

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$925,000

Welcome to 1149 Harrison Bay Ln

on Horseshoe Lake, Minden Hills



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located on sought-after Horseshoe Lake, known for its great fishing and family-friendly atmosphere, this turn-key 4-season cottage offers the ideal setting for making lasting memories at the lake. Tucked away on a quiet dead-end road just outside the Village of Minden, you'll enjoy peaceful waterfront living while still being close to everyday amenities including grocery stores, restaurants, schools, healthcare, shopping, and recreational facilities.

Offering approximately 2,000 sq. ft. of living space, the cottage is thoughtfully designed for families and entertaining. The main floor features an open-concept living, dining, and kitchen area with vaulted ceilings and a stunning wall of windows overlooking the lake, filling the space with natural light and beautiful waterfront views. Two bedrooms, a 4-piece bathroom, and a spacious 16x12 sunroom complete the main level, creating additional space to relax and gather throughout the seasons.

The lower level provides excellent functionality for larger families or guests, featuring two additional bedrooms, another 4-piece bathroom, laundry area, generous storage space, and a walkout to the lakeside.

Outside, the gently sloping lot makes easy access to the water and outdoor spaces ideal for kids and family activities. With 132 feet of eastern exposure waterfront, mornings can be enjoyed watching the sunrise from the large lakeside deck or dock. A separate 10x12 bunkie offers extra sleeping accommodations for guests, giving everyone their own space to enjoy cottage life comfortably. Set on just over half an acre, this move-in-ready property combines privacy, convenience, and year-round enjoyment on one of the area's popular lakes.

Property Client Full

1149 Harrison Bay Lane, Minden Hills, Ontario K0M 2K0

Listing

[1149 Harrison Bay Lane Minden Hills](#)

Active / Residential Freehold / Detached

MLS®#: X13173918

List Price: \$925,000

New Listing

Haliburton/Minden Hills/Minden



Tax Amt/Yr: **\$4,295.15/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **PT LT 12 CON 6 MINDEN PT 1 TO 3 19R3650; S/T & T/W H142498; S/T EXECUTION 04-0000140, IF ENFORCEABLE; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+6**
 Fractional Ownership: BR BR+: **4(2+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres:
 Lot Front: **132.00** Fronting On: **E**
 Lot Depth: **209.00** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **Hwy 35 to Horseshoe Lake Road to Harrison Bay Lane to #1149**

PIN #: **391940595**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461603100032510**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Partially Finished, Walk Out**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **Yes/Window Unit**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat:
 Exterior Feat: **Deck, Year Round Living**
 Roof: **Metal**
 Foundation: **Piers, Poured Concrete**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Horseshoe Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Water Treatment**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Located on sought-after Horseshoe Lake, known for its great fishing and family-friendly atmosphere, this turn-key 4-season cottage offers the ideal setting for making lasting memories at the lake. Tucked away on a quiet dead-end road just outside the Village of Minden, you'll enjoy peaceful waterfront living while still being close to everyday amenities including grocery stores, restaurants, shopping, and recreational facilities. Offering approximately 2,000 sq. ft. of living space, the cottage is thoughtfully designed for families and entertaining. The main floor features an open-concept living, dining, and kitchen area with vaulted ceilings and a stunning wall of windows overlooking the lake, filling the space with natural light and beautiful waterfront views. Two bedrooms, a 4-piece bathroom, and a spacious 16x12 sunroom complete the main level, creating additional space to relax and gather throughout the seasons. The lower level provides excellent functionality for larger families or guests, featuring two additional bedrooms, another 4-piece bathroom, laundry area, generous storage space, and a walkout to the lakeside. Outside, the gently sloping lot makes easy access to the water and outdoor spaces ideal for kids and family activities. With 132 feet of eastern exposure waterfront, mornings can be enjoyed watching the sunrise from the large lakeside deck or dock. A separate 10x12 bunkie offers extra sleeping accommodations for guests, giving everyone their own space to enjoy cottage life comfortably. Set on just over half an acre, this**

move-in-ready property combines privacy, convenience, and year-round enjoyment on one of the area's popular lakes.

