

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$519,900

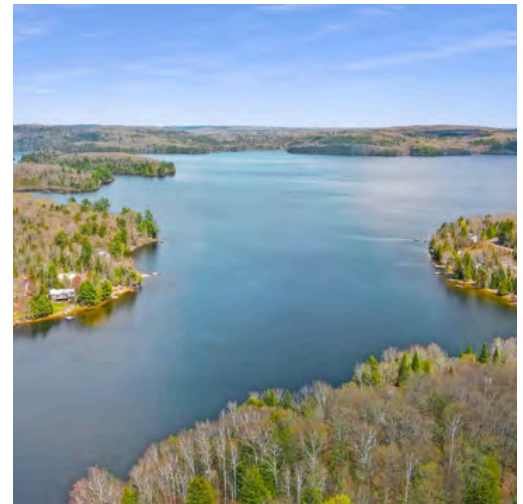
Welcome to 1017 Dunn Road

on Haliburton Lake, Haliburton






Troy Austen

Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca



This well-maintained, turn-key cottage on Haliburton Lake offers 157 feet of clean shoreline, featuring a shallow sandy entry that gradually transitions to deeper water off the dock-ideal for swimming, boating, and time at the lake with family.

The 3-bedroom, 1-bathroom backsplit provides a practical and comfortable layout, with lake views and a relaxed cottage feel throughout. The property has been well cared for and is ready for immediate use, making it easy to step in and start enjoying.

Haliburton Lake is known for its size, clear water, and excellent opportunities for boating, water sports, and fishing, with a public boat launch and beach available on the lake. Located approximately 30 minutes from the Village of Haliburton, you'll have access to groceries, dining, schools, and healthcare services when needed. A solid option for those looking for a move-in ready waterfront property that supports both quiet time and gatherings with family and friends.

Property Client Full

1017 Dunn Road, Dysart, Ontario K0M 1S0

Listing

1017 Dunn Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X13057490

List Price: \$519,900

New Listing

Haliburton/Dysart et al/Harburn



Tax Amt/Yr: **\$2,417.70/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 31 PL 329; PT LT 30 PL 329; PT AREA OF USER COMMON PL 329; PT RDAL IN FRONT OF LT 11 CON 6 HARBURN CLOSED BY H151210; PT 66 FT STREET PL 329 CLOSED BY H151208 PT 5-10 19R9026; S/T H282528; T/W H127694 RE: PT 3 19R1009; T/W H282525; S/T & T/W H282526; DYSART ET AL**

Style: **Backsplit** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **157.00** Fronting On: **S**
 Lot Depth: **203.90** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR4**
 Dir/Cross St: **Haliburton Lake Road to Dunn Road**

PIN #: **391490202** ARN #: **462405000036301** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Water: Other
Fam Rm: No	Garage: No	Water Supply Type: Lake/River
Basement: /None	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Waterfront Feat: Not Applicable
Fireplace Feat: Wood Stove	Tot Pk Spcs: 4.00	Waterfront Struc: Not Applicable
Interior Feat: Water Heater Owned	Pool: None	Well Capacity:
Parking Feat: Private	Room Size:	Well Depth:
Heat: Baseboard	Rural Services:	Sewers: Tank
Heat Source: Electric	Security Feat:	Special Desig: Unknown
A/C: /None		Farm Features:
Central Vac: No		Winterized: No
Property Feat: Beach, Lake Access		
Roof: Asphalt Shingle	Waterfront: Direct	Island YN: No
Foundation: Piers	Easements/Restr: Unknown	
Topography: Sloping, Terraced		
Soil Type:	Dev Charges Paid:	HST App To SP: Included In
Alternate Power: None	Shoreline Exposure:	
Water Name: Haliburton Lake	Water View: Direct	Channel Name:
Waterfront Y/N: Yes		
Water Struct: Not Applicable		
Water Features: Not Applicable		
Under Contract:		
Access To Property: Yr Rnd Municipal Rd		
Shoreline: Deep, Rocky		
Shoreline Road Allowance: Owned		
Docking Type: Private		

Remarks/Directions

Client Rmks: **This well-maintained, turn-key cottage on Haliburton Lake offers 157 feet of clean shoreline, featuring a shallow sandy entry that gradually transitions to deeper water off the dock-ideal for swimming, boating, and time at the lake with family. The 3-bedroom, 1-bathroom backsplit provides a practical and comfortable layout, with lake views and a relaxed cottage feel throughout. The property has been well cared for and is ready for immediate use, making it easy to step in and start enjoying. Haliburton Lake is known for its size, clear water, and excellent opportunities for boating, water sports, and fishing, with a public boat launch and beach available on the lake. Located approximately 30 minutes from the Village of Haliburton, you'll have access to groceries, dining, schools, and healthcare services when needed. A solid option for those looking for a move-in ready waterfront property that supports both quiet time and gatherings with family and friends.**

Inclusions: **Fully furnished, Outdoor Furniture, Water toys - Kayak, Canoe, Peddle Boat**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **04/29/2026**

Rooms

MLS®#: X13057490

Room
Bathroom

Level
Main

Dimensions (Metric)

Dimensions (Imperial)

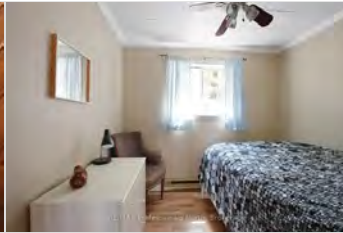
Bathroom Pieces
3

Features

Photos

MLS®#: X13057490

[1017 Dunn Road, Dysart, Ontario K0M 1S0](#)





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Chattels

Included

- Fully Furnished
- Outdoor Furniture
- Water Toys - Kayak, Canoe, Pedal Boat

Excluded

- Personal Items
- Motor Boat
- Outdoor Dining Table (Rectangular one) and Chairs



Seller



Buyer

Additional Information

- Hydro cost per year: \$1200/per year approx
- Wood Supplier: Green Lake Firewood
 - Amount used: 1 cord/2 years
- Internet Provider: Bell
- Cell Service: Poor
- Septic Last Pumped: Shephard
- Building Winterized: No
 - What is needed: Heated waterlines
- Age of Roof: 5 years
- Insurance Company: Cooperators
- Road: Year Round Municipal
- Driveway Plowing Cost: \$400 for the season
- Lake Assc. Dues: \$85

