



Just Listed

1136 WONDERLAND ROAD
HALIBURTON

\$1,695,000



OVERVIEW




ABOUT THIS PROPERTY

Nestled on the 5 lake chain & only a 5 min drive to Haliburton Village. Bright design & new construction with lots of natural light, kitchen with s/s appliances & ample counter space. Full fin w/o bsmt with family space & bedrooms. Panoramic views of the lake and sun all day south facing.


FEATURES

 Kashagawigamog Lake

CONTACT DETAILS

 705-457-9994

 info@troyausten.ca

 troyausten.ca

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1136 WONDERLAND Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential**1136 WONDERLAND Rd Haliburton****MLS® #: 40421701****Price: \$1,695,000****Haliburton/Dysart et al/Dysart**
2 Storey/HouseWater Body: **Kashagawigamog Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1
Second	2	3	

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **6 (2 + 4)**
 SF Fin Total: **3,200**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **2,000/LBO provided**
 BG Fin SF: **1,200/LBO provided**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,673.64/2023**

Remarks/Directions

Public Rmks: Experience waterfront living at its finest on Kashagawigamog Lake. This stunning property is nestled within a picturesque 5 lake chain and offers two marinas, allowing you to explore 30 miles of boating adventures. Just a short 5-minute drive from the vibrant village of Haliburton, this newly constructed home is the epitome of relaxation and entertainment for family and friends. With its attractive design and thoughtful layout, this residence maximizes enjoyment. Sunlight streams through abundant windows, creating a bright and inviting atmosphere that permeates every corner. The modern kitchen is equipped with sleek stainless steel appliances and ample counter space, making it an ideal setting for culinary endeavors. The full finished walkout basement provides ample space for family activities and accommodates overnight guests. Complete with a comfortable family room and additional bedrooms, it offers versatility and comfort. The main level features a master bedroom with a convenient 3-piece shower and a spacious walk-in closet, providing a serene sanctuary for relaxation. Upstairs, two well-appointed bedrooms each have their own 2-piece bathrooms, ensuring privacy and convenience for family members or visitors. Explore the property to discover the hidden kids playroom, a delightful surprise that adds a touch of enchantment. Step outside onto the fantastic south-facing deck and be captivated by panoramic lake views. Whether enjoying a morning coffee, hosting a barbeque, or simply immersing yourself in the serene ambiance, this deck is the perfect spot to unwind and appreciate the natural beauty of the surroundings. Seize the opportunity to own this incredible property on Kashagawigamog Lake, where every day feels like a vacation. With its ideal location, stunning design, and exceptional amenities, this home offers an extraordinary lakeside living experience that is truly unparalleled.

Directions: Take county road 21 west out of Haliburton, turn on to Wonderland road, Follow road to signs

Common Elements**Waterfront**

Features: Beach Front
Dock Type: Private Docking
Shoreline: Clean, Sandy
Shore Rd Allow: Owned
Channel Name:

Boat House:
Frontage: 106.00
Exposure:
Island Y/N: No

Exterior

Construct. Material: Stone, Wood
Shingles Replaced:
Year/Desc/Source: 2021//Owner
Property Access: Municipal Road
Garage & Parking: Outside/Surface/Open
Parking Spaces:
Services: Cell Service, Electricity, High Speed Internet
Water Source: Drilled Well
Lot Size Area/Units: /
Lot Front (Ft): 106.00
Location: Rural
Area Influences: Beach, Golf, Hospital, Lake Access, Landscaped, School Bus Route, Schools
View: Lake
Topography: Sloping
School District: Trillium Lakelands District School Board

Foundation: ICF
Driveway Spaces: 3.0
Water Tmnt: Iron/Mineral Filter
Acres Range: < 0.5
Lot Depth (Ft):
Lot Irregularities:

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 0-5 Years
Rd Acc Fee:
Garage Spaces:
Sewer: Sewer (Municipal)
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On:

Interior

Interior Feat: Air Exchanger, Water Heater Owned
Basement: Full Basement
Basement Fin: Fully Finished
Laundry Feat: Main Level
Cooling: None
Heating: Fireplace-Propane, Forced Air-Propane
Under Contract: Propane Tank

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PART LOT 6 & PART RDAL IN FRONT OF LOT 6, CONCESSION 7, BEING PARTS 2 & 3 ON 19R9860**
 Zoning: **RS**
 Assess Val/Year: **\$788,000/2022**
 PIN: **392520229**
 ROLL: **462401100006605**
 Possession/Date: **60 - 89 Days/**
 Possession Rmks: **Not before July 31**

Local Improvements Fee:
 Survey: **Available/ 2016**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **05/17/2023**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 05/17/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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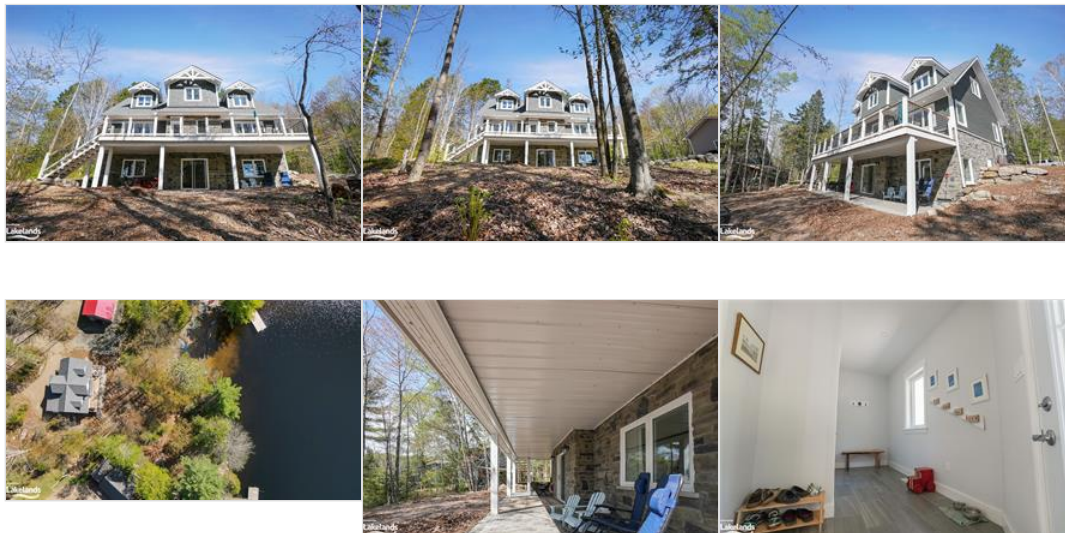
Rooms

