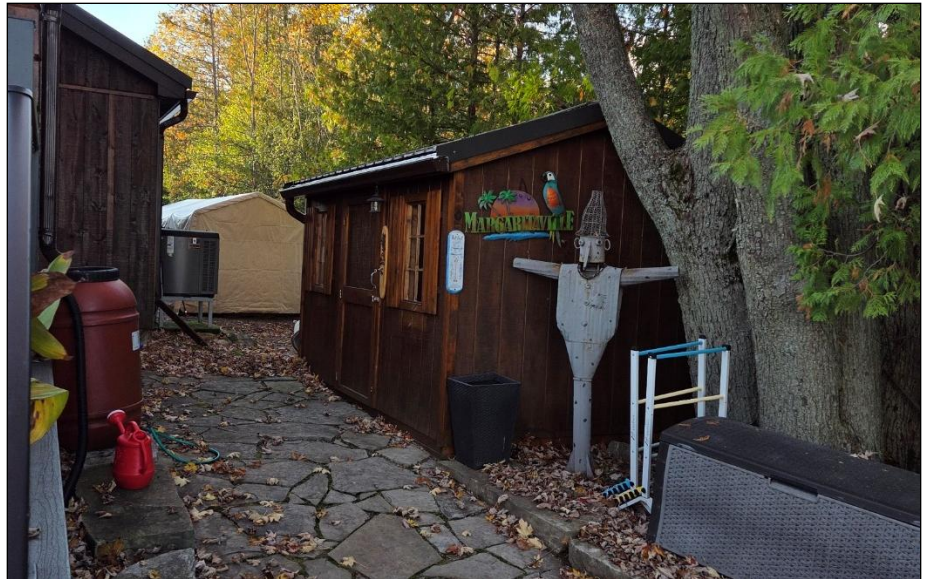
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<p>Number: 7</p>
<p>Date: October 20, 2025</p>
<p>Direction: Northwest</p>
<p>Description: Storage shed in the side yard (north)</p>



<p>Number: 8</p>
<p>Date: October 20, 2025</p>
<p>Direction: West</p>
<p>Description: Gazebo and patio area in the front and side yard (north)</p>



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<p><b>Client Name:</b> Wayne McArthur</p>	<p><b>Site Location:</b> 1647 Kinsale Road Peterborough, ON K9J 6X2</p>
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<p>Number: 9</p>
<p>Date: October 20, 2025</p>
<p>Direction: North</p>
<p>Description: Pump house located at shoreline, not on subject property according to survey</p>



<p>Number: 10</p>
<p>Date: October 20, 2025</p>
<p>Direction: Northwest</p>
<p>Description: Shoreline along Buckhorn Lake from the dock, showing boathouse on the adjacent neighbouring property.</p>



**D.M. Wills Associates Limited**

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P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

<p><b>Client Name:</b> Wayne McArthur</p>	<p><b>Site Location:</b> 1647 Kinsale Road, Ennismore, Ontario</p>
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<p>Number: 11</p>
<p>Date: October 20, 2025</p>
<p>Direction: Southwest</p>
<p>Description: Proposed boathouse as seen from the dock on Buckhorn Lake</p>



<p>Number: 12</p>
<p>Date: October 20, 2025</p>
<p>Direction: East</p>
<p>Description: Proposed boathouse on point from vacant neighbouring property</p>



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---	--

<p>Number: 13</p>
<p>Date: October 20, 2025</p>
<p>Direction: Southeast</p>
<p>Description: Front door of proposed boathouse</p>



<p>Number: 14</p>
<p>Date: October 20, 2025</p>
<p>Direction: North</p>
<p>Description: Rear of proposed boathouse, where new door and marine rail proposed to be located</p>



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---	--

<p>Number: 15</p>
<p>Date: October 20, 2025</p>
<p>Direction: Northeast</p>
<p>Description: Interior of the proposed boathouse facing the side door</p>



<p>Number: 16</p>
<p>Date: October 20, 2025</p>
<p>Direction: East</p>
<p>Description: Shoreline of Buckhorn Lake and dock on neighbouring property to the south</p>