Har-15-84
FILE NUMBER

APPLICATION FOR A CERTIFICATE OF APPROVAL

OWNER John and Pat Sutherland TELEPHONE home 416 691-6723
work 416 694-9649 DATE July 10/84
ADDRESS 99 Burgess Ave Toronto ONT M4E1X2
(number) (street) (city, town, etc.) (postal code)

PURCHASER _____ TELEPHONE _____

ADDRESS _____

TOWNSHIP LOT NUMBER _____ CONCESSION VI TOWNSHIP Harburn

PLAN NO. 329 SUB LOT NUMBER 30 LOT SIZE 100 x 200

TYPE OF BUILDING Seasonal Dwelling NO. OF BEDROOMS 3
SINGLE FAMILY DWELLING: SEASONAL DWELLING: TYPE OF BUSINESS

WATER SUPPLY: EXISTING PROPOSED DRILLED WELL (Depth of Casing _____ metres)
DUG OR BORED WELL OTHER SOURCE Lake

PROPOSE TO: Install A Holding Tank OR _____
Install or Alter Septic Tank, Holding Tank, Proprietary Aerobic System * Other (Privy, Leaching Pit, Etc.)

IS SEVERANCE OF PROPERTY PENDING? GRANTED? SEVERANCE FILE NO. _____

IMPORTANT INFORMATION!

- A. Please attach a cheque or money order for the required fee (\$60.00) payable to the Haliburton, Kawartha, Pine Ridge District Health Unit
* A fee is not applicable to the installation or alteration of a privy, leaching pit or cesspool.
- B. If the application is for a holding tank, a pump-out contract must be attached.
- C. To determine type and depth of soil in the proposed disposal field, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.
- D. Post the completed Lot Identification Card where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? _____ The Inspection of the Property will not be made until you Notify us that a Test Hole has been Provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

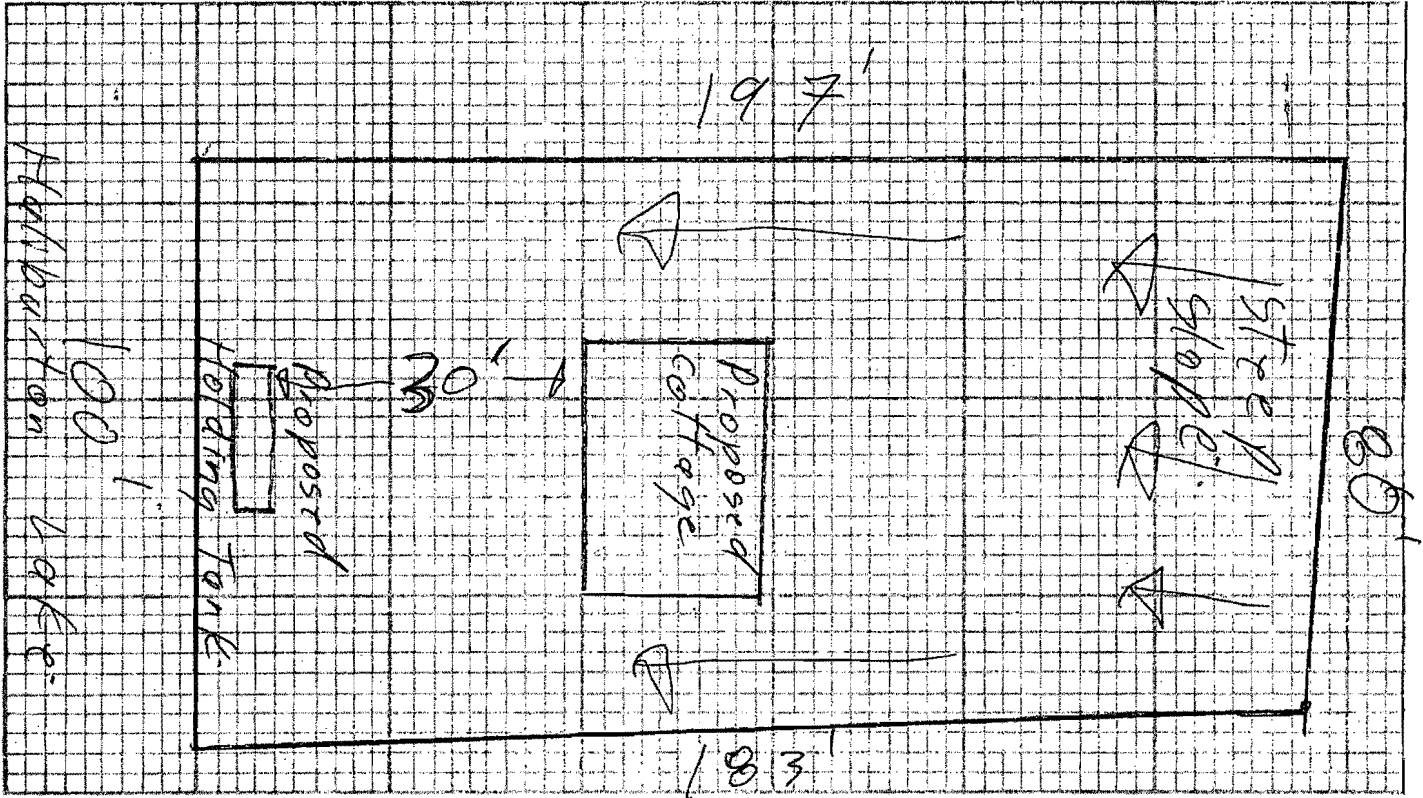
OFFICES: Northumberland County - P.O. Box 337, Cobourg, Ontario K9A 4K8 PHONE (416) 372-0175
 - P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550
 - P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (613) 475-0933
 Haliburton County - P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391
 Victoria County - P.O. Box 565, Lindsay, Ontario K9V 4S5 PHONE (705) 324-3569

LOT DIAGRAM AND SEWAGE SYSTEM PLAN

INFORMATION REQUIRED:

