



\$799,000

Welcome to 1041 Penny Lane

On Kashagawigamog Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

1041 Penny Lane, Dysart, Ontario K0M 1S0

Listing

[1041 Penny Lane Dysart](#)**Active / Residential Freehold / Detached****MLS®#: X13728062****List Price: \$799,000****New Listing****Haliburton/Dysart et al/Dysart**

Tax Amt/Yr: **\$3,162.89/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 2 PL 394; DYSART ET AL**

Style: **Bungalow Raised** Rooms Rooms+: **5+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres:
 Lot Front: **105.02** Fronting On: **S**
 Lot Depth: **186.05** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RS**
 Dir/Cross St: **County Road 21 to Peninsula Road to Penny Lane and follow to #1041**

PIN #: **391730126**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462401100059700**

Contact After Exp: **No**
 Survey Year/Type: **Available**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **None**
 Parking Feat: **Private**
 Heat Source: **Wood**
 A/C: **Yes/Other**
 Central Vac: **No**
 Property Feat: **Deck, Seasonal Living**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Piers**
 Foundation: **Sloping**
 Topography: **Sloping**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Kashagawigamog Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **32.00**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Sewer**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Waterfront: **Direct**
 Easements/Restr: **Easement**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **South East**

Water View: **Partially Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Start making family memories on beautiful Kashagawigamog Lake! Part of Haliburton's only five-lake chain, this 3-season cottage offers the opportunity to enjoy kilometres of boating while enjoying all the watersports, visit local marinas, enjoy waterfront dining, and boating directly into the Village of Haliburton. The cottage features 2 bedrooms and 1 bathroom, with an eat-in kitchen and a sunken living room complete with a wood stove for cooler evenings. Step directly from the living room onto the lakeside deck, where you can relax and take in the views. The gently sloping lot leads to the water's edge, where a sandy, gradual entry makes getting into the lake easy for the whole family. A stone retaining wall adds definition to the shoreline, while the excellent docking facility provides plenty of space for your boat and water toys. A lakeside bunkie offers additional space for guests, older children, or extra sleeping accommodations. Located close to the Village of Haliburton, you'll enjoy easy access to grocery stores, shopping, restaurants, and other everyday amenities while still enjoying the cottage lifestyle. The property is also connected to the town sewer system. With family-friendly waterfront, excellent boating, and access to one of the area's most desirable lake chains, this Kashagawigamog Lake cottage is ready for a new family to enjoy summers at the lake.**

Inclusions: **Fridge, Stove, Microwave, Portable Air Conditioner, Webber BBQ, All Window Coverings, All Lamps/Light Fixtures, Television, Kitchen Equipment, Window Fans**

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

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

Date Prepared: **08/31/2026**

Rooms

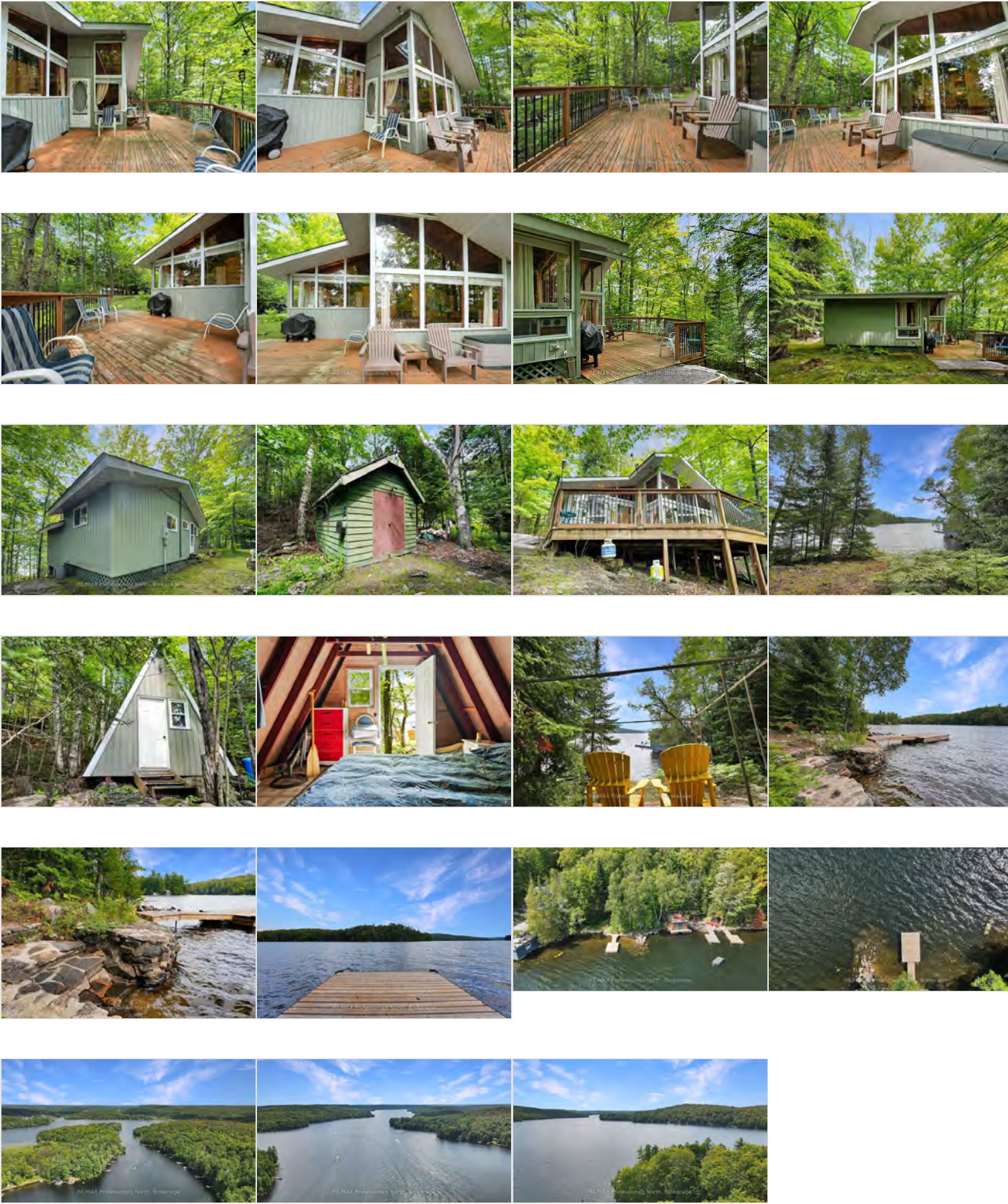
MLS® #: X13728062					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.67 M X 2.44 M	15.32 Ft x 8.01 Ft		Eat-In Kitchen
Bedroom	Main	2.54 M X 2.69 M	8.33 Ft x 8.83 Ft		
Bedroom	Main	2.29 M X 3.58 M	7.51 Ft x 11.75 Ft		
Living Room	Main	4.75 M X 3.58 M	15.58 Ft x 11.75 Ft		Sunken Room
Bathroom	Main			3	