Inclusions: Stove, 2 fridges, microwave, washer, dryer, 2 window air conditioners, dehumidifier, 2 portable heaters, Kitchen housewares, furniture and window coverings, pictures on walls, lawn furniture and umbrella, 2 lawnmowers, tools in storage room, ladders, Larson inboard/outboard bowrider and associated life jackets, water skis and towables, 2 canoes, 2 kayaks, 2 children's kayaks and 1 peddleboat

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

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

Date Prepared: **05/26/2026**

Rooms

MLS®#: X13173918

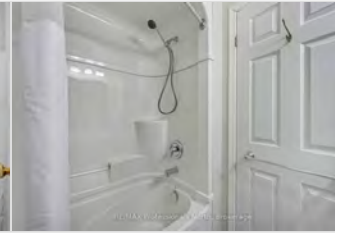
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Sunroom	Main	4.69 M X 3.44 M	15.38 Ft x 11.28 Ft		
Dining Room	Main	2.91 M X 3.79 M	9.54 Ft x 12.43 Ft		
Living Room	Main	4.09 M X 3.79 M	13.41 Ft x 12.43 Ft		
Kitchen	Main	3.54 M X 3.8 M	11.61 Ft x 12.46 Ft		
Bedroom	Main	3.49 M X 2.62 M	11.45 Ft x 8.59 Ft		
Primary Bedroom	Main	3.52 M X 3.73 M	11.54 Ft x 12.23 Ft		
Bedroom	Lower	3.4 M X 4.23 M	11.15 Ft x 13.87 Ft		
Bedroom	Lower	3.43 M X 3.81 M	11.25 Ft x 12.49 Ft		
Laundry	Lower	3.44 M X 2.58 M	11.28 Ft x 8.46 Ft		
Other	Lower	3.21 M X 6.25 M	10.53 Ft x 20.50 Ft		Walk-Out
Other	Lower	3.23 M X 1.44 M	10.59 Ft x 4.72 Ft		
Bathroom	Main			4	
Bathroom	Lower			4	

Photos

MLS®#: X13173918

[1149 Harrison Bay Lane, Minden Hills, Ontario K0M 2K0](#)







PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026

Chattels

Included

- Stove
- 2 fridges
- Microwave
- Washer
- Dryer
- 2 window air conditioners
- Dehumidifier
- 2 portable heaters
- Kitchen housewares
- Furniture and window coverings
- Pictures on walls
- Lawn furniture and umbrella
- 2 lawnmowers
- Tools in storage room
- Ladders
- Larson inboard/outboard bowrider and associated life jackets
- Water skis and towables
- 2 canoes
- 2 kayaks
- 2 children's kayaks
- 1 peddleboat

Excluded

- 14 foot aluminum boat and 15 hp Mercury Outboard
- Food and beverages
- Miter saw
- Binoculars
- Bluetooth speaker