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# Attachment 2

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Survey



**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

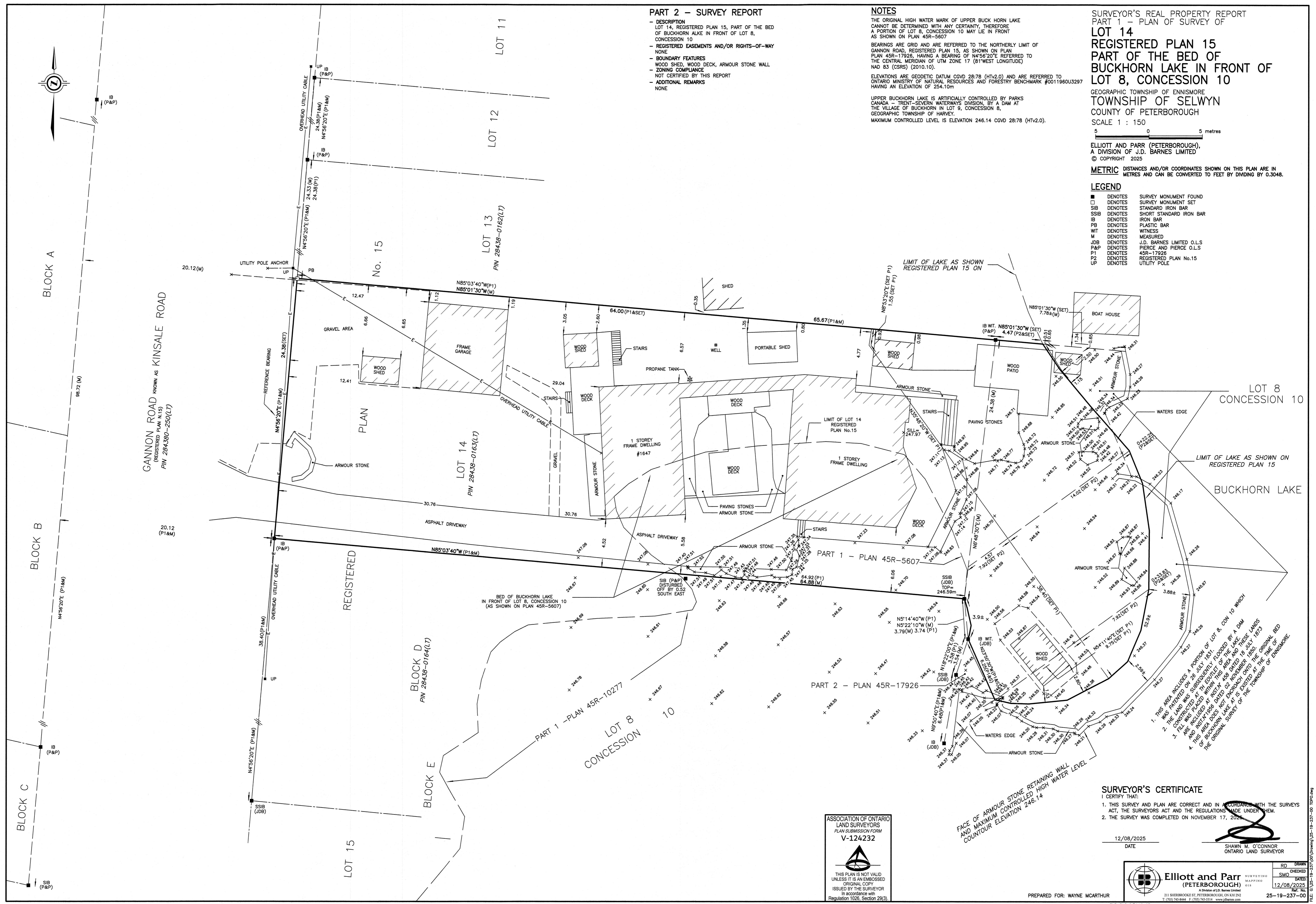
5 0 5 metres

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 AREA WAS RECLAIMED BY THE TOWNSHIP OF HARVEY AND INCLUDED IN THE 1856 DATED 02 NOVEMBER 1856. THE AREA DOES NOT ENCOMPASS THE ORIGINAL BED OF BUCKHORN LAKE AT ITS ORIGINAL TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF ENNISMORE.

**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 K9N 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 MCAURTHUR

FILE: E&P\_GAY 10-23

12/08/2025