Photos

MLS® #: X13728062

[1041 Penny Lane, Dysart, Ontario K0M 1S0](#)





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Schedule "C"

1041 Penny Lane - Chattels

Included

- Fridge
- Stove
- Microwave
- Portable Air Conditioner
- Webber BBQ
- All Window Coverings
- All Lamps/Light Fixtures
- Television
- Kitchen Equipment
- Window Fans

Excluded

- Personal Belongings
- Cottage Sign
- All Art & Wall Hangings
- 2 Electric Heaters



Seller



Buyer

Additional Information

- Hydro costs per year: \$1000/yr approx.
- Cell Service: Yes
- Water Treatment System: Yes
- Winterized: No
 - What is needed to winterize? Heated waterline, Insulation
- Age of Building: 1974
- Age of Roof: 9 Years
- Insurance Company: Aviva (OTIP Ins. Brokers)
- Lake Assc. Dues: \$25.00 (optional)





Municipality of York
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code:

TAX NOTICE

Final	2026
Billing Date	June 2, 2026

Mortgage Company:		Bill No.	531155
Roll No. 011-000-59700-0000		Mortgage No.	
Name and Address		Municipal Address/Legal Description	
		1041 PENNY LANE RD CON 8 PT LOT 9 PLAN 394 LOT 2	

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTTP	\$ 275,000.00	Res/Trans Tx/Full - EPudSup	0.0036717	\$ 1,027.81	0.00255578	\$ 794.74	0.00153000	\$ 425.34
Sub Totals >>>			Municipal Levy	\$ 1,027.81	County Levy	\$ 794.74	Education Levy	\$ 425.34

Special Charges			Installments		Summary	
By Law #	Description	Amnt. / Step Year	Due Date	Amount		
SEWER RES	SEWER RESIDENTIAL	\$ 915.00 / 9999	7/8/2026	\$ 826.66	Sub-Total - Tax Levy	
			9/9/2026	\$ 826.00	Special Charges/Credits	
					2026 Tax Cap Adjustment	
					Final 2026 Levies	
					Less Interim Tax Notice	
					Past Due Taxes/Credit	
Total Special Charges					Total Amount Due	

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
\$ 2,151.46	\$ 2,247.89	\$ 96.43

Final 2026 Levies	\$ 2,247.89
Final 2025 Annualized Taxes	\$ 2,151.46
2025 Local Municipal Levy Change	\$ 48.79
2025 County Levy Change	\$ 47.87
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	
Final 2026 Levies	\$ 2,247.89

Adjusted and final tax amounts apply only to the property or portions of property referred to in this notice and may not include some special charges and credit amounts.