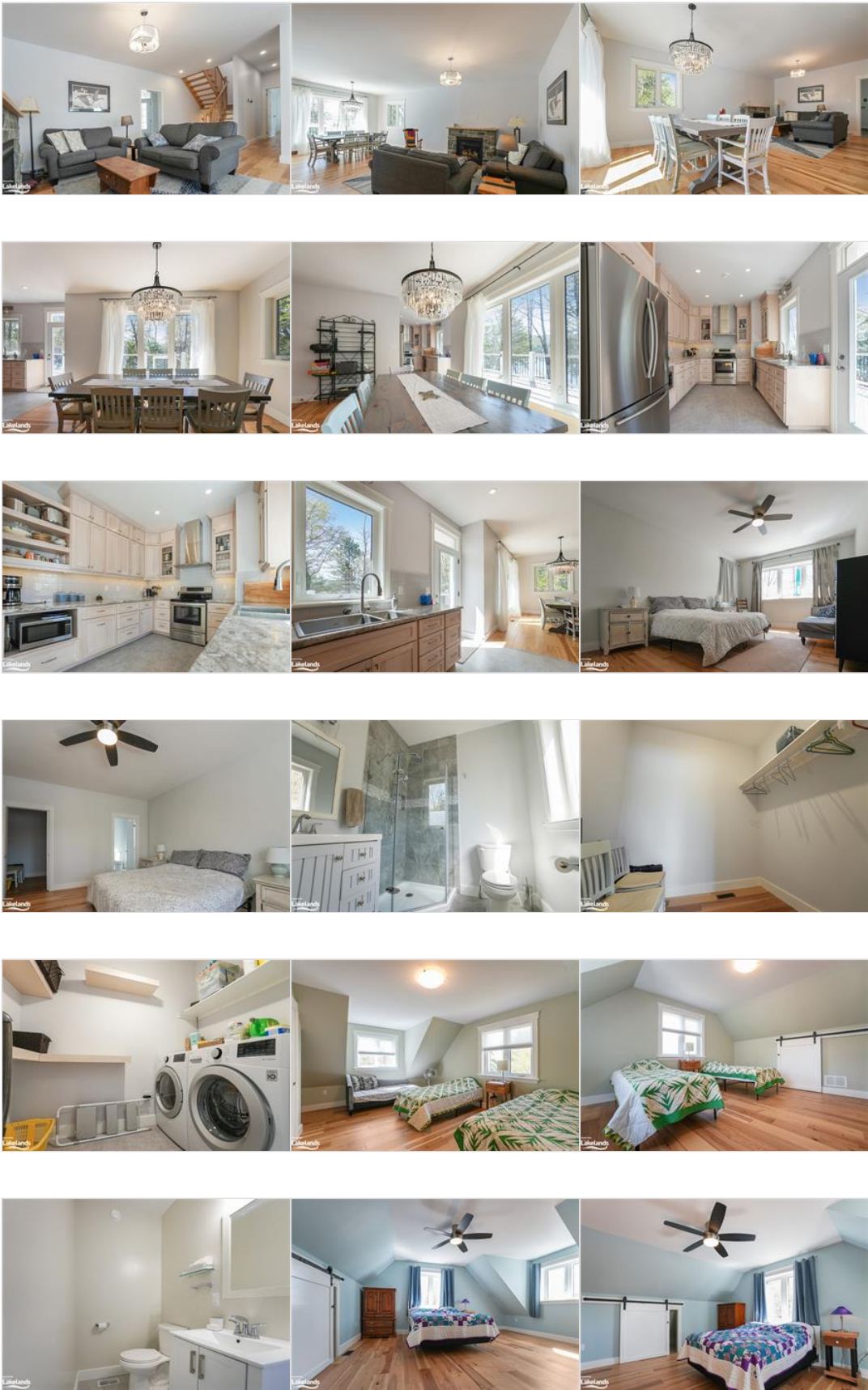
MLS®#: 40421701

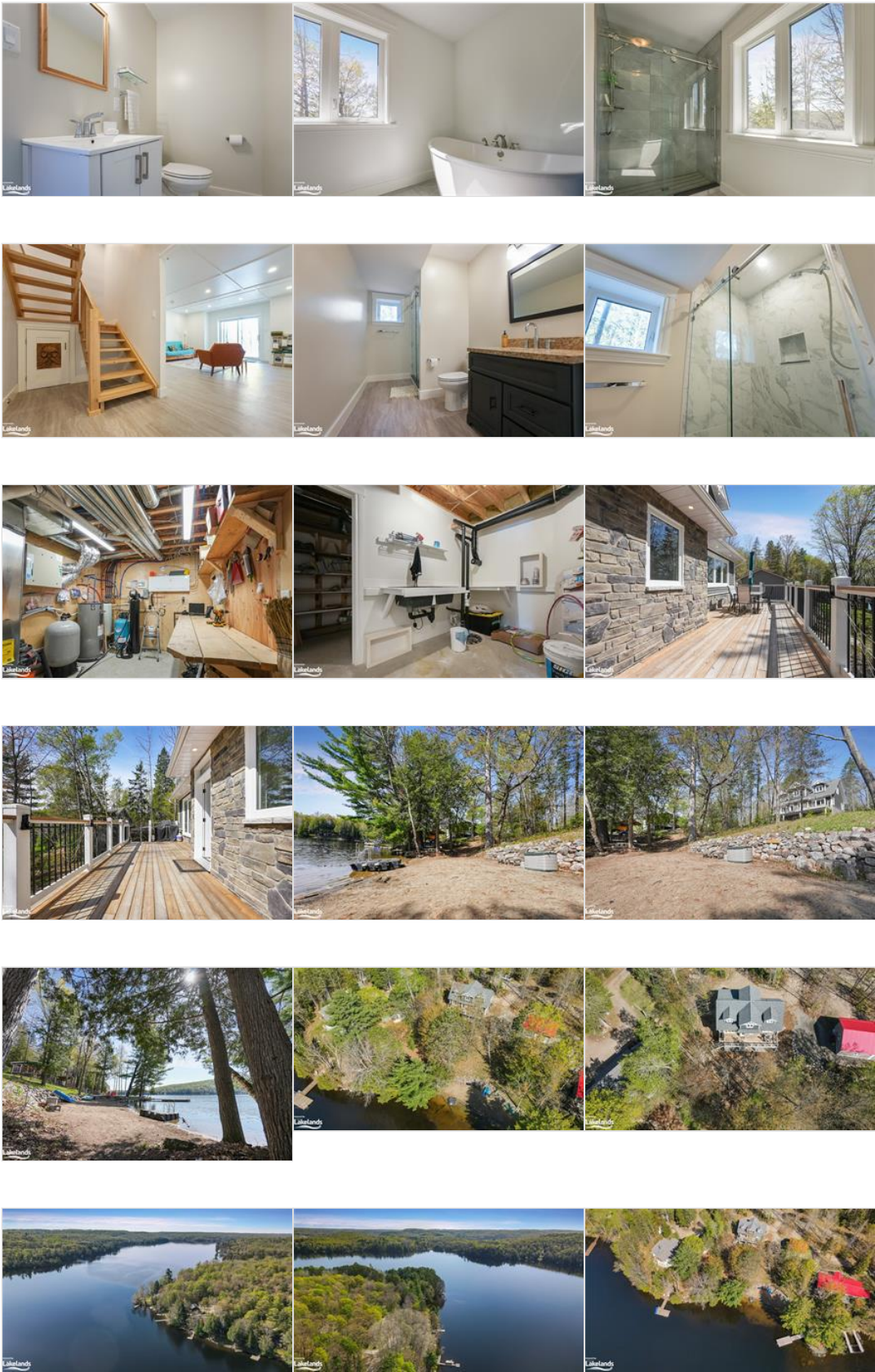
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 6" X 14' 0"	2.29 X 4.27	
Living Room/Dining Room	Main	23' 9" X 14' 8"	7.24 X 4.47	
Kitchen	Main	14' 0" X 9' 9"	4.27 X 2.97	
Laundry	Main	8' 0" X 5' 0"	2.44 X 1.52	
Bathroom	Main	5' 5" X 5' 0"	1.65 X 1.52	2-Piece
Bedroom Primary	Main	17' 0" X 12' 6"	5.18 X 3.81	
Primary Ensuite Bathroom	Main	6' 7" X 6' 5"	2.01 X 1.96	3-Piece
Bedroom	Second	16' 10" X 14' 7"	5.13 X 4.44	
Bedroom	Second	16' 11" X 14' 7"	5.16 X 4.44	
Bathroom	Second	8' 6" X 4' 0"	2.59 X 1.22	2-Piece
Desc: Ensuite to Bedroom 2				
Bathroom	Second	8' 7" X 4' 0"	2.62 X 1.22	2-Piece
Desc: Ensuite to Bedroom 3				
Bathroom	Second	6' 3" X 11' 10"	1.91 X 3.61	2-Piece
Recreation Room	Lower	18' 6" X 16' 1"	5.64 X 4.90	
Bedroom	Lower	12' 7" X 12' 0"	3.84 X 3.66	
Bedroom	Lower	12' 7" X 12' 0"	3.84 X 3.66	
Bathroom	Lower	12' 1" X 6' 3"	3.68 X 1.91	3-Piece
Workshop	Lower	11' 10" X 11' 0"	3.61 X 3.35	
Utility Room	Lower	14' 0" X 9' 10"	4.27 X 3.00	

Photos

MLS®#: 40421701









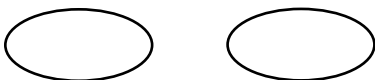
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INCLUDED

All Appliances

EXCLUSIONS

INITIALS SELLER



INITIALS BUYER



Hydro Costs per Year - \$1,150 Approx (May 2022-April 2023)

Propane supplier – KELLY’S PROPANE

Propane Cost - \$1,100 approx/yr

Cell Service – YES

Internet Service – YES

Internet Provider - Bell

Water Treatment System – Iron Filter

Built in 2021

Four Season

Municipal Sewers

05/16/2023

***Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.***

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**Submitter's Name and Mailing Address /****Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

Street address / Adresse municipale

Location of Water Source /**Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / S11#

Street address / Adresse municipale

**1136 WONDERLAND RD
DYSART ET AL ON K0M1S0**County / Comté: **HALIBURTON**Health Unit # / # du bureau de santé: **2235****Specimen details / Détails sur l'échantillon:****Barcode / Code à barres: 012070971**Phone # / # tél.: **519 374 4227**Date/Time Collected / Date/heure du prélèvement: **2022-07-21 11:00:00**Date/Time Received / Date/heure Reçu le: **2022-07-22 13:27:00****Specimen Note / Note sur l'échantillon:**

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

Yes / Oui

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:**Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL****0****E.coli CFU/100 mL / E. coli UFC/100 mL****0****Interpretation / Interprétation:**

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse:

2022-07-22Date Read / Analyse effectuée le: **2022-07-23****Please Note / Prière de noter ce qui suit :**

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: **2022-07-23**Date Reported / Date du rapport: **2022-07-23 15:50:37**