Seller



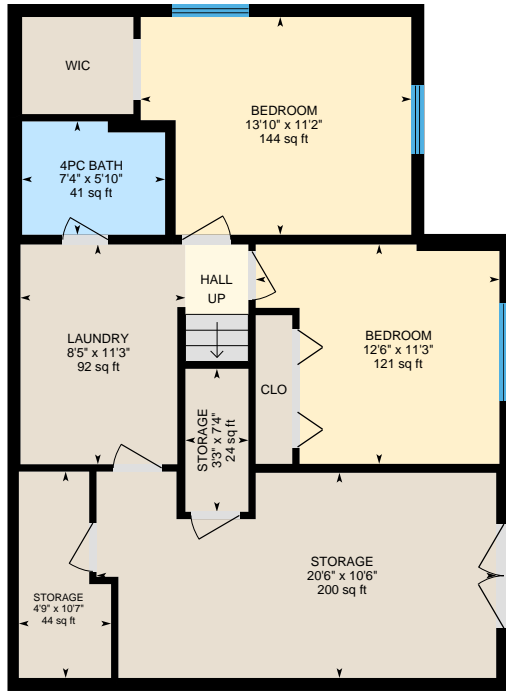
Buyer

Additional Information

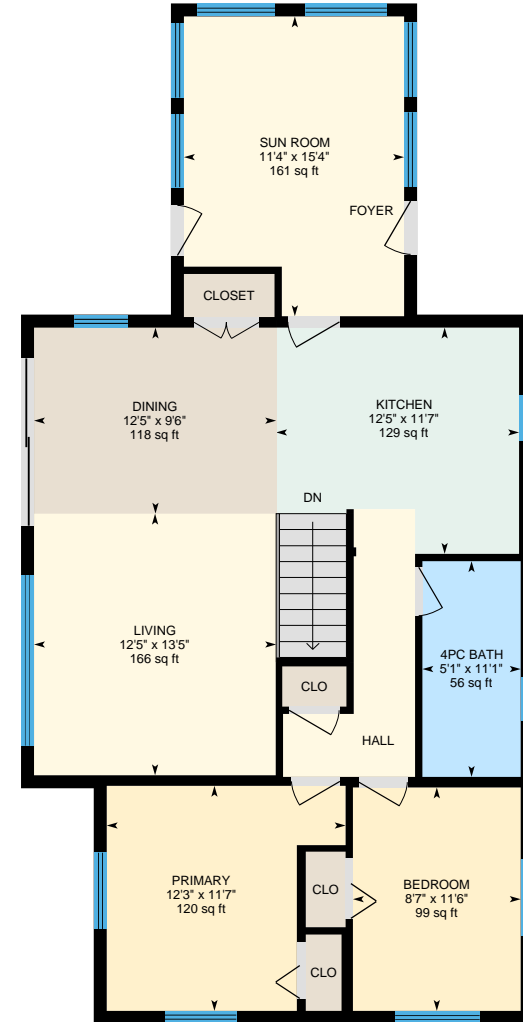
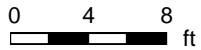
- Hydro Cost Per Year: \$2024/yr approx
- Internet Provider: Bell
 - Highspeed: Yes
- Cell Service: Yes
- Septic Installer: Bob Fraser
 - Install Year: 1989
- Septic Last Pumped by: Thomas
 - Date Pumped: 23/08/2024
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 37 Years
- Age of Roof: 37 Years
- Insurance Company: Wst Wawanosh
- Road Type: Year round private
- Driveway Plowing Costs: \$30 per trip for Road (\$536) - Driveway extra
- Road Fees: \$100
- Lake Assc. Dues: \$40