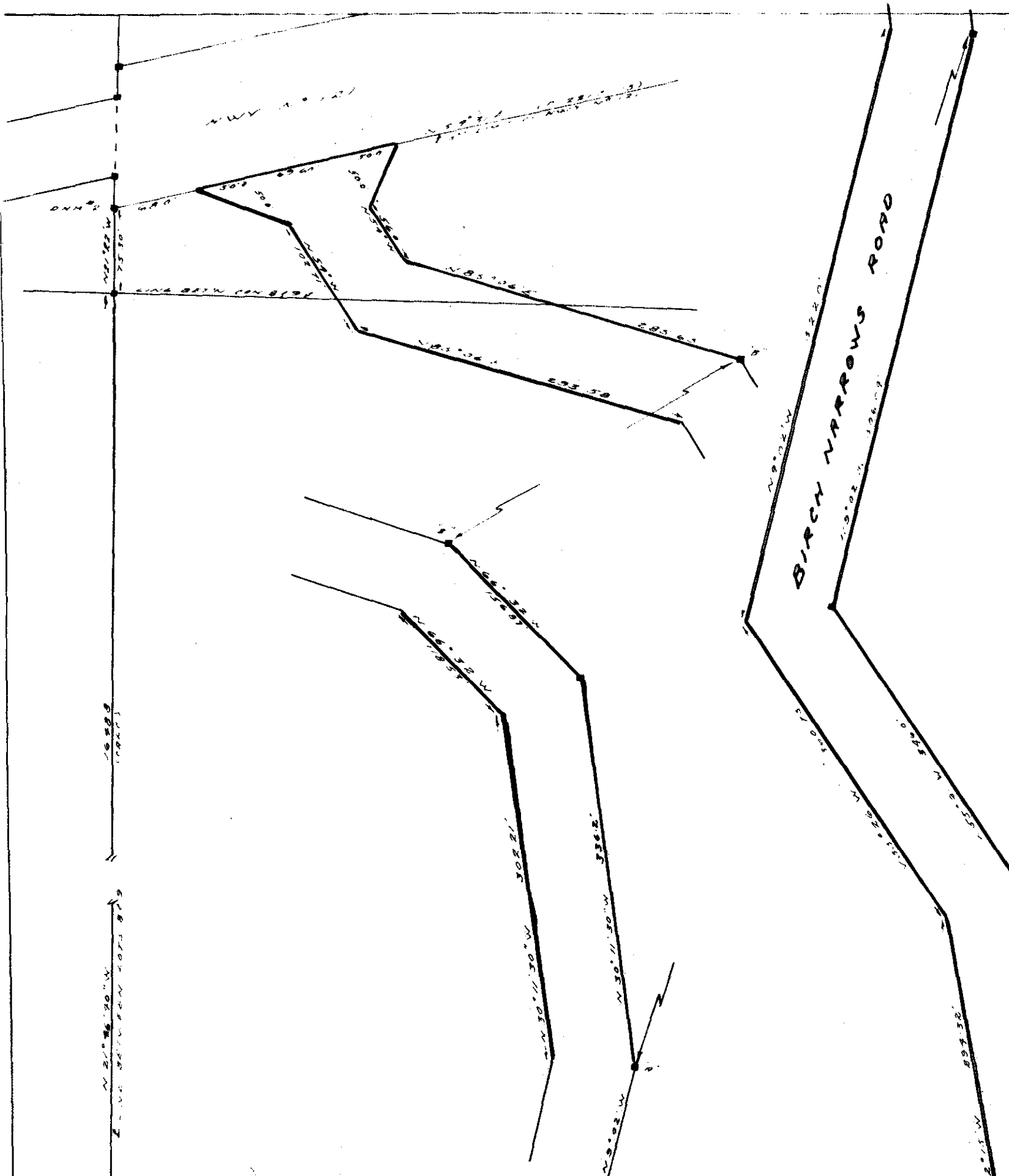
Schedule 3

Explanation of Property Tax Calculations

Commercial Industrial Multi-Res.

2026 CVA Taxes	Commercial	Industrial	Multi-Res.
Final 2026 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
Final 2026 Adjusted Taxes			

* If annualized tax figure is used in this notice to compare for mid-year adjustments in tax treatment or assessment value, if a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.



CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF

PLAN OF SUBDIVISION
PART OF LOTS 9 & 10 CONCESSION 8
PART OF LOT 9 CONCESSION 9
TOWNSHIP OF DYSART
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 IN = 100 FT

DATE _____ REGISTRAR _____

LEGEND:
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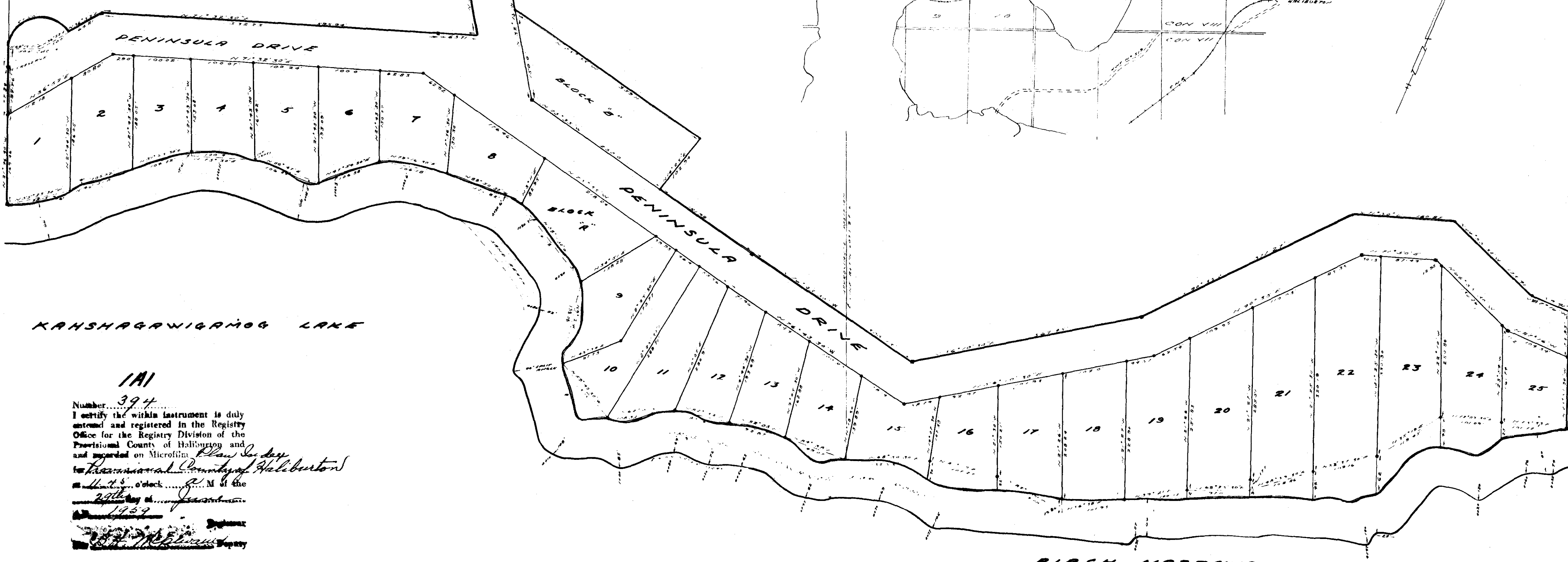
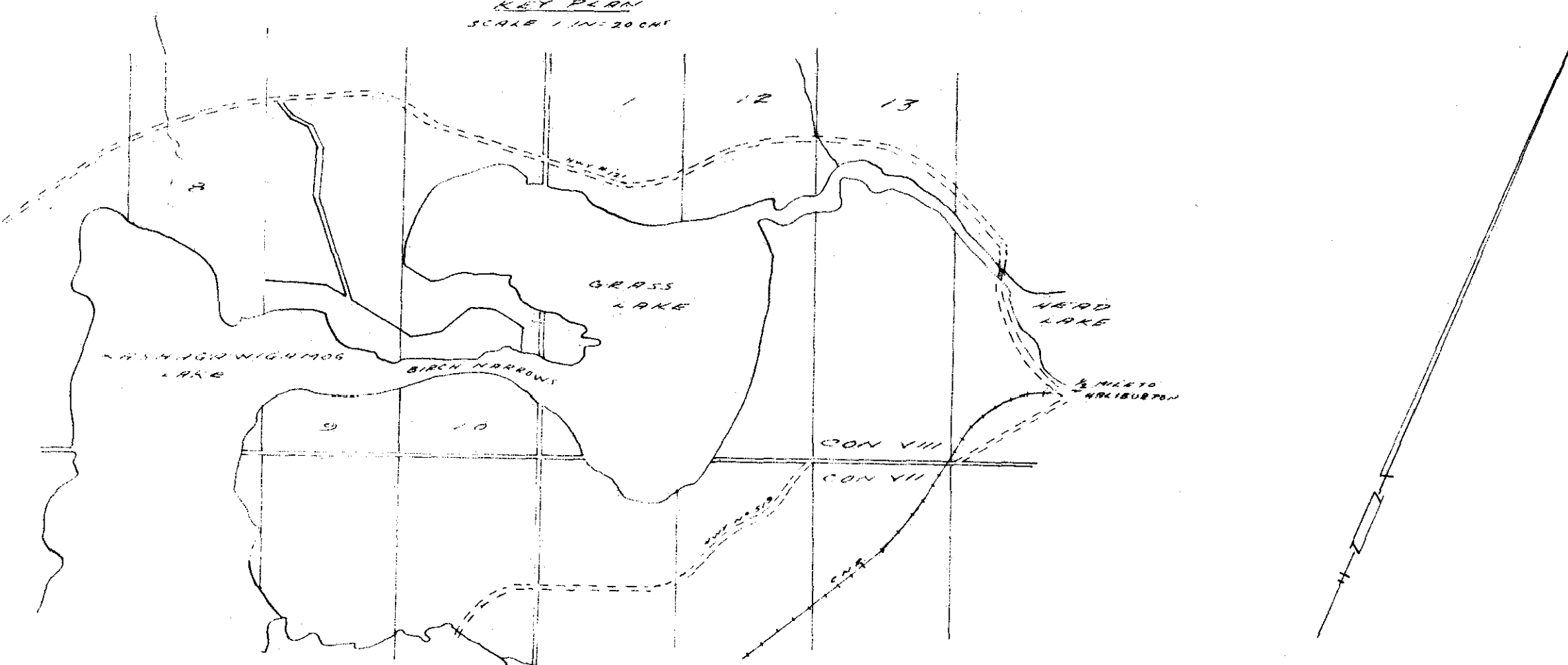
FIELD NOTES:
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SURVEYOR'S CERTIFICATE:
I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that:
(1) I have personally examined the plan and the survey and the survey is correct and true.
(2) The plan is correct and true and the survey is correct and true.
(3) The plan is correct and true and the survey is correct and true.
(4) The plan is correct and true and the survey is correct and true.
(5) The plan is correct and true and the survey is correct and true.
(6) The plan is correct and true and the survey is correct and true.
(7) The plan is correct and true and the survey is correct and true.
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(10) The plan is correct and true and the survey is correct and true.