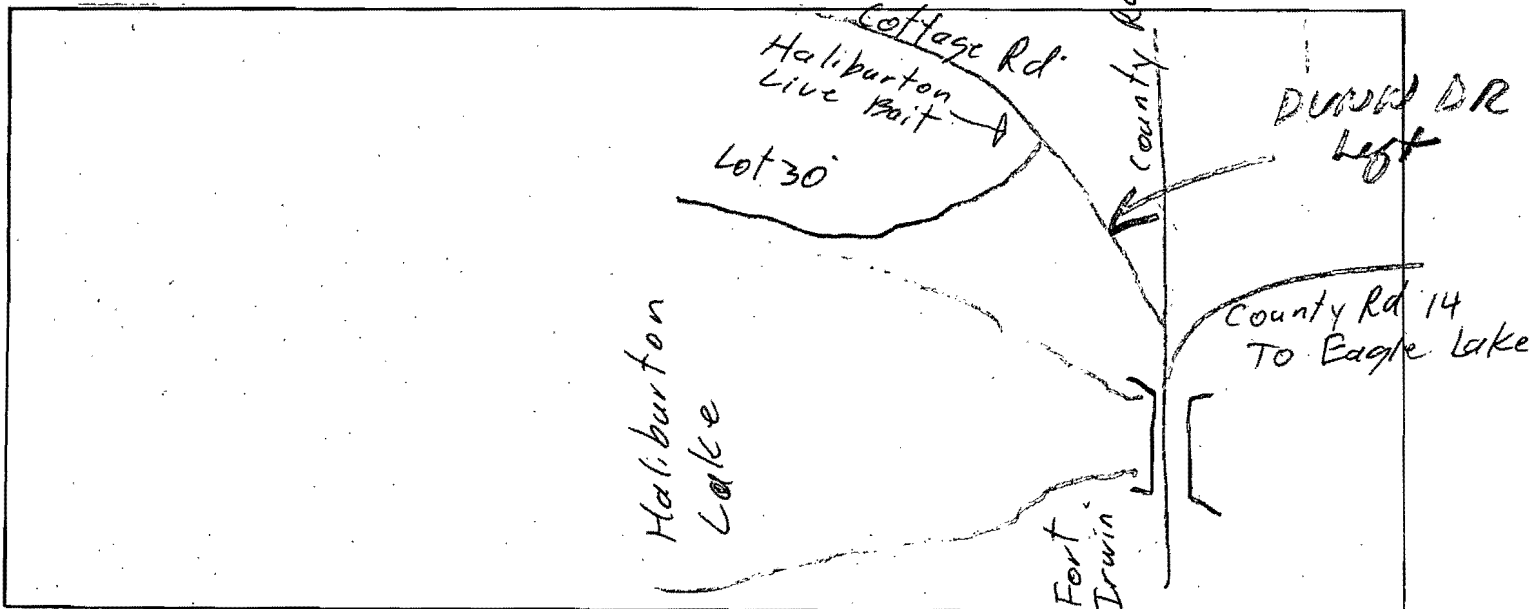
INDICATE NORTH POINT AND SHOW:

1. Location of proposed sewage system components (e.g. Tanks, Leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbour's), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
2. Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.



DIRECTIONS TO PROPERTY

SHOW HIGHWAY NO., SECONDARY ROADS, SIGNS TO FOLLOW, LAND MARKS ETC.



HAR-15-84

SITE INSPECTION REPORT FOR CERTIFICATE OF APPROVAL

DATE: JULY 17, 1984

OWNER JOHN & PAT SUTHERLAND

Lot No. Conc. 6

Township/Municipality HARBURN

Plan # 329 Sub. Lot # 30

1. Assessment of Property

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz.): satisfactory unsatisfactory
- d) Percolation rate: 5-10 min./cm. Measured Estimated:

Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC TOPSOIL
0.5	RD. BROWN SILTY SAND & GRAVEL
1.0	"
1.5	"
Show rock elevation	
Show water table W	

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3
- c) Owner may wish to consider a Proprietary Aerobic System

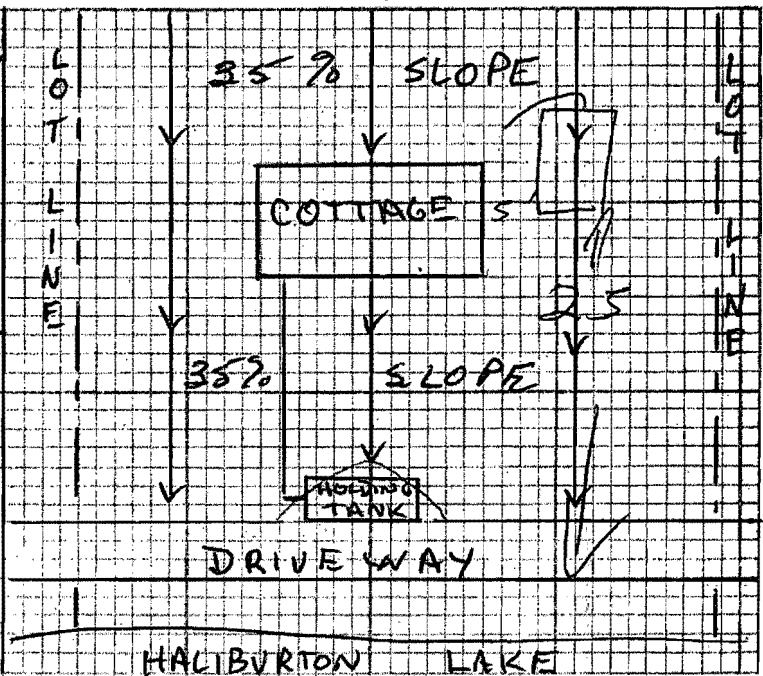
Under Section 121 of the Environmental Protection Act, 1980 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ontario M4V 1K7, within 15 days of receipt of the decision.

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: _____ Litres Holding Tank: 9000 litres
- b) Length of Absorption Trench Required _____ metres. c) Filter Bed Area _____ sq. m; Contact Area _____ sq. m.
- d) Proposed Layout of Sewage System, As Below as per attached drawing(s)

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION.

- ① HOLDING TANK TO BE LOCATED IN WIDENED AREA OF DRIVEWAY USED FOR PARKING/TURN AROUND.
- ② COMPLETE & RETURN PUMP-OUT CONTRACT.
- ③ AN AUDIO/VISUAL ALARM IS REQUIRED.
- ④ REFER TO ATTACHED DIAGRAMS FOR SPECIFICATIONS.
- ⑤ INSTALL ACCORDING TO ONTARIO REGULATION 374/81



Scale: 1 square equals approx. _____ metre

NOTE: It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use Permit, an inspection prior to the backfilling of your completed system is required. It is your responsibility to ensure that this is done.