Page 1 of 1

LIMS Report #: 46192082

T_SingleSampleOPHL_WATPRIVATE.rpt




Municipality of Dysart et al

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

Group Code:

TAX NOTICE

Interim	2023
Billing Date	January 11, 2023

Mortgage Company					Bill No.		454183	
Roll No. 011-000-06605-0000					Mortgage No.			
Name and Address 6960					Municipal Address/Legal Description			
					WONDERLAND RD DYSART CON 7 PT LOT 6 PT ORIG SHORE RD ALLOW RP 19R9860 PARTS 2 AND 3			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 788,000.00	Res/Farm Tx:Full - EPubSup	0.00308847	\$ 1,216.86	0.00229423	\$ 903.93	0.00153000	\$ 602.82
Sub Totals >>>			Municipal Levy \$ 1,216.86		County Levy \$ 903.93		Education Levy \$ 602.82	
Special Charges				Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount			
SEWER RES	SEWER RESIDENTIAL	\$ 517.50	9999	3/15/2023	\$ 1,621.11	Sub-Total - Tax Levy		\$ 2,723.61
				4/12/2023	\$ 1,620.00	Special Charges/Credits		\$ 517.50
						2023 Tax Cap Adjustment		\$ 0.00
						Interim 2023 Levies		\$ 3,241.11
						Past Due Taxes/Credit		\$ 0.00
Total Special Charges		\$ 517.50			Total Amount Due		\$ 3,241.11	

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

PLAN OF SURVEY OF

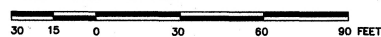
PART OF LOT 6, CONCESSION 7 AND
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 6, CONCESSION 7

(CLOSED BY HA2371)

GEOGRAPHIC TOWNSHIP OF DYSART

TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON

SCALE 1 INCH = 30 FEET



GREG BISHOP O.L.S.

INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, HAVING A GRID BEARING OF N67°11'30"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2013) (81° WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°46'15" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN19R-8577 AND REGISTERED PLAN No. 443.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000011.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2013). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	16367469.50	2271677.99
ORP B	16367368.92	2271917.16

CAUTION:
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

May 19, 2016
DATE
GREG BISHOP

IMPERIAL: DISTANCES AND COORDINATES ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

PLAN19R-9860

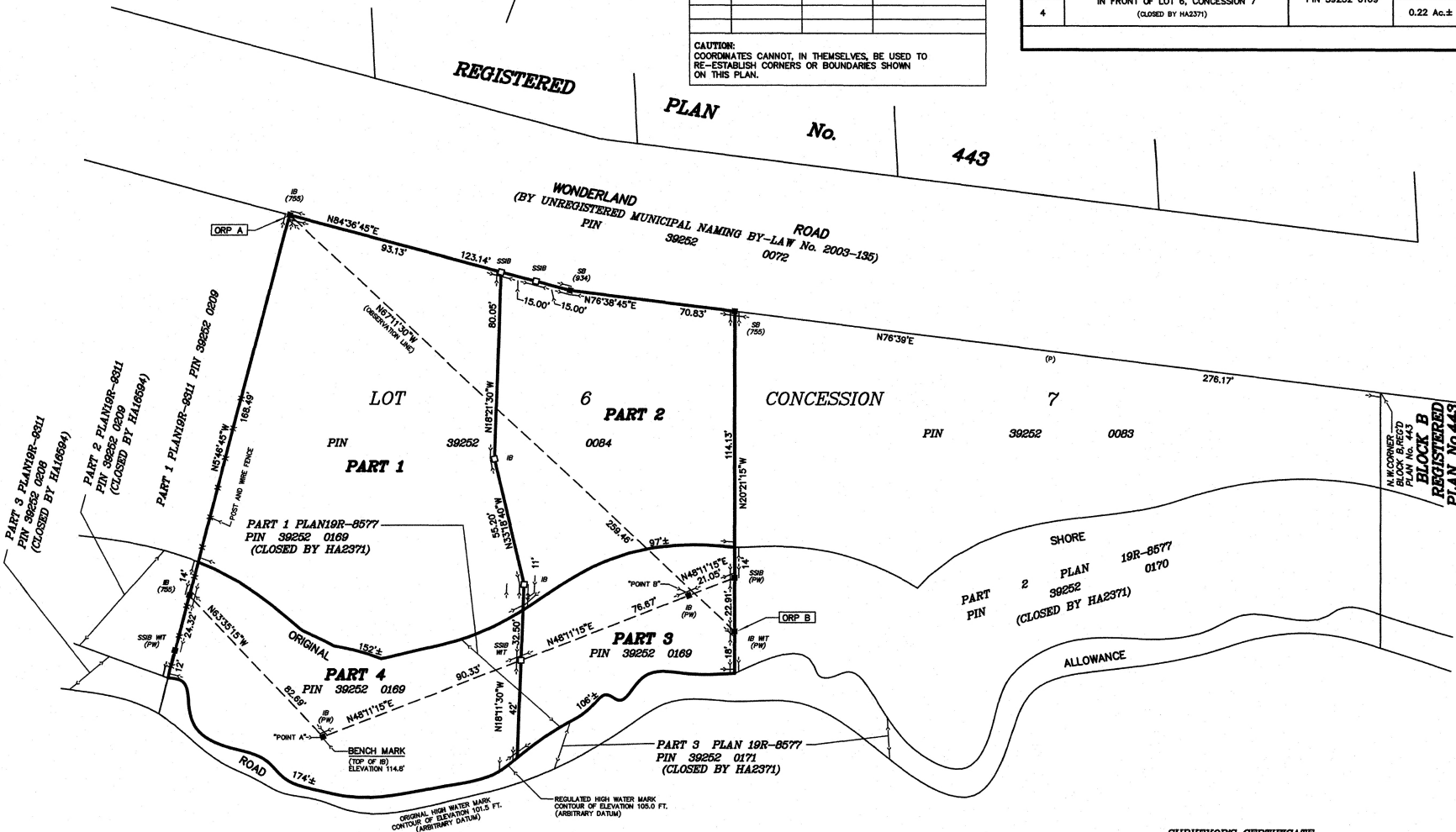
RECEIVED AND DEPOSITED

May 20, 2016

A Johnston
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	PIN	AREA
1	PART OF LOT 6, CONCESSION 7	PIN 39252 0084	0.43 Ac.±
2			0.25 Ac.±
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 6, CONCESSION 7	PIN 39252 0169	0.12 Ac.±
4	(CLOSED BY HA2371)		0.22 Ac.±