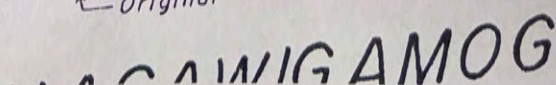
Approved under Section 26 of
THE PLANNING ACT, 1955,
This 26th day of June 1959
Minister of Planning & Development

NOTES:
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1A1
Number 394
I certify the within instrument is duly
entered and registered in the Registry
Office for the Registry Division of the
Provisional County of Haliburton and
is recorded on Microfilm.
At 4:45 o'clock P.M. of the
29th day of June 1959
Registrar
R. G. Bishop



1041 Penny Lane, Kashagawigamog Lake

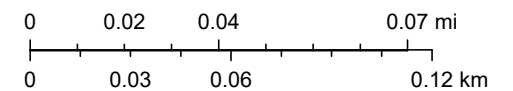


August 3, 2026

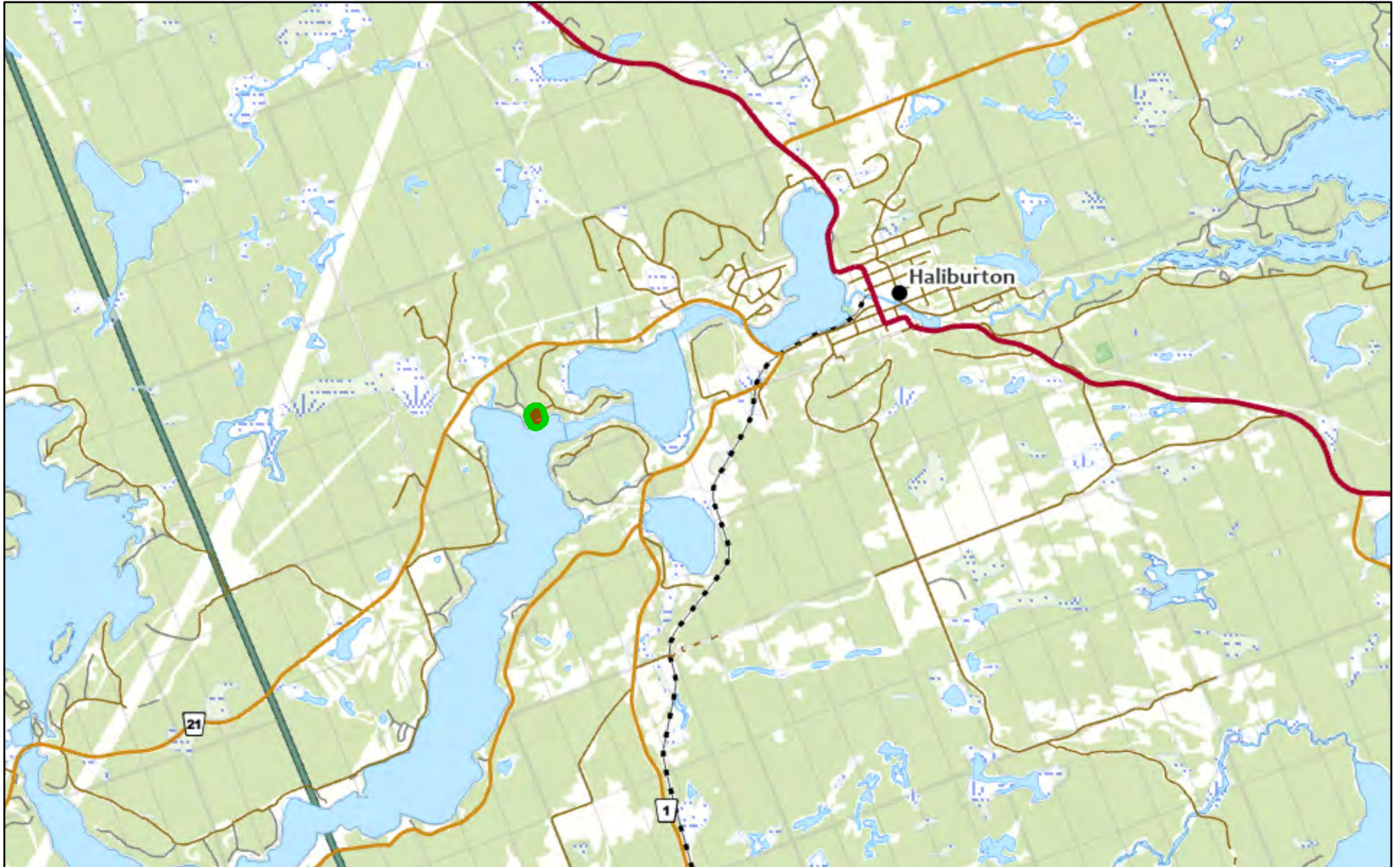
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Scale: 1:2,257