1149 Harrison Bay Lane, Minden Hills, ON

Main Building: Total Exterior Area Above Grade 1111.92 sq ft



Basement (Below Grade)
Exterior Area 856.21 sq ft



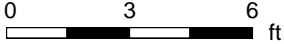
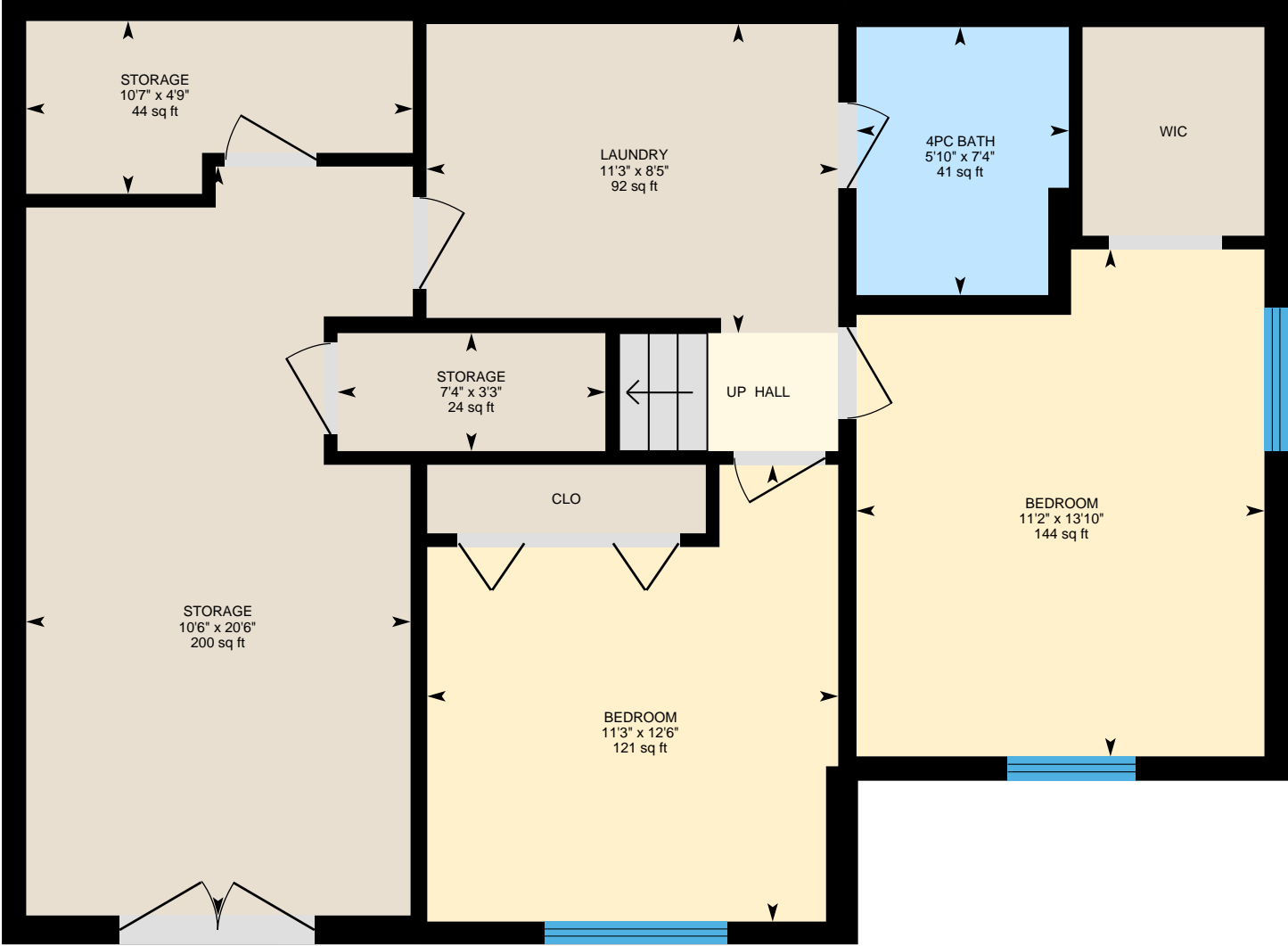
Main Floor
Exterior Area 1111.92 sq ft