KASHAGAWIGAMOG

LAKE

CROWN

NOTE

- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF CANNING LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
- KASHAGAWIGAMOG LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 105.0 FEET (ARBITRARY DATUM).
- CONTOUR OF ELEVATION 101.5 FEET (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF DYSART.
- THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S.

BEARING	DISTANCE	BEARING	DISTANCE
N88°50'W	64'	S13°15'W	54'
S72°52'W	64'	S6°44'W	38'
S62°49'W	40'	S80°59'W	61'
S40°44'W	20'	S78°46'W	82'
S57°10'W	24'		
S18°04'E	23'		
S42°05'E	25'		
S80°32'E	25'		
N80°41'E	75'		

LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SSB DENOTES STANDARD IRON BAR.
- SB DENOTES SHORT STANDARD IRON BAR.
- IR DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- SB DENOTES 1/2" SQ. IRON BAR.
- MT DENOTES WITNESS.
- GP DENOTES GREG BISHOP O.L.S.
- HCB DENOTES H.C. BISHOP O.L.S.
- WB DENOTES WILSON O.L.S.
- JP DENOTES J.B. TREPANIER O.L.S.
- PAW DENOTES PAUL WILSON O.L.S.
- M DENOTES MEASURED.
- P DENOTES PLAN19R-8577.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED MAY 6, 2016.

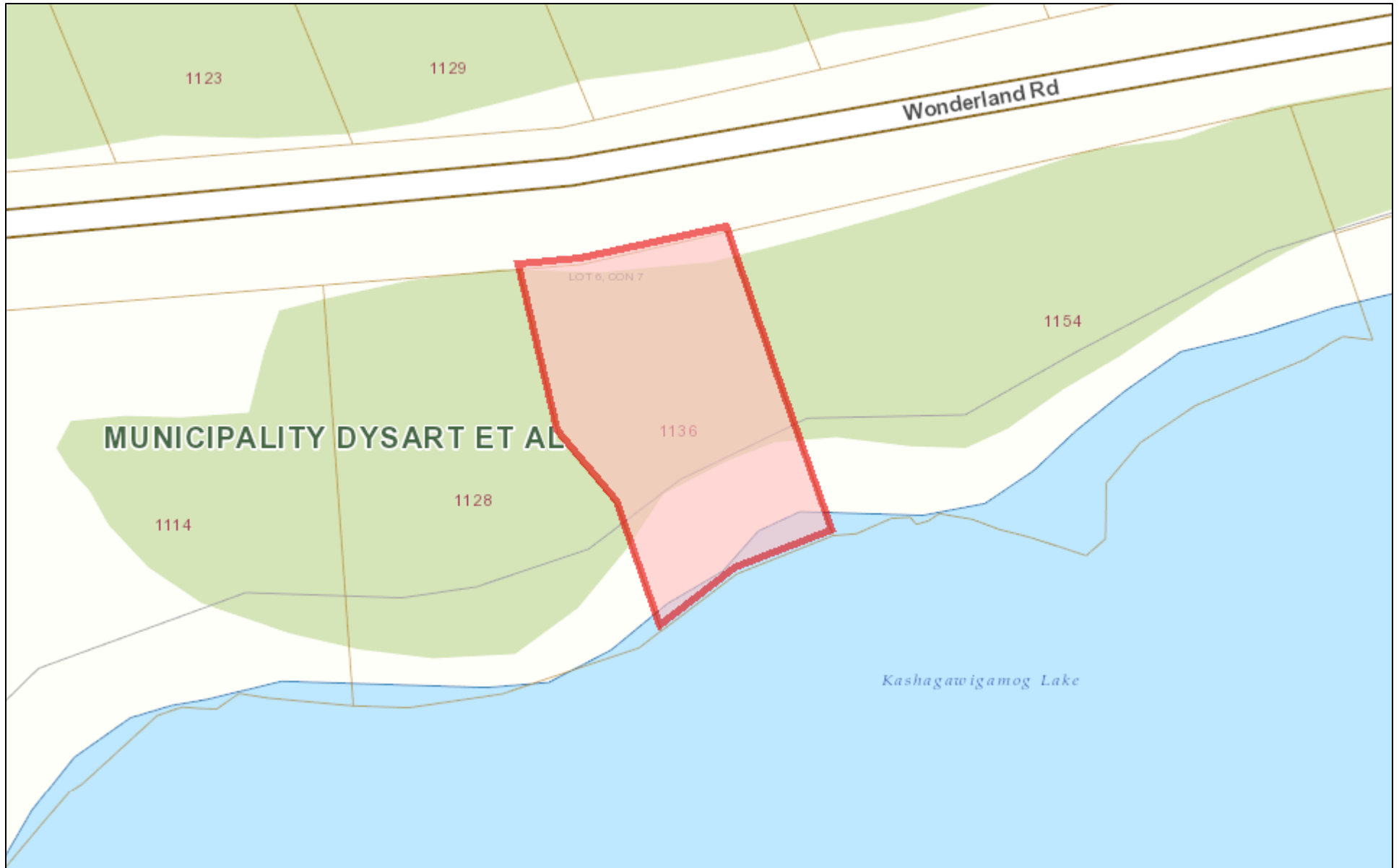
MAY 6, 2016.
HALIBURTON, ONTARIO.