1041 Penny Lane, Kashagawigamog Lake

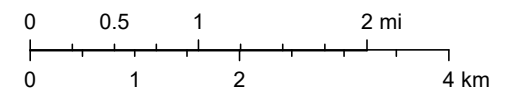


August 3, 2026

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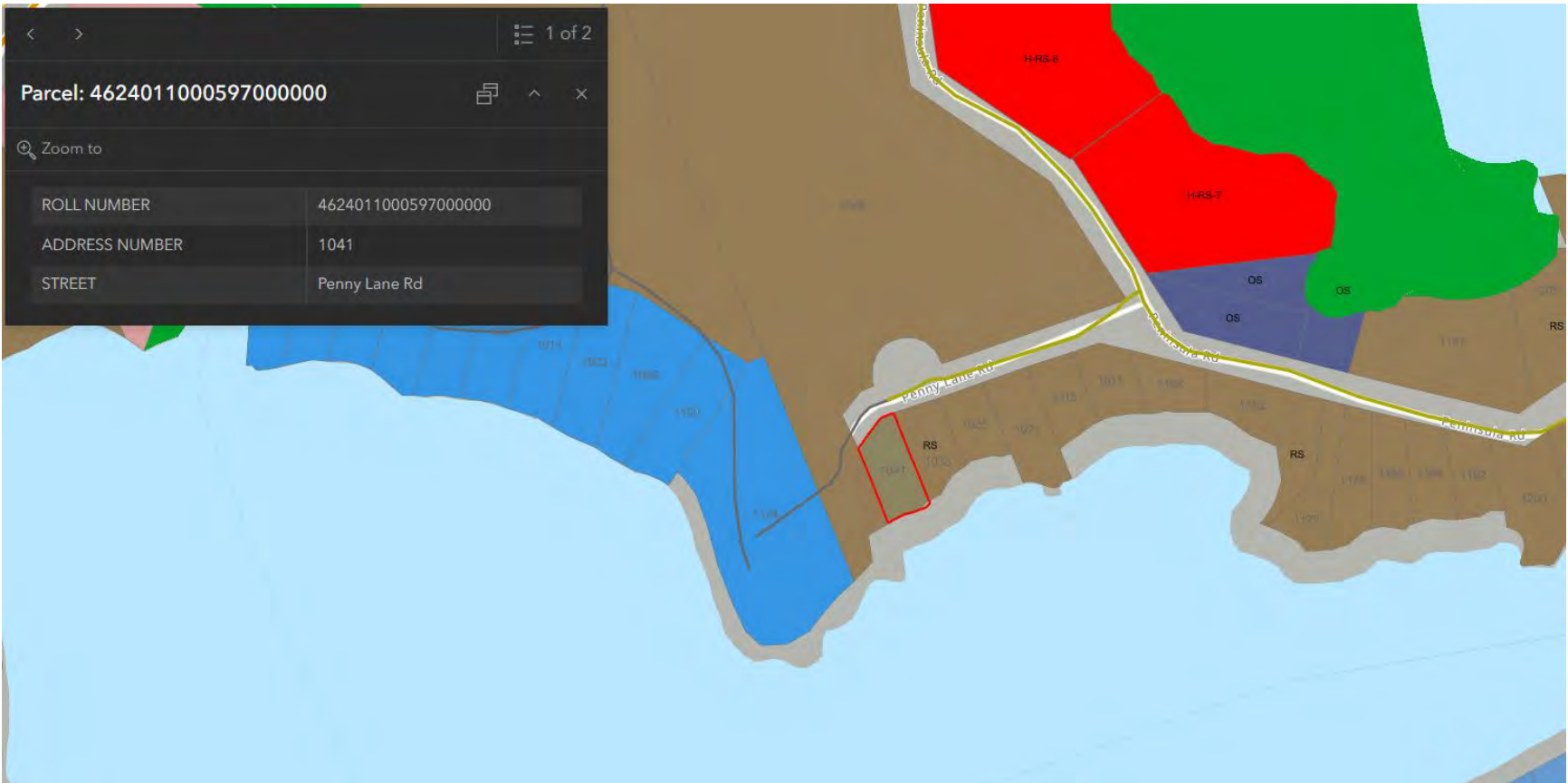
< > 1 of 2

Parcel: 4624011000597000000

 Zoom to

ROLL NUMBER	4624011000597000000
ADDRESS NUMBER	1041
STREET	Penny Lane Rd



Section 5 RESIDENTIAL ZONES

Residential Zones include the following:

		Explanatory note re purpose:
Waterfront Residential Type 1 Zone	WR1	60 m <i>lot frontage</i> , 30 m <i>water setback</i> , year-round occupancy
Waterfront Residential Type 2 Zone	WR2	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004, year-round occupancy
Waterfront Residential Type 3 Zone	WR3	60 m <i>lot frontage</i> , 30 m <i>water setback</i> (2011-83)
Waterfront Residential Type 3L Zone	WR3L	60 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road) (2011-83)
Waterfront Residential Type 4 Zone	WR4	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004 (2011-83)
Waterfront Residential Type 4L Zone	WR4L	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004, limited services (no public road) (2011-83)
Waterfront Residential Type 5 Zone	WR5	90 m <i>lot frontage</i> , 30 m <i>water setback</i>
Waterfront Residential Type 5L Zone	WR5L	90 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road)
Waterfront Residential Type 6 Zone	WR6	150 m <i>lot frontage</i> , 30 m <i>water setback</i>
Waterfront Residential Type 6L Zone	WR6L	150 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road)
Rural Residential Zone	RR	8,000 m ² <i>lot area</i> , private sewage
Suburban Residential Zone	RS	1,390 m ² <i>lot area</i> , municipal sewage
Urban Residential Type 1 Zone	R1	463 m ² (municipal sewage) or 4,000 m ² (private sewage) <i>lot area</i> , <i>single-family</i> or <i>converted dwelling</i> , in Haliburton Village
Urban Residential Type 2 Zone	R2	3,000 m ² <i>lot area</i> , private sewage, <i>single-family</i> or <i>converted dwelling</i> , in hamlets
Urban Residential Type 3 Zone	R3	1,390 m ² (municipal sewage) or 4,000 m ² (private sewage) <i>lot area</i> , <i>converted</i> , <i>duplex</i> , or <i>semi-detached dwelling</i> , in Haliburton Village

Section 8.2 of this By-law requires certain setbacks for industrial uses from Residential Zones and residential *buildings*.