PREPARED: 2026/05/21

1149 Harrison Bay Lane, Minden Hills, ON

Basement (Below Grade) Exterior Area 856.21 sq ft
Interior Area 776.63 sq ft



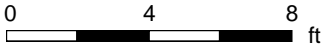
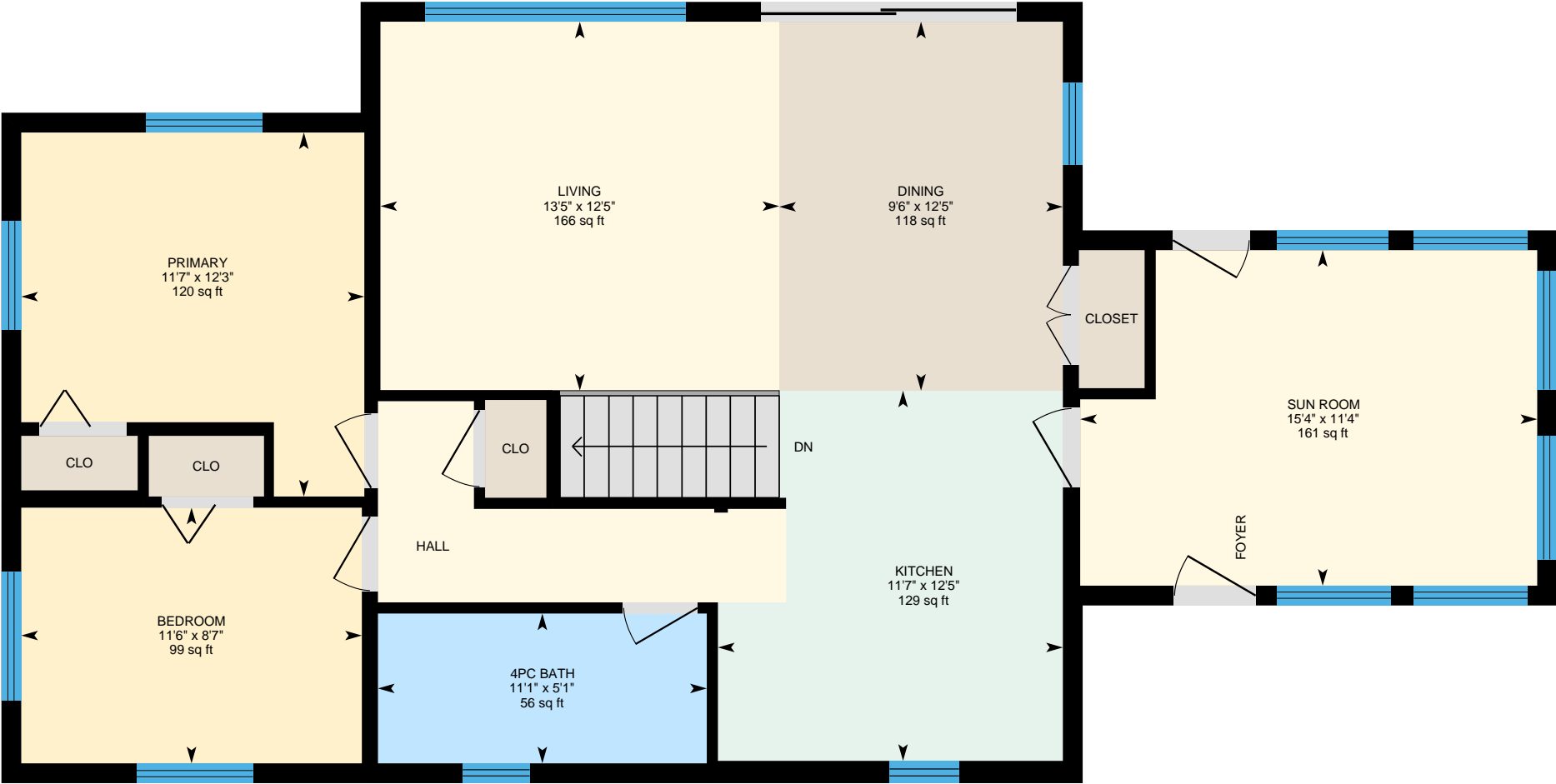
PREPARED: 2026/05/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1149 Harrison Bay Lane, Minden Hills, ON

Main Floor Exterior Area 1111.92 sq ft
Interior Area 1008.97 sq ft



PREPARED: 2026/05/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1149 Harrison Bay Lane, Minden Hills, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

BASEMENT

4pc Bath: 7'4" x 5'10" | 41 sq ft
Bedroom: 13'10" x 11'2" | 144 sq ft
Bedroom: 12'6" x 11'3" | 121 sq ft
Laundry: 8'5" x 11'3" | 92 sq ft
Storage: 3'3" x 7'4" | 24 sq ft
Storage: 20'6" x 10'6" | 200 sq ft
Storage: 4'9" x 10'7" | 44 sq ft

MAIN FLOOR

4pc Bath: 5'1" x 11'1" | 56 sq ft
Bedroom: 8'7" x 11'6" | 99 sq ft
Dining: 12'5" x 9'6" | 118 sq ft
Kitchen: 12'5" x 11'7" | 129 sq ft
Living: 12'5" x 13'5" | 166 sq ft
Primary: 12'3" x 11'7" | 120 sq ft
Sun Room: 11'4" x 15'4" | 161 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

BASEMENT (Below Grade)

Interior Area: 776.63 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 856.21 sq ft

MAIN FLOOR

Interior Area: 1008.97 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1111.92 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1008.97 sq ft
Exterior Area: 1111.92 sq ft

1149 Harrison Bay Lane, Minden Hills, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



Township of Minden Hill
7 Milne Street
Minden, Ontario
K0M 2K0

Township of Minden Hills Septic Re-Inspection Program Maintenance Inspection Report



126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9
289-984-0432

OCCUPANCY / SERVICING DETAILS

Occupancy Type (permanent, seasonal, commercial, etc.): Seasonal

Floor Area (sq ft): 1890

Number of Employees (if applicable):

Number of Bedrooms (if applicable): 4

Water Supply Type: Surface Water
Other (bottled water)

Water Treatment Unit(s) Present: None

Backwash Water from Water Treatment Unit(s) Discharges to the Septic System: No

System Installation Year: 1989



Township of Minden Hill
7 Milne Street
Minden, Ontario
K0M 2K0

Township of Minden Hills Septic Re-Inspection Program Maintenance Inspection Report