GREG BISHOP
ONTARIO LAND SURVEYOR

**GREG BISHOP SURVEYING
AND CONSULTING LTD.**

ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE (705) 457-2811

1136 Wonderland Road, Kashagawigamog Lake



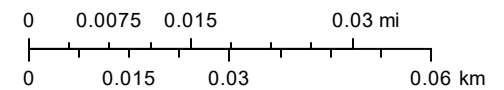
October 28, 2022

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1136 Wonderland Road, Kashagawigamog Lake



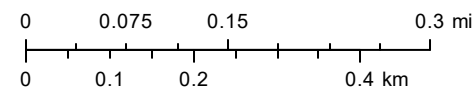
October 28, 2022

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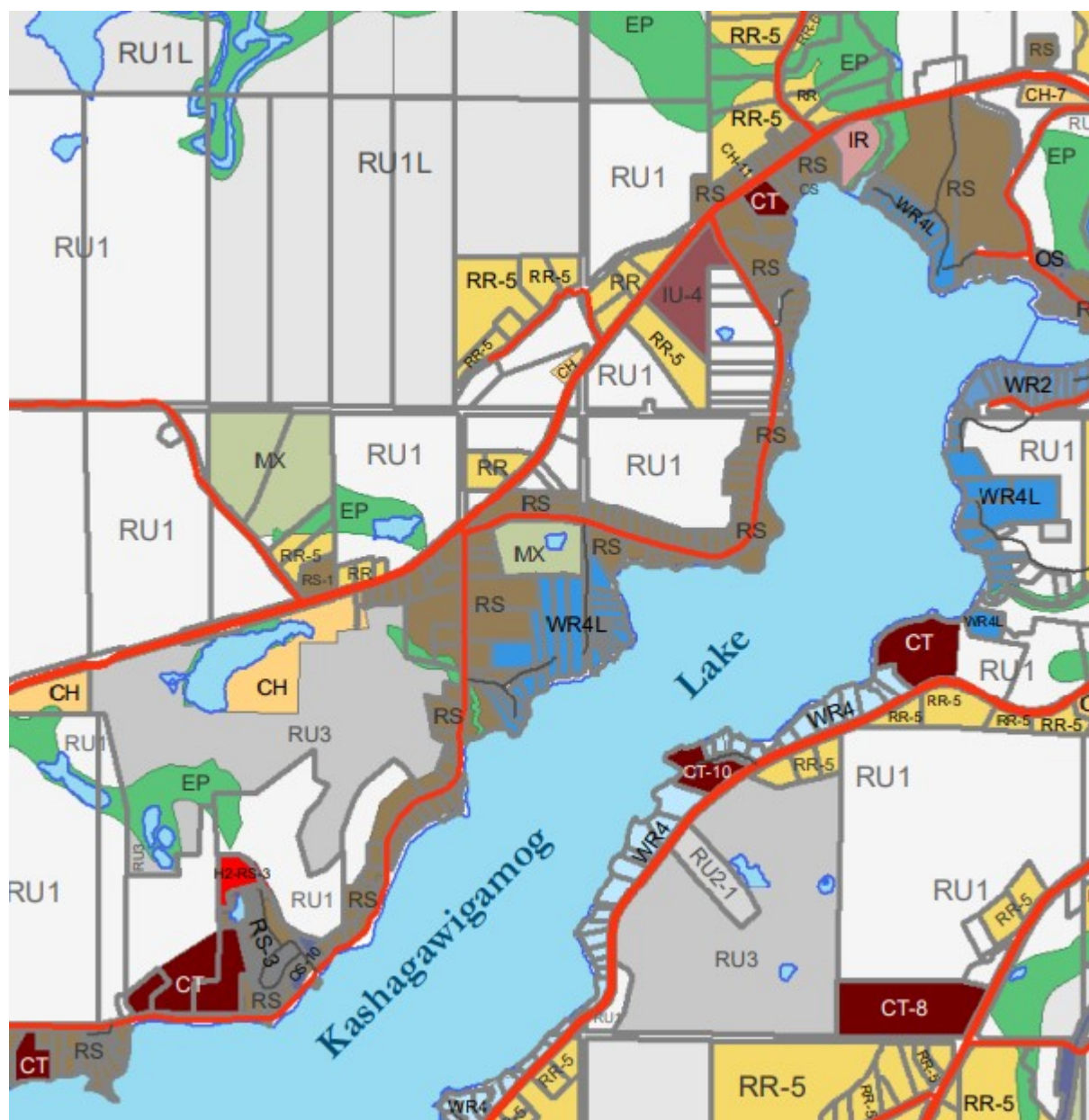
Published by the County of Haliburton, 2022.



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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
<i>Duplex dwelling</i>				X	X	X	X
<i>Semi-detached dwelling</i>				X	X	X	X
<i>Seasonal dwelling</i>		X	X				
<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>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							

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.

5.4.11.20 RR-20 Exception Zone (By-law 2017-61)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RR-20 Exception Zone, the following provisions shall apply.

(a) Permitted uses:

- *All uses permitted* in the RR Zone.

(b) Zone Provisions:

- *Lot frontage , minimum* 54.5 metres

All zone provisions applicable to the RR Zone.

(c) All other provisions of this By-law as applicable to the RR Zone shall apply.

5.4.11.21 RR-21 Exception Zone (By-law 2017-79)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RR-21 Exception Zone, the following provisions shall apply.

(a) Permitted uses:

- *All uses permitted* in the RR Zone.

(b) Zone Provisions:

- *Lot frontage , minimum* 0.73 hectares

All zone provisions applicable to the RR Zone.

(c) All other provisions of this By-law as applicable to the RR Zone shall apply.

5.4.12 RS Exception Zones

5.4.12.1 RS-1 Exception Zone (By-law 90-27)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RS-1 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

Despite Section 5.1 of this By-law, the only *permitted uses* are as follows:

- *a converted dwelling*
- *a medium density dwelling*

- a home office.