5.1 PERMITTED USES

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3
Residential uses (See notes at end of residential uses section)							
<i>Single-family dwelling</i>	X			X	X	X	
<i>Converted dwelling</i>				X	X	X	X
<i>Duplex dwelling</i>				X	X	X	X
<i>Semi-detached dwelling</i>				X	X	X	X
<i>Seasonal dwelling</i>		X	X				
<i>Additional dwelling unit</i>				X	X(b)	X(b)	X(b)
<i>Private cabin</i>	X	X	X	X	X		
<i>Yurt</i>				X			
Non-residential uses							
<i>Backyard Hen</i>					X(a)	X(a)	X(a)
<i>Bed and breakfast establishment</i>	X			X	X	X	
<i>Hobby farm</i>				X			
<i>Home office</i>	X	X	X	X	X	X	X
<i>Any other home business</i>	X			X	X	X	
<i>Outdoor sauna</i>	X	X	X	X	X	X	X
<i>Place of worship</i>						X	
<i>Public park</i>	X	X		X	X	X	X
<i>Urban Agriculture</i>					X	X	X
Notes: (a) Not permitted on lots with Multi-Residential Development (b) If not served by a sanitary sewer system, and the <i>front lot line</i> is a <i>shoreline</i> , the lot shall have a minimum <i>lot area</i> of 4000 m ² and a minimum <i>lot frontage</i> of 30 metres.							

5.2 ZONE PROVISIONS

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following tables to be applicable in that zone, subject to any applicable notes in the tables.

WATERFRONT RESIDENTIAL ZONE PROVISIONS (See notes at end of table)	WR1	WR2	WR3, WR3L	WR4, WR4L	WR5, WR5L	WR6, WR6L
<i>Main building, maximum gross floor area of any storey</i>	372 m ²	372 m ²	372 m ²	372 m ²	557 m ²	557 m ²
<i>Structure height, 1 storey accessory building, maximum, By-law 2015-20</i>	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m	5.5 m
<i>Structure height, any other structure maximum</i>	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
<i>Naturalized open space, minimum percentage of lot area</i>	55%	55%	50%	50%	80%	80%
<i>Shoreline Vegetation Buffer width, minimum (2011-83)</i>	30 m	20 m	30 m	20 m	30 m	30 m
<i>Parking space setback from street line, minimum</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Notes: (aa) plus 1 <i>one-storey building</i> less than 10 sq. metres in area. (a) If the <i>lot</i> was registered as of March 11, 2004 and has not been <i>altered</i> since, and a <i>main building</i> was located on the <i>lot</i> on that date, the minimum is 20 m. (b) If the <i>front lot line</i> is a <i>shoreline</i>, no minimum, except where the original <i>shoreline</i> road allowance is occupied by an <i>improved street</i>, but the <i>minimum water setbacks</i> still apply. (c) If the <i>rear lot line</i> is also a <i>street line</i>, the minimum is 7.5 m.						

RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS (See notes at end of table)	RR	RS	R1	R2	R3
<i>Lot area, minimum</i>	8,000 m ²	1,390 m ²	463 m ² (a)	3,000 m ²	1,390 m ² (a)
<i>Lot frontage, minimum</i>	60 m	30 m	15 m (b)	30 m	30 m (b), (c)
<i>Dwellings per lot, maximum</i>	1	1	1	1	1
<i>Additional dwelling units per lot, maximum</i>	1	1	1	1	1
<i>Private cabins per lot, maximum</i>	1	1	not applicable	not applicable	not applicable

RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS (See notes at end of table)	RR	RS	R1	R2	R3
Total accessory buildings per lot, maximum	2 (aa)	2	2	2	2
Minimum water setback	30 m (d)	30 m (d)	30 m (d)	30 m (d)	30 m (d)
Minimum lot line setback, front	10.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e), (f)
Minimum lot line setback, exterior side	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m (f)
Minimum lot line setback, interior side, main building	4.5 m	4.5 m	1.5 m (g), (h)	3 m on one side, 1.5 m on the other (g)	1.5 m (f)
Minimum lot line setback, interior side, accessory structure	1 m	1 m	1 m	1 m	1 m
Minimum lot line setback, rear, main building	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum lot line setback, rear, accessory structure	1 m (i)	1 m (i)	1 m (i)	1 m (i)	1 m (i)
Building separation, minimum	1 m	1 m	1 m	1 m	1 m
Lot coverage, maximum	20%	25%	35% (j)	15%	25% (j)
Dwelling unit area, minimum	no minimum	55 m ² (k)	55 m ² (k)	55 m ² (k)	55 m ²
Structure height, maximum	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Naturalized open space, minimum percentage of lot area	60%	30%	25%	35%	30%
Parking space setback from street line, minimum	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m

RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE <i>PROVISIONS</i> (See notes at end of table)	RR	RS	R1	R2	R3
Notes: (aa) plus 1 <i>one-storey building</i> less than 10 sq. metres in area. (a) If not served by a <i>sanitary sewer system</i>, the minimum is 4,000 m². (b) If not served by a <i>sanitary sewer system</i>, the minimum is 60 m. (c) If there is a <i>semi-detached dwelling</i> on the <i>lot</i>, the minimum is 60 m. (d) If the <i>lot</i> was registered as of March 11, 2004 and has not been <i>altered</i> since, and a <i>main building</i> was located on the <i>lot</i> on that date, the minimum is 20 m. (e) If the <i>front lot line</i> is a <i>shoreline</i>, no minimum, except where the original shoreline road allowance is occupied by an <i>improved street</i>, but the <i>minimum water setbacks</i> still apply. (f) However, a <i>single-family dwelling</i> which does not comply with this provision may be <i>altered</i> to a <i>converted dwelling</i> provided the <i>alteration</i> does not increase the extent of <i>non-compliance</i>. (g) If a <i>place of worship</i>, the minimum is 7.5 m. (h) If not served by a <i>sanitary sewer system</i>, the minimum is 3 m on one side and 1.5 m on the other side, subject to note (g). (i) If the <i>rear lot line</i> is also a <i>street line</i>, the minimum is 7.5 m. (j) If not served by a <i>sanitary sewer system</i>, the maximum is 15%. (k) If a <i>converted dwelling</i>, the minimum is 37 m², plus 13.5 m² for each bedroom.					