CERTIFICATE

This Certificate of Approval under Section 65 of the Environmental Protection Act 1980 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3. Approval EXPIRES 12 months from date of issue at which time a renewal fee will be applicable.

INSPECTED & RECOMMENDED BY Alton Durhagen

DATE July 17, 1984

B. J. MacNeill
Director

- OFFICES:
- P.O. Box 337, Cobourg, Ontario K9A 4K8
 - P.O. Box 449, Campbellford, Ontario K0L 1L0
 - P.O. Box 127, Brighton, Ontario K0K 1H0
 - P.O. Box 570, Haliburton, Ontario K0M 1S0
 - P.O. Box 585, Lindsay, Ontario K9V 4S5
- PHONE (416) 372-0175
 - PHONE (705) 653-1550
 - PHONE (613) 475-0933
 - PHONE (706) 457-1391
 - PHONE (705) 324-3569

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

HAR-15-84
FILE NUMBER

REPORT

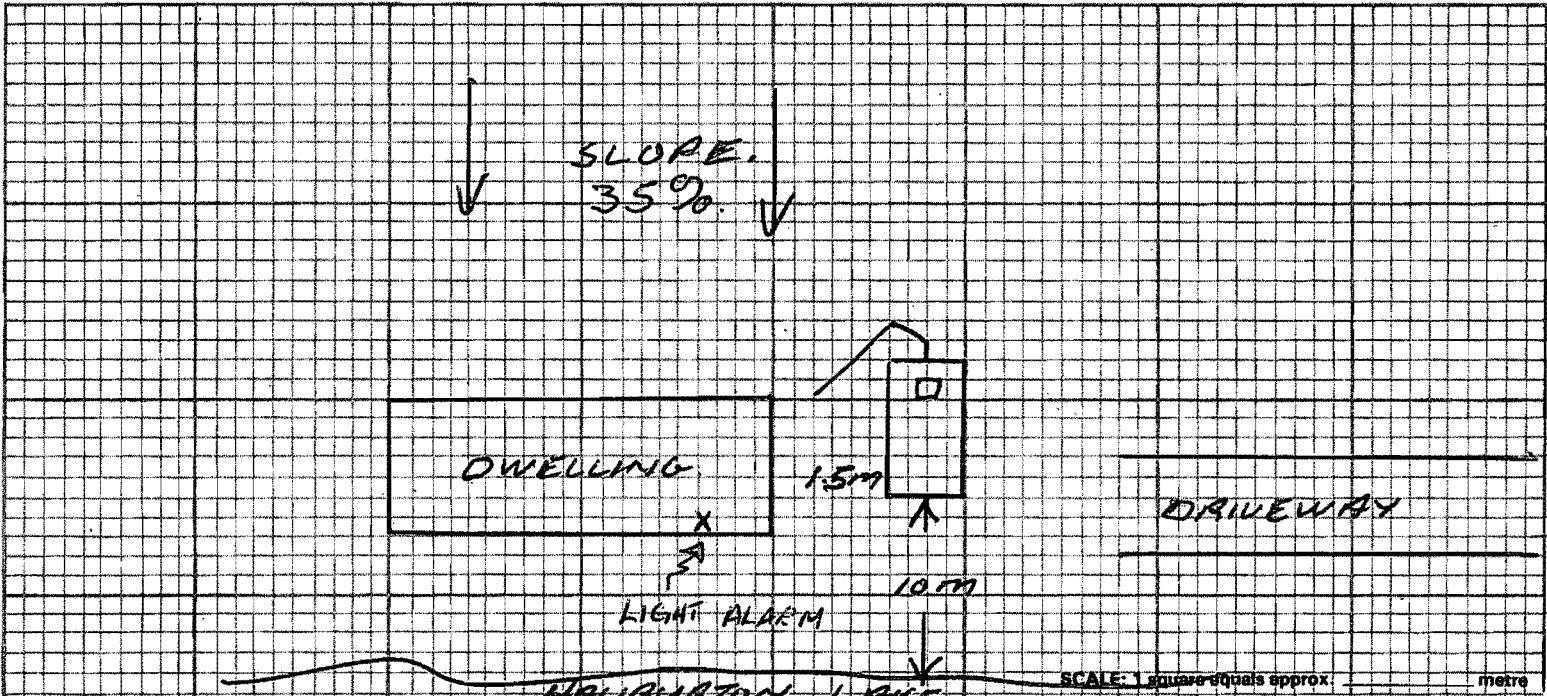
DATE: JUNE 10, 1985

INSTALLED BY: BEAGHI CONSTRUCTION 1984

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. ~~SEPTIC TANK~~ Holding Tank of working capacity of 9000 litres constructed of ~~steel~~ concrete/fiberglass on site or prefabricated to serve 3 bedrooms
- B. Distribution Pipe: Type - PVC , Clay Tile , Other _____; Absorption Trench System ; Filter Bed System ; Total _____ lineal meters in _____ runs of _____ meters and fed by gravity ; Syphon or Pump .
- C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



The following work remains to be completed: Backfill system and sod or seed ; Stabilize all sloped surfaces ; Finish grading to shed run-off and divert water around leaching bed ; Other ~~Backfill~~ ~~stabilize~~

89-08 2- Alarm on back of house (Town 60-7-83 011)

90/7/24

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

JOHN + PAT SUTHERLAND

for the use and operation of the Class 5 Sewage System Installed/Altered under Certificate of Approval # HAR-15-84

such system being located on Lot 11 Conc 6 Plan 329 Sub. lot 30

Township/Municipality HARBURN County HALIBURTON

Inspected and Recommended by Fran Jotos

DATE July 24/90

Issued R J Mac Naull (Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.



FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

6798 Hwy 35, P.O. Box 68
Coboconk, Ontario K0M 1K0

Telephone: 705-457-1152 • 705-454-3744

705-887-1503 • 705-286-1178

Fax: 705-454-8700

Wed.

CUSTOMER:

(647) 554-6094 Ext.

DIRECTIONS:

1017 DUNN RD - BEFORE FORT
IRWIN - HARBURN RD. OR
HAMILTON RD TO DUNN - GO EMPTY
BACK IN #1019 - TANK IN FRONT OF
SHED - teresa.veltman@gmail.com
ON

INV. NO.

0000154907

DATE:

Nov-20-24

CUST. NO.