- Zone provisions:

All zone provisions applicable to the RS Zone, except as follows:

- Dwelling units per lot, maximum: 6
- Minimum lot line setback, interior side, main building: 30 metres
- Minimum lot line setback, interior side, accessory structures: 3 metres
- Dwelling unit area, minimum, bed-sitting dwelling units: 37 square metres
- Dwelling unit area, minimum, other dwelling units: 37 square metres, plus 13.5 square metres for each bedroom.

(c) All other provisions of this By-law applicable to a RS Zone shall apply.

5.4.12.2 RS-2 Exception Zone (By-law 01-24)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RS-2 Exception Zone the following provisions shall apply:

(a) Definitions:

For the purposes of Section 5.4.12.2 of this By-law:

- a "boat" is a power-driven vessel.

(b) Permitted uses:

Despite Section 5.1 of this By-law, the only permitted uses are as follows:

- a medium density dwelling
- a home office.

(c) Zone provisions:

All zone provisions applicable to the RS Zone, except as follows:

- Lot area, minimum: 2.5 hectares
- Lot frontage, minimum: 225 metres
- Medium density dwellings per lot, maximum: 4
- Dwelling units per lot, maximum: 63
- Total accessory buildings per lot, maximum: 4
- Minimum water setback: 20 metres
- Minimum lot line setback, interior side: 9 metres
- Dwelling unit area, minimum: 100 square metres
- Naturalized open space, minimum percentage of lot area: 50%
- Lot coverage, maximum: 20%
- Structure height, maximum: 13.9 metres
- Planting strip width, minimum: 3 metres

- A *planting strip* is required only along those parts of an *interior side lot line* or a *rear lot line* that abut a Residential Zone or a lot with a *residential use*
- Despite Table 1 of this By-law, the minimum number of *loading spaces* is 3
- Despite Table 2 of this By-law, the minimum number of *parking spaces* is 102
- *Boat parking spaces*, maximum: 24
- No boat shall be docked on the *lot* or in the LR Zone abutting the *lot* except in a *boat parking space*
- No personal watercraft shall be parked or stored on the *lot* or in the LR Zone abutting the *lot*.

(d) All other provisions of this By-law applicable to a RS Zone shall apply.

5.4.12.3

RS-3 EXCEPTION ZONE (By-law 06-119)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RS-3 Exception Zone, the following provisions shall apply:

(a) **Definitions:**

For the purpose of Section 5.4.12.3 of this by-law:

- a "unit" is a "unit" defined by the Condominium Act, 1998, S.O. 1998, C. 19. The term unit is substituted for the term "lot", where appropriate, in the application of Section 2 Definitions, and Section 3 General Provisions of this By-law.
- a "street" is a street created as a common element by approvals granted pursuant to the Condominium Act, 1998, S.O. 1998, C. 19.

(b) **Permitted uses:**

- a *single family dwelling*
- a *medium density dwelling*, limited to a "townhouse" form

(c) **Zone provisions:**

All zone provisions applicable to the RS Zone, except as follows:

	Single Family Units	Medium Density Townhouse Units
- Unit area, minimum	320 m ²	200 m ²
- Unit frontage, minimum	12 m	7.5 m

- Private cabins per unit	0	0
- Accessory <i>buildings</i> per unit, maximum	1	1
- Ground floor area for an accessory <i>building</i> , maximum	10 m ²	10 m ²
- <i>Front lot line</i> setback, minimum	4 m	4 m
- Exterior lot line setback, minimum	3 m	3 m
- Interior lot line setback, minimum - south side lot line – unit 10	7.5m	
- Interior lot line setback, minimum - west side lot line – unit 19		3m
- Interior lot line setback, minimum - all other units	1.75 m	No Adjoining unit: 1.75 m Adjoining unit: 0 m
- Rear lot line setback, minimum - units 19, 20, 21 22 and 23		7.5 m
- Rear lot line setback, minimum - unit 10	5 m	
- Rear lot line setback, minimum - all other units	3 m	3 m
- Water setback, minimum	30 m	30 m
- Dwelling unit area, minimum	74 m ²	74 m ²
- Unit coverage, maximum	45%	45%
- <i>Planting strip</i> width - rear lot line – units 10, 19, 20, 21, 22, 23	3m	3m 3m
- west side lot line – unit 19 - south side lot line – unit 10	3m	
- <i>Naturalized open space</i> per unit, minimum	25%	25%

(d) All other provisions of this By-law as applicable to a RS Zone shall apply.

5.4.12.4

RS-4 Exception Zone (By-law 2015-62)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RS-4 Exception Zone, the following provisions shall apply:

(a) *Permitted uses:*

All *permitted uses* in the R1 Zone.

(b) **Zone Provisions:**

- *Lot area, minimum:* 0.105 hectares
- *minimum water setback:* 20 metres
- *minimum lot line setback, west interior side, main building:* 1.0 metre
- *minimum lot line setback, east interior side, main building:* 4.5
- *parking space setback from street line, minimum:* 1.5 metres
- *planting strip:* shall be maintained along the *high water mark* of Grass Lake with the exception of 30% of the said strip, which may be cleared to provided lake access and a view.
- *planting strip width:* 20 metres

All zone provisions applicable to the RS Zone.

(d) All other provisions of this By-law as applicable to the WR2 Zone shall apply.

5.4.13 R1 Exception Zones

5.4.13.1 R1-1 Exception Zone (By-law 89-55)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the R1-1 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

All permitted uses in the R1 Zone.

(b) *Zone provisions:*

All zone provisions applicable to the R1 Zone, except as follows:

- Despite Section 3.10(d) of this By-law, a *home business* shall not occupy more than 50% of the *dwelling unit area*.
- Section 3.10(c) of this By-law shall not apply to a *home business*.

(c) All other provisions of this By-law applicable to a R1 Zone shall apply.