5.3 OTHER PROVISIONS

- (a) Despite any other provision of this By-law, a *seasonal dwelling* in the WR3, WR4, WR5, or WR6 Zones may be occupied as a principal residence, where on or after July 11, 1977 Council has issued a Certificate of Occupancy in accordance with the *Planning Act*, provided the *dwelling* conforms with the definition of a *single-family dwelling*.
- (b) Despite any other provision of this By-law, if a *lot* in the WR3L, WR4L, WR5L, or WR6L Zones gains direct access to a *fully maintained street* as a result of a by-law of the *Municipality* assuming that *street*, all *permitted uses* in the WR3, WR4, WR5, and WR6 Zones are *permitted* on that *lot*.
- (c) Despite any other provision of this By-law, a *home business* is *permitted accessory* to a *seasonal dwelling* that is occupied as a principal residence in accordance with Section 5.3(a) of this By-law.
- (d) Despite any other provision of this By-law, in a Residential Zone no *recreational vehicle* shall be parked within 20 metres of the *high water mark*.

5.4 RESIDENTIAL EXCEPTION ZONES

5.4.1 WR1 Exception Zones

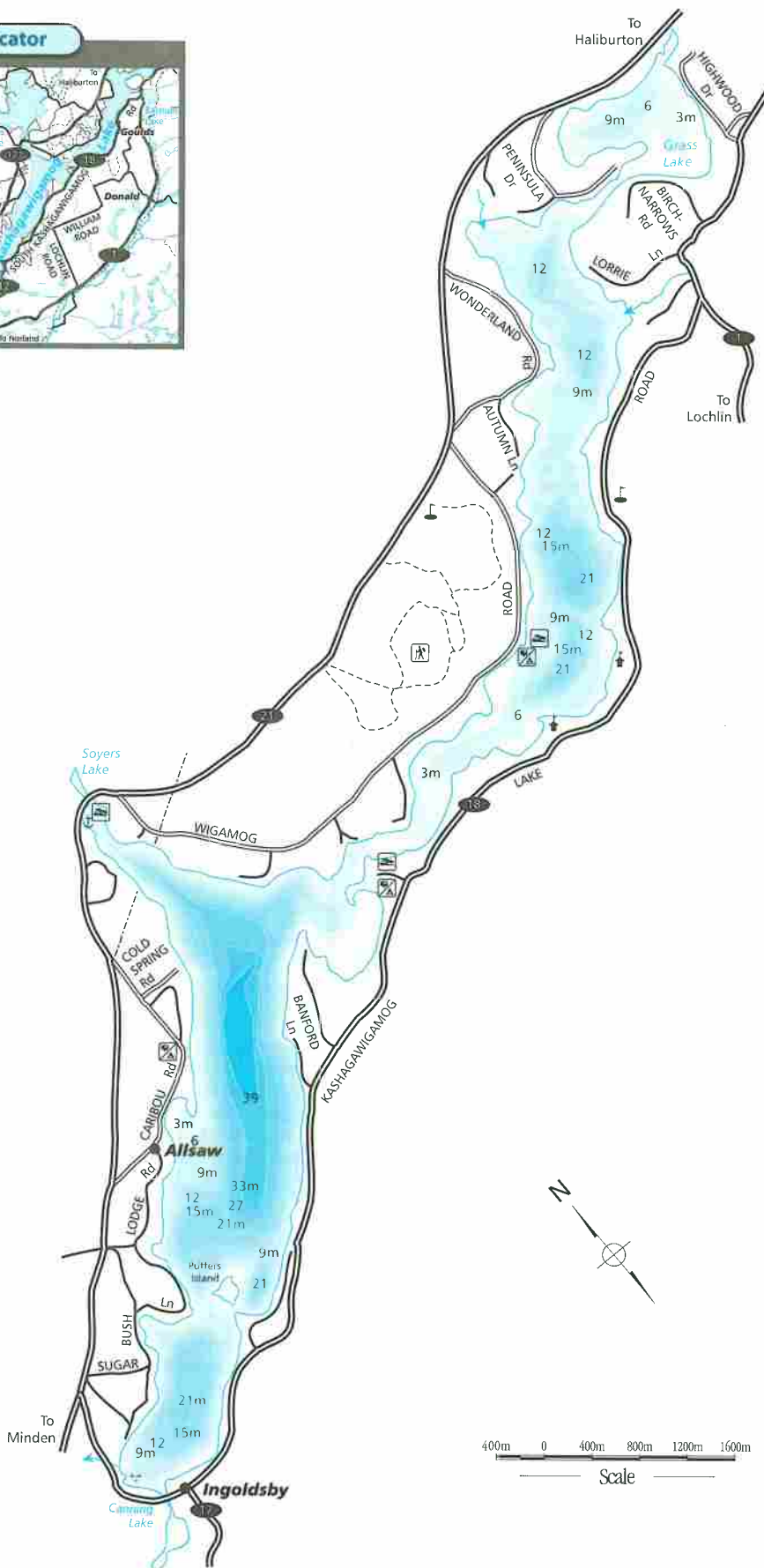
5.4.2 WR2 Exception Zones



Location: 10 km (6 mi) northeast of Minden
 Elevation: 313 m (1,043 ft)
 Surface Area: 817 ha (2,020 ac)
 Mean Depth: 12.7 m (42.5 ft)
 Max Depth: 39 m (130 ft)
 Way Point: 78° 36'00" Lon - W 44° 59'00" Lat - N

www.backroadmapbooks.com

Kashagawigamog Lake





Location: 5 km (3 mi) south of Minden
Elevation: 243 m (810 ft)
Surface Area: 801 ha (1,980 ac)
Mean Depth: 14.7 m (49 ft)
Max Depth: 44.1 m (147 ft)
Way Point: 78° 47' 00" Lon - W 44° 51' 00" Lat - N

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Gull Lake - Minden

Lake Chart on p.63

Fishing

Reference to Gull Lake dates back as far as 1826 when it was named Kinashingiquash Lake. More recently the name was changed in reference to the Gull River, which flows in and out of the lake. This big lake is a popular cottage country destination and has many camps and cottages scattered along its shoreline.