024748

TERMS: PAYABLE ON RECEIPT
CASH • M/C • DEBIT • ETRANSFER

EMT: Lshepherd@shepherdenvironmental.ca
Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
HOLD8-01	PUMPING HOLDING TANK <i>Leave some in tank</i>	318.58
<p>SHEPHERD ENVIRONMENTAL 6798 HWY 35 COBOCONK, ON K0M1K0 7054543744</p> <p>SALE PHONE ORDER</p> <p>MID: 5674622 REF#: 00000001 TID: 006 RRN: 00000001 Batch #: 326001 10:43:14 11/21/24 CVD: M</p> <p>ORDER#: 24748 Manual CNP APPR CODE: 09469J **/**</p> <p>MASTERCARD *****7540</p> <p>AMOUNT \$360.00</p> <p>APPROVED</p> <p>I AGREE TO PAY ABOVE TOTAL AMOUNT IN ACCORDANCE WITH CARD ISSUER'S AGREEMENT</p> <p>(MERCHANT AGREEMENT IF CREDIT VOUCHER) RETAIN THIS COPY FOR STATEMENT VERIFICATION</p> <p>THANK YOU! / MERCI!</p> <p>CUSTOMER COPY</p>		
HST		41.42
TOTAL:		\$360.00
PAYMENT METHOD:		

PAID
NOV 21 2024
mik

HST# R1048312

Material on site

Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only.

2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.

CUSTOMER COPY

INVOICE

DRIVER: _____

Please see attached H/T contract. Thanks



6798 Hwy. #35
P.O. Box 68
Coboconk, Ontario K0M 1K0

Telephone: 705-454-3744...454-3627... 887-1503...286-1178

Fax: 705-454-8700

2022-08-25

Holding Tank Pump Out Contract

Shepherd Environmental Services agree to provide pumping services for:

Name Of Property Owner: [REDACTED]

Installation Address: 1017 Dunn Rd.

Lot, Concession, Municipality: Lot 31, Plan 329, Municipality of Dysart

These pumping services are to be provided for a period of five years and become effective on the date above subject to the account being in good standing.

Authorized Signature for Company:

Michael Shepherd / Sh

Your account number is: 2002 3812 8196
 This statement is issued on: May 8, 2025

2002 3812 8196
 May 8, 2025

Your Electricity Statement


For the period of: April 2, 2025 - May 2, 2025

What do I owe?

\$76.⁶³
 See reverse for a summary of your charges

How much did I use?

You powered your home with



48 kWh
of electricity this period

When is it due?

May 28, 2025

What does my electricity usage look like?


Your average daily usage has **decreased by 68%** compared to the same period last year.


Find out more by logging into **myAccount** at www.HydroOne.com


Period	Usage (kWh)
Same period last year (29 days)	145 kWh
Previous period (29 days)	0 kWh
Current month (30 days)	48 kWh


What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.

 For billing, quick answers and much more, visit www.HydroOne.com

 For emergencies or reporting outages **1-800-434-1235 (24 hrs)**

 For service inquiries and payment **1-888-664-9376**
 Mon to Fri 7:30 a.m. - 8 p.m.

 Hydro One Networks Inc.
 PO Box 5700
 Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2002 3812 8196**



Total amount you owe \$76.63

Amount enclosed

\$

HYDRO ONE NETWORKS INC.
 PO BOX 4102 STN A
 TORONTO ON M5W 3L3



What am I paying for?

Balance carried forward from previous statement		\$0.00
Amount from your previous period	\$140.62	
Amount we received on Apr 16/25	-\$140.62	
Your electricity charges		\$76.63
Total amount you owe		\$76.63

If payment is not received by May 28, 2025, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.



Powering 1017 DUNN RD

Point of Delivery: 10818656

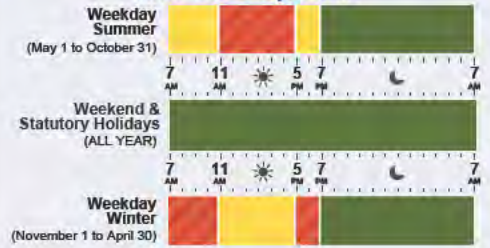
Residential – Medium Density

Electricity		\$3.63
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.		
Delivery		\$72.52
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.		
Regulatory Charges		\$0.56
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.		
HST (87086-5821-RT0001)		\$9.97
Ontario Electricity Rebate		-\$10.05
Total of your electricity charges		\$76.63

What is my Time-of-Use breakdown?

Apr 2/25 to May 2/25	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	0.0000	15.8	\$0.00
TOU Mid-Peak	0.0000	12.2	\$0.00
TOU Off-Peak	47.6988	7.6	\$3.63

Time-of-Use periods



Notice: Time-of-Use (TOU) periods have changed for the summer season (May 1 – Oct 31). For details, see the TOU breakdown next to the Electricity line.

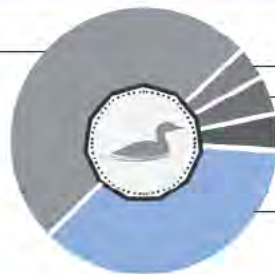
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3222809	May 2/25 22560.3414	Apr 2/25 22512.6426	47.6988	(x1) = 47.6988

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



- Regulatory costs
- Taxes
- Other delivery costs
- Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER

REPORT DATE

2018 09 12

PHOTO REQUIRED YES NO
PHOTO ATTACHED YES NO

INSURANCE COMPANY _____ INSURED _____ AGENT/BROKER _____ BROKER CLIENT ID# _____

1. HEATING UNIT

TYPE Drolet ACORN STOVE, BOX, FRANKLIN OR POT BELLY STOVE (LOOSE FITTING OR NO DOORS) SPACE HEATER OTHER (SPECIFY) _____
 MAKE _____
 MODEL PyroPak serial# 4067 COOKSTOVE WOOD STOVE, AIRTIGHT _____
 AGE _____ FIRE PLACE INSERT WOODSTOVE, NOT AIRTIGHT _____
 FIREPLACE, ZERO CLEARANCE WOOD FURNACE _____
 MASONRY FIREPLACE WOOD FURNACE ADD ON _____
 PELLET STOVE WOOD / OIL COMBINATION _____

IS THE UNIT CERTIFIED? YES NO
 IF YES, BY: _____ CANADIAN STANDARDS ASSOCIATION (CSA) UNDERWRITERS' LABORATORIES OF CANADA (ULC)
 WARNOCK-HERSEY PROF. SERVICE LTD. OTHER (SPECIFY) OTL

ADDRESS OF PREMISES WHERE UNIT IS INSTALLED PRINCIPLE RESIDENCE OTHER (SPECIFY) Cottage-1017 Dunn Drive, Haliburton, Ontario

WHERE IS THE HEATING UNIT LOCATED?