126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9
289-984-0432

CLASS 4 SYSTEM

Inferred Leaching Bed Type: Filter Media Bed

Leaching Bed Cover (vegetation, etc.): Short Manicured Grass

Construction Details (in-ground or raised): In-Ground

Obvious/Suspected Evidence of Sewage Breakout/Pooling on Ground Surface: No

Structure on Top of Leaching Bed: No

Trees/Roots/Saplings Present Within, or in Close Proximity to, the Leaching Bed Area: No

Leaching Bed Located Under a Driveway or High Traffic Area: No

Leaching Bed Observations/Recommendations
- Owner to ensure leaching bed is free and clear of trees and tree roots. Roots to be pruned as required to remove from leaching bed, if present.

-

-

-

-



Township of Minden Hill
7 Mine Street
Minden, Ontario
K0M 2K0

**Township of Minden Hills
Septic Re-Inspection Program
Maintenance Inspection Report**



126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9
269-984-0432

WSP Canada Inc.
BCIN # 44291
N2Z 2X3

**Certificate
Mandatory Sewage System Maintenance Inspection Program**
(pursuant to Article 1.10.2.5 of Division C of the Building Code)

Certificate Number: 461603100032510

Inspection Date: 29-Aug-2022

Address of Property on which Sewage System is Located: 1149 Harrison Bay Lane

Owner of Property on which Sewage System is Located:

Certificate Issued To: Township of Minden Hills

Certification
I certify that:

- (a) I am a person described in Sentence 1.10.1.3.(3) of Division C of the Building Code.
- (b) I have conducted an inspection of the sewage system located at the Property.
- (c) I am satisfied on reasonable grounds that the sewage system located on the Property is in compliance with the standards enforced by the maintenance inspection program in relation to sewage systems established by Township of Minden Hills under clause 7 (1)(b.1) of the Building Code Act, 1992.

Certificate issued by:

Name: Paulina Toner

Complete as applicable:

BCIN # 120282

I am the holder of a licence, a certificate of practice or a temporary licence under the Architects Act.

I am a person who holds a licence or a temporary licence under the Professional Engineers Act.

Certificate reviewed by:

Signature:

Robert A. Passmore

Date: November 4, 2022

This certificate is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992.

IMPORTANT NOTES:

1. The current Ontario Building Code, as amended, requires 30 m of separation between a leaching bed and a sand point/bored well/dug well/surface water intake. The current Ontario Building Code, as amended, requires 15 m of separation between a treatment unit/leaching bed and most drilled wells. If your system does not meet the above noted clearance distance based on your type of water supply, it is recommended that you periodically test your water for, at minimum, the health related parameters as per the Ontario Drinking Water Standards and/or have a professional review/evaluate the safety of the water supply.
 2. The information provided in this report is based on a non-intrusive inspection of the sewage works in order to assess compliance to portions of Section 8.9 of the Ontario Building Code.
- This report is not intended to be used as an equivalent to a detailed inspection completed by a qualified individual/home inspector for the purposes of a property sale.
[Personal information contained in this inspection report package and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-5666.]

Tax Roll Number: 461603100032510



Township of Minden Hill
7 Mine Street
Minden, Ontario
K0M 2K0

Township of Minden Hills Septic Re-Inspection Program Maintenance Inspection Report



126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9
289-984-0432

CLASS 4 SYSTEM

Tankage Present (Septic, Pump, etc.):	Septic Tank
Septic/Pre-Treatment Tank Material:	Concrete
Type of Treatment Unit (if applicable):	N/A
Treatment Unit Servicing Contract (if applicable):	No
Pump Tank Present:	No
Pump Tank Material (if applicable):	
Pump Tank Observations (if applicable):	
Structures on Top of Tank:	No
Number of Septic Tank Compartments:	2
Estimated Tank Volume:	4,500 L (1,000 Gal)
Effluent Filter Present:	No
Scum and Sludge Volume (> or < 1/3 Working Capacity):	< 33% of liquid height
Approximate Date Since Last Pump Out:	
Liquid Level (relative to base of outlet pipe):	At bottom of pipe (Normal operating level)
Outlet Baffle Missing or Not Extending Above Liquid Level:	No
Tank Lid(s) Missing/Cracked:	No
Compartment(s) are Accessible for Maintenance:	No
Septic Tank Observations/Recommendations:	- - It is recommended to have septic tanks pumped every 3 to 5 years. - Some roots present in tank, ensure these do not block the baffles/pipes in the future.
Tax Roll Number: 461603100032510	-