Lake trout are perhaps the most sought after sportfish on Gull Lake and a natural population of lake trout remains in the lake. Fishing is best during the winter ice fishing season. Early in the season, the fish can be found most anywhere in the lake, and at any depth, but as the ice gets thicker, they tend to come closer to the surface, which is where the baitfish are, and you will often find them just a few metres under the ice. A variety of jigs—round, airplane and tube jig heads—all work well. Randomly bounce the lure at various depths while you are fishing. Use short and slow bounces with long pauses in between. Most strikes happen when the lure is at rest and the bites are often delicate. Spoons can work well too, as the motion of the spoon through the water sends out vibrations which the fish can hear or feel.

Fishing can be decent for a few weeks after ice-off, before the lake trout head for deeper water. Trolling with downriggers is the only effective summertime trout angling method.

Gull Lake also holds both smallmouth and largemouth bass. Fishing for bass can be good at times for average size bass, although they can be found much larger. There is plenty of fine bass structure found around the big lake and anglers should work the weedy bays, the rocky drop-offs or even the man-made structure such as boat docks. Spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked around shoreline structure.

In order to protect the natural lake trout population of Gull Lake, slot size restrictions and special ice fishing regulations have been established. Check the regulations before heading out.

Directions

Set between the town of Minden and Norland, Gull Lake lies off the west side of Highway 35. On the opposite shoreline, County Road 2 (Deep Bay Road) provides access to several side roads that lead to the lake. While it is possible to launch a canoe from the side of the road, it is not recommended due to private property in the area. The main boat launch facility is found at Miners Bay, but there are also a few other resorts found around the lake. Most charge a fee to use the launch if you are not staying at their facility.

Facilities

There are a few resorts and lodges available on and around Gull Lake as well as several rental cottages available. You can contact Resorts of Ontario or inquire locally for more information on various options. Supplies can be found in the town of Minden minutes away to the north.

Other Options

North Pigeon and Little Bob Lakes are located near the northwestern shore of Gull Lake and are accessible via 2wd roads. The smaller lakes are stocked every few years with lake trout and are home to resident smallmouth and largemouth bass populations. A privately run campground lies on Little Bob Lake. Moore Lakes to the south are separated from Gull Lake by a dam. The lakes provide angling opportunities for lake trout, smallmouth and largemouth bass as well as whitefish.



Location: 10 km (6 mi) northeast of Minden
Elevation: 313 m (1,043 ft)
Surface Area: 817 ha (2,020 ac)
Mean Depth: 12.7 m (42.5 ft)
Max Depth: 39 m (130 ft)
Way Point: 78° 36' 00" Lon - W 44° 59' 00" Lat - N

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Kashagawigamog Lake

Lake Chart on p.64

Fishing

Kashagawigamog Lake can be a busy spot during the summer months as visitors flock to the area in search of a pleasant rural retreat. Although the lake may be busy, anglers have a variety of sportfish to focus on including bass, lake trout, walleye and muskellunge.

Out of the species resident in this lake, angling success is best for smallmouth and largemouth bass. Fishing for bass can be good at times for bass that average 1 kg (2 lbs) in size, although they can be found much larger. Weed and rock structure abound around Kashagawigamog Lake making for prime holding areas for bass. Submersible flies and lures are best to find bass; however, these aggressive fish can be enticed to hit top water flies and lures on occasion. The best time to try top water presentations is during overcast periods or in the evening.

Lake trout and walleye are the two most sought after sportfish found in the lake. As a result, the fishing has suffered a bit over recent years. Ice fishing still remains quite popular for both species and ice huts dot the lake in the winter. During the open water season, lakers are best caught by trolling spoons, while walleye can be caught by still jigging. Trolling minnow imitation lures can also produce results for the odd walleye.

A small population of muskellunge also inhabit the lake, but fishing is regarded as slow. Some musky anglers will dispute this, and there are reports of consistent success in the northeast end of the lake at times. The odd musky also hits ice fishing presentations ferociously. Larger spoons such as the Daredevil and the Five of Diamonds are popular classics, while floating Rapalas are also known to do well.

Lake trout slot size restrictions are in place on this lake to help preserve the natural lake trout population. For ice fishing, only one line is permitted to help reduce winter pressure on both lake trout and walleye. As always, the use of catch and release techniques will go a long way to ensuring the fishery remains healthy.

Directions

This long lake is one of the focal points of activity in the Minden and Haliburton areas. It stretches southwest from the town of Haliburton and has two main access areas found off County Road 21. Many simply launch on the smaller Head Lake outside of town and boat through Grass Lake to access Kashagawigamog Lake. Another launch is found near the middle of the lake on the channel connecting with Soyers Lake. Again, it is a short jaunt to the main body of the lake.

On the opposite shoreline, County Road 18 (Kashagawigamog Lake Road) provides good access to there various facilities there. There is a public launch found about halfway down the lake on this side of the road.

Facilities

Visitors in the area will find several nice resorts and inns scattered around the lake. Most provide camping and/or cabin rentals and usually provide a boat launch onto the lake for day visitors (for a fee). It is best to inquire locally for more information on the various options. Supplies and local fishing tips can be picked up in either Minden or Haliburton.

Other Options

Canning Lake to the south, **Soyers Lake** to the west as well as **Grass and Head Lakes** to the northeast are all connected to Kashagawigamog Lake by short channels. As can be expected, they all provide similar fisheries. Smallmouth bass provide the bulk of the action but anglers will also find walleye, lake trout and even muskellunge in the system.