ATTACHED GARAGE DETACHED GARAGE
 WORKSHOP
 DWELLING (SPECIFY) Living room
 OTHER (SPECIFY) _____

IS THE HEATING UNIT PRIMARY AUXILIARY HOW OFTEN IS HEATING UNIT USED? NUMBER OF HOURS PER DAY 24 NUMBER OF DAYS PER YEAR 60

FUEL: WOOD ONLY NUMBER OF CORDS USED ANNUALLY _____ FACE CORD (16" x 4' x 8")
 WOOD AND OIL PELLET (SPECIFY TYPE) _____ STANDARD /BUSH CORD (4' x 4' x 8")
 OTHER (SPECIFY TYPE) _____

IF FUEL IS NOT WOOD, SPECIFY AMOUNT BURNED ANNUALLY _____

ARE ASHES DISPOSED OF IN A METAL CONTAINER? YES NO IS THE CONTAINER EQUIPPED WITH A METAL LID? YES NOIS THE ASH CONTAINER PLACED ON A NON-FLAMMABLE SURFACE? YES NO

2. CHIMNEY

TYPE MASONRY CHIMNEY LINING: FLUE TILE STAINLESS STEEL OTHER (SPECIFY) _____
 FACTORY BUILT DOUBLE WALLED METAL CHIMNEY - NAME OF MANUFACTURER _____
 INSTALLATION BY PROFESSIONAL? YES NO IF YES, NAME OF FIRM _____ UNKNOWN
 LABELLED:
 CANADIAN STANDARDS ASSOCIATION (CSA) UNDERWRITERS' LABORATORIES OF CANADA
 WARNOCK-HERSEY PROF. SERVICE LTD. OTHER (SPECIFY) _____
 CONCRETE
 OTHER TYPE OF CHIMNEY (SPECIFY) _____
 UNKNOWN

AGE: SAME AS HEATING UNIT OR _____DOES UNIT SHARE A CHIMNEY FLUE? YES PROVIDE DETAILS _____
 NOCHIMNEY IS INSTALLED INSIDE BUILDING OUTSIDE BUILDING OUTSIDE BUILDING IN INSULATED ENCLOSURE

HOW MANY TIMES PER YEAR IS THE CHIMNEY CLEANED? _____ DATE OF LAST CLEANING? _____ BY WHOM? _____

CLEARANCE OF CHIMNEY TO NEAREST COMBUSTIBLES 2 INCHES IS CHIMNEY RATED FOR A CONTINUOUS FLUE GAS TEMPERATURE OF 650°C YES NO UNKNOWN
 CENTIMETRES

SOLID FUEL HEATING QUESTIONNAIRE

3. CLEARANCES

IMPORTANT

PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, WHEREAS THE REQUIRED DISTANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE LABEL ATTACHED TO THE HEATING UNIT. THE MEASUREMENTS ARE IN:

INCHES OR CENTIMETRES

		ACTUAL	REQUIRED
SHORTEST DISTANCE OF STOVE TO:	BACK WALL	n/a	
	SIDE WALL	n/a	
	CORNER	10.5	10
	CEILING	72	60
SHORTEST DISTANCE OF STOVE PIPE TO:	BACKWALL	20	18
	SIDEWALL	20.5	18
	CEILING	n/a	
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:	FRONT	18	18
	LEFT SIDE	10.5	8
	RIGHT	11	8
	BACK	10.5	8

IS THERE A THIMBLE WHERE THE PIPE PASSES THROUGH WALL? YES NO

TOTAL LENGTH OF ALL STOVE PIPE (INCLUDING ELBOWS):
63.5

NUMBER OF ELBOWS IN STOVE PIPE? 0

CONSTRUCTION OF STOVE PIPE:

DOUBLE WALLED

SINGLE WALLED (INCLUDING BLACK STEEL)

GALVANIZED

OTHER (SPECIFY) _____

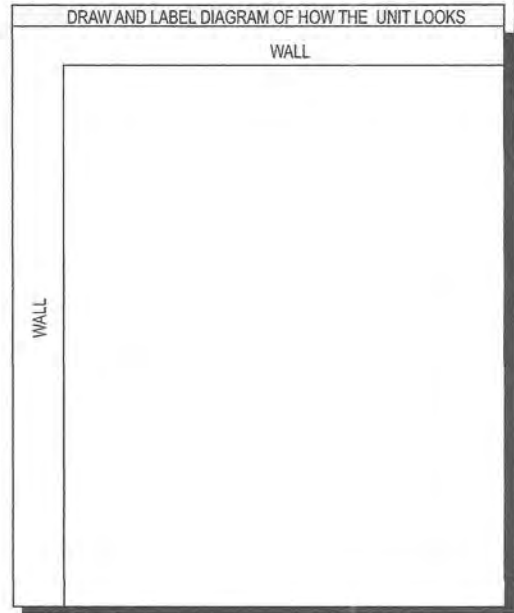
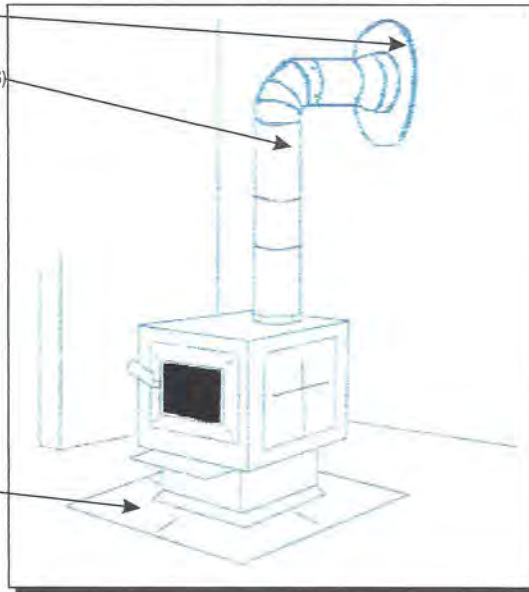
CONSTRUCTION OF SIDEWALL: drywall