Township of Minden Hill
7 Mine Street
Minden, Ontario
K0M 2K0

**Township of Minden Hills
Septic Re-Inspection Program
Maintenance Inspection Report**



126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9
289-984-0432

INSPECTION DETAILS

Owner Name:

Property Address: 1149 Harrison Bay Lane

Tax Roll Number: 461603100032510

Inspection Date: 2022-Aug-29

Inspector Name: Paulina Toner

Representative Name (if different from Owner):

SETBACK DISTANCE TO LOCAL WATER RESOURCE

Approximate Distance of System Component(s) to On-Site Water Supply: > 15 Metres

Approximate Distance of System Component(s) to Off-Site Water Supply: > 15 Metres

Approximate Distance of System to Nearest Surface Water Body: > 30 Metres

Tax Roll Number: 461603100032510



Your account number is: **2000 3426 4411**
This statement is issued on: **March 2, 2026**

Your Electricity Statement

For the period of: **November 25, 2025 - February 24, 2026**


What do I owe?

\$1,141.44

See reverse for a summary of your charges

How much did I use?

You powered your home with



6,641 kWh
of electricity this period

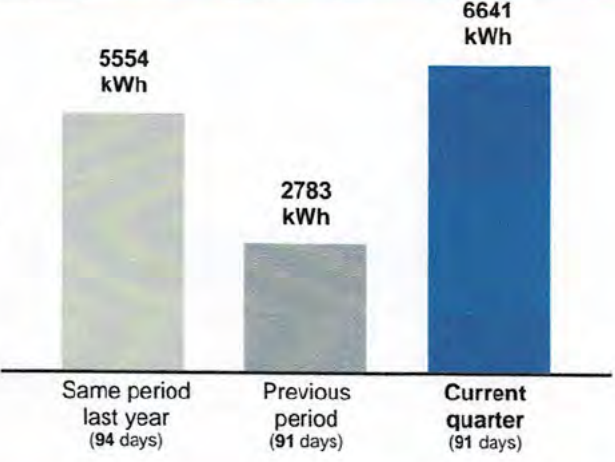
When is it due?

Mar 22, 2026

What does my electricity usage look like?

Your average daily usage has **increased by 24%** 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 (94 days)	5554
Previous period (91 days)	2783
Current quarter (91 days)	6641

What do I need to know?

Important notice: 2026 delivery rates are now in effect and are reflected on this bill. To learn more, visit HydroOne.com/2026Rates.

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: **2000 3426 4411**



Total amount you owe \$1,141.44

Amount enclosed

\$

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

2000342644110001141446

What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$590.35
Amount we received on Dec 4/25	-\$590.35
Your electricity charges	\$1,141.44
Total amount you owe	\$1,141.44

If payment is not received by Mar 22, 2026, 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 1149 HARRISON BAY LANE

Point of Delivery: 10221058

Residential - Medium Density

Electricity	\$828.86
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	\$406.20
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	\$40.28
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)	\$165.80
Ontario Electricity Rebate	-\$299.70
Total of your electricity charges	\$1,141.44

What is my Time-of-Use breakdown?

Nov 25/25 to Feb 24/26	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	1,123.4412	20.3	\$228.06
TOU Mid-Peak	1,018.5294	15.7	\$159.91
TOU Off-Peak	4,498.8714	9.8	\$440.89

Time-of-Use periods



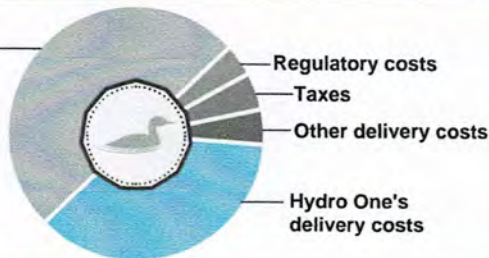
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J2083374	Feb 24/26 48649.792	Nov 25/25 42008.95	6640.842	(x1) = 6640.842

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.



Energy Saving Tip