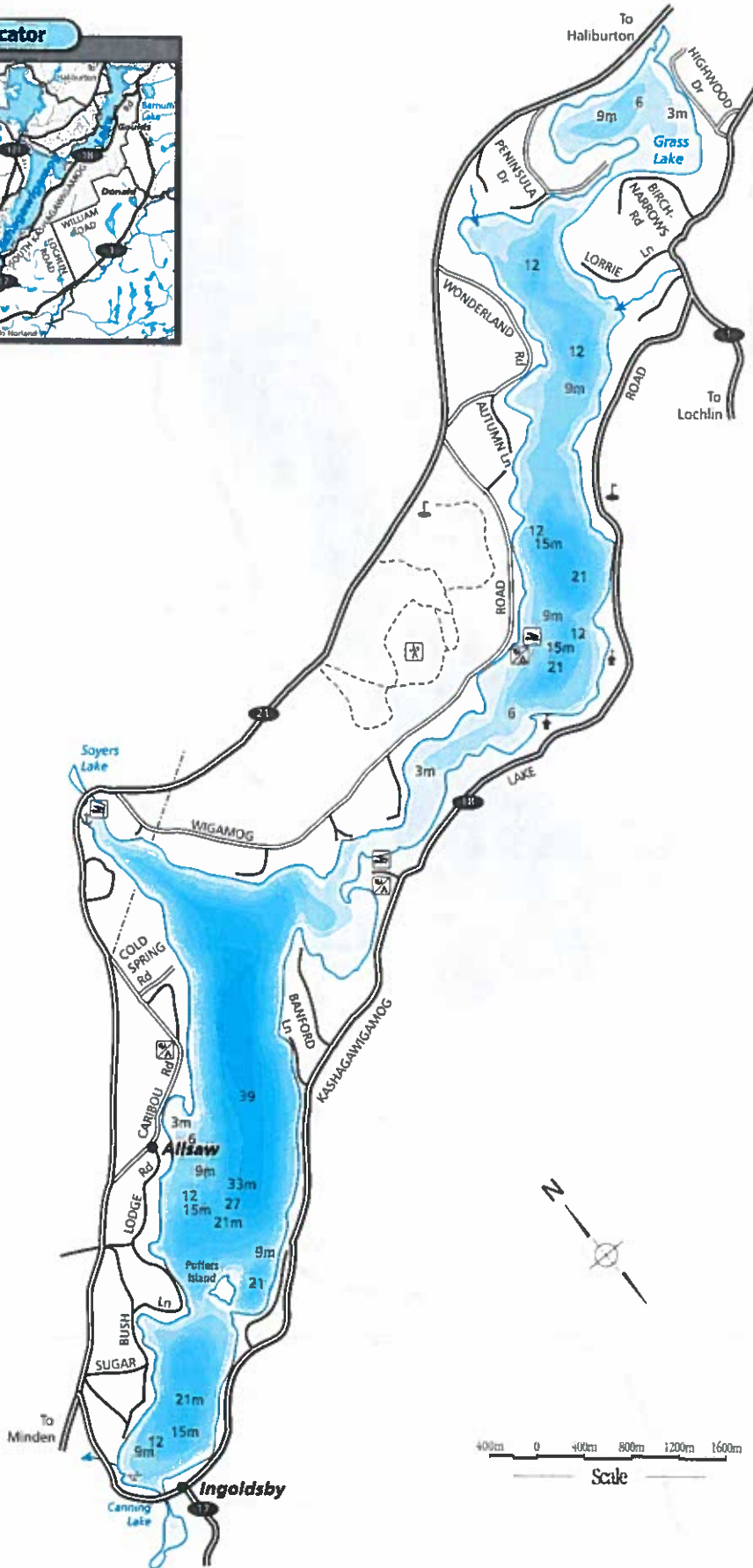
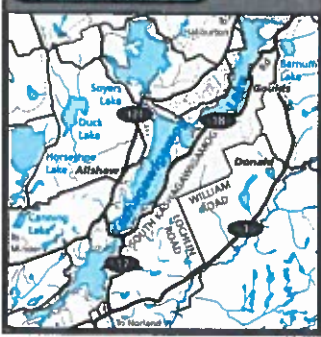


Location: 10 km (6 mi) northeast of Minden
 Elevation: 313 m (1,043 ft)
 Surface Area: 817 ha (2,020 ac)
 Mean Depth: 12.7 m (42.5 ft)
 Max Depth: 39 m (130 ft)
 Way Point: 78° 36' 00" Lon - W 44° 59' 00" Lat - N

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Kashagawigamog Lake

Area Indicator





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

www.backroadmapbooks.com

Gull Lake - Minden

Lake Chart on p.63

Fishing



Reference to Gull Lake dates back as far as 1826 when it was named Kinashinguash 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



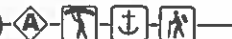
Set between the town of Minden and Norland, Gull Lake lies off the west side of Highway 35. On the opposite shoreline, County Road 2 (Deep Bay Road) provides access to several side roads that lead to the lake. While it is possible to launch a canoe from the side of the road, it is not recommended due 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.



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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, lakereels 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.

Lake Kashagawigamog

County of Haliburton
Lot 8

Dysart-Minden Township
Con VII

Physical Data

Surface Area - 2,019 acres
Maximum Depth - 130 ft

Perimeter - 21.4 miles
Mean Depth - 42.5 ft

Lake Characteristics

Clarity was indicated in this yellowish/brown coloured water by the disappearance of the secchi disc from view 17 ft below the surface.

Fish Species Present

Lake trout, muskellunge, largemouth bass, smallmouth bass, yellow pickerel, pumpkinseed, yellow perch, white sucker, burbot, lake whitefish, lake herring, bluntnose minnow and brown bullhead. Slot lake, check with MNR for current regulations.

Access

Kashagawigamog Lake is located 8 miles northeast of Minden on Country Rd 121. It can be reached via two roads (signposted) off County Rd 121. Boat launching sites are located at Soyers Narrows and Haliburton.