BACKWALL: drywall

CEILING: wood

IS THERE A NON-COMBUSTIBLE PAD? YES NO

SHORTEST DISTANCE OF UNIT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL:
68



4. INSTALLATION

WHO INSTALLED THE HEATING UNIT? HEATING CONTRACTOR HOMEOWNER OTHER (SPECIFY) unknown

IS THE CONTRACTOR WETT CERTIFIED? YES NO

DOES THE STOVE PIPE PASS THROUGH A CONCEALED SPACE/WALL? YES DESCRIBE roof space

NO NOT APPLICABLE

TYPE OF SHIELDING: SHEET METAL PERMANENTLY INSTALLED? YES NO CERAMIC TILE BRICK CONCRETE OTHER Stone

DISTANCES ARE IN: INCHES CENTIMETRES

DISTANCE FROM WALL TO SHIELD: _____ DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD _____ DISTANCE FROM HEAT SHIELD TO FLOOR _____

ARE THE WALL SPACERS NON-COMBUSTIBLE? YES NO IS THERE AN AIR SPACE AT TOP AND BOTTOM? YES NO IS THE SHIELD ONE INCH FROM THE WALL? YES NO

5. OTHER

HAS THE INSTALLATION, INCLUDING CHIMNEY, BEEN INSPECTED BY SOMEONE WHO IS WETT CERTIFIED? YES NO (EXPLAIN) _____

HAVE ANY MODIFICATIONS BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLED OR INSPECTED? YES NO (EXPLAIN) _____

6. REMARKS

Wood stove meets required clearances, recommend cleaning chimney before and after each heating season.

COMPLETED BY: Frank Salaris WETT#10199

DATE: 2018 09 12



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Halliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetel.ca

Group Code:

TAX NOTICE

Interim	2025
Billing Date	January 9, 2025

Mortgage Company						Bill No.		505827	
Roll No. 050-000-36301-0000						Mortgage No.			
Name and Address 1990						Municipal Address/Legal Description			
						1017 DUNN RD PLAN 329 LOT 31 PT LOT 30 PT 66 ST PT AREA USER COMMON PT SHORE RD ALLOW RP 19R9026 PARTS 5 TO 10			
						Assessment		Municipal Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 299,000.00	Res/Farm Tx:Full - EPubSup	0.00336564	\$ 503.16	0.00252745	\$ 377.85	0.00153000	\$ 228.74	
Sub Totals >>>			Municipal Levy	\$ 503.16	County Levy	\$ 377.85	Education Levy	\$ 228.74	
Special Charges		Installments		Summary					
By Law #	Description	Amt	Exp Year	Due Date	Amount				
				3/12/2025	\$ 581.06	Sub-Total - Tax Levy	\$ 1,109.75		
				4/9/2025	\$ 554.00	Special Charges/Credits	\$ 0.00		
						2025 Tax Cap Adjustment	\$ 0.00		
						Interim 2025 Levies	\$ 1,109.75		
						Past Due Taxes/Credit	\$ 25.31		
Total Special Charges		\$ 0.00		Total Amount Due		\$ 1,135.06			

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

1135.06

*Pl.
Feb. 24, 2025*

Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Halliburton ON K0M 1S0
(705) 457-1740



SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	050-000-36301-0000
Name	
Address	
Due Date	Total Due
April 9, 2025	\$ 554.00



Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Halliburton ON K0M 1S0
(705) 457-1740



FIRST INSTALLMENT

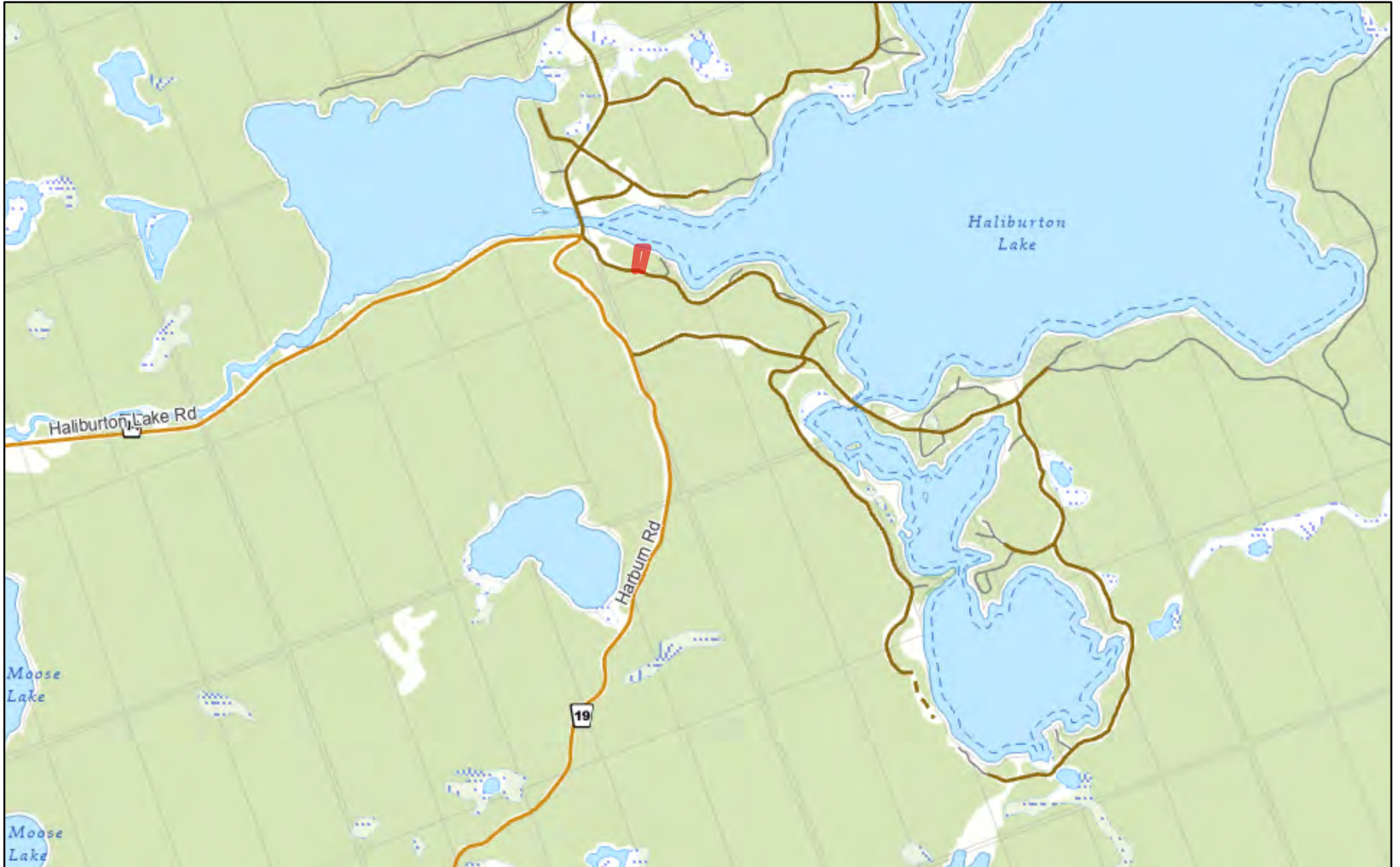
PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	050-000-36301-0000
Name	
Address	
Due Date	Total Due
March 12, 2025	\$ 581.06



1017 Dunn Road, Haliburton Lake

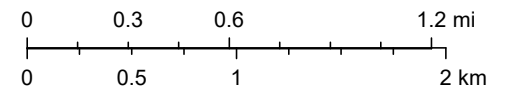


October 2, 2024

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Scale: 1:36,112



1017 Dunn Road, Haliburton Lake

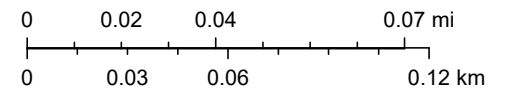


October 2, 2024

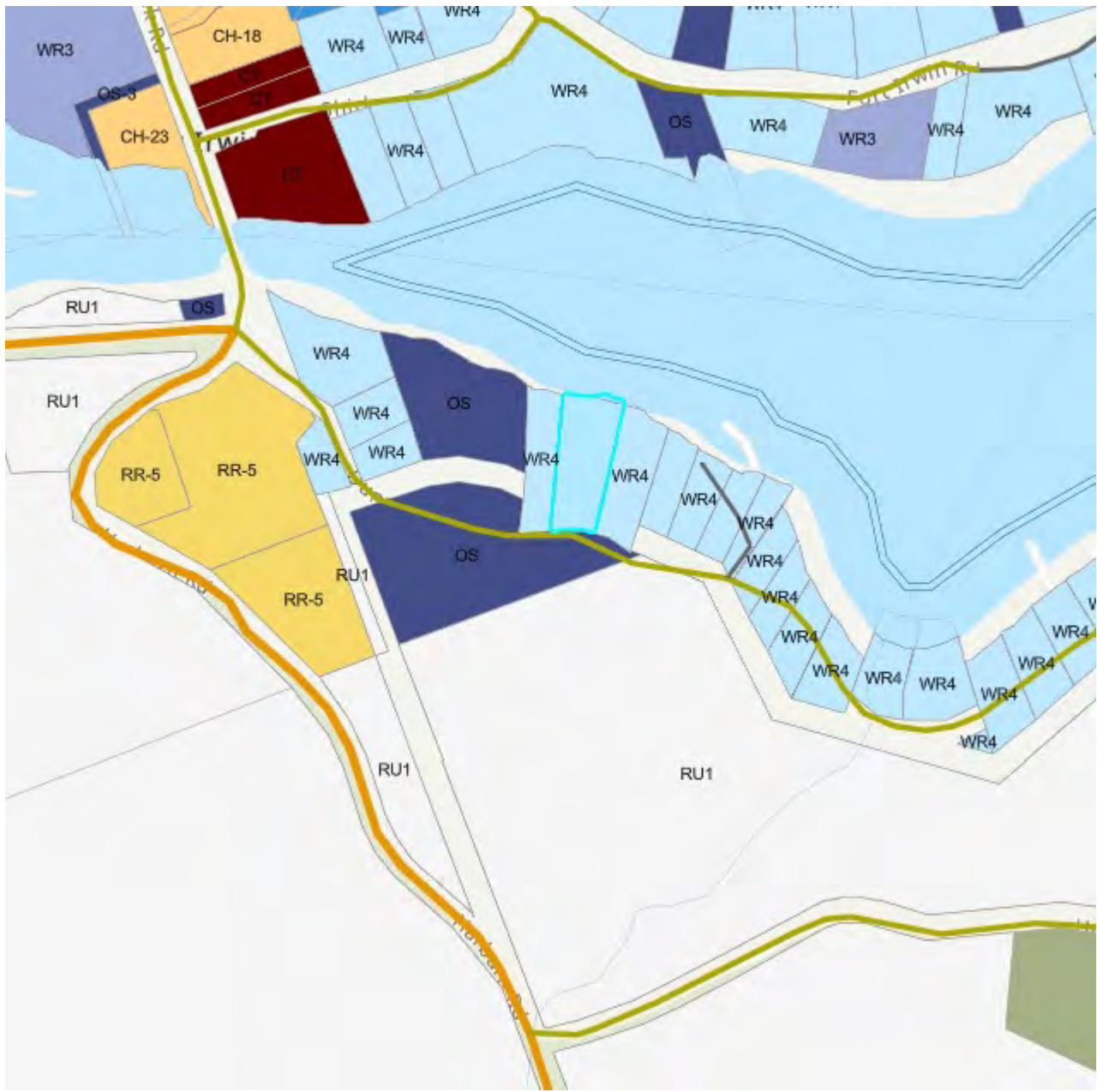
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Scale: 1:2,257







Halliburton Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 2,502 acres

Perimeter - 18.7 miles

Maximum Depth - 180 ft

Mean Depth - 57.2 ft

Lake Characteristics

Clarity was indicated in this yellowish brown coloured water by the disappearance of the secchi dish 22 ft below the surface.

Slightly alkaline.

Fish Species Present

Lake trout, lake whitefish, lake herring, largemouth bass, smallmouth bass, white sucker, burbot, brown bull-head, rock bass, yellow perch.

Lake trout are taken by trolling with artificial lures during the open water season. Still fishing with minnows and jigging artificial lures are the methods used in winter ice fishing season. Most popular area is the southern portion of the lake. Smallmouth bass are taken by trolling along the rocky shoals and shallower bays. Slot lake, check with MNR for current regulations.

Access

Boat launching sites are located at Fort Irwin Bridge. Another access is located at a public beach near Fort Irwin.

(Refer to Harburn Township map - page 216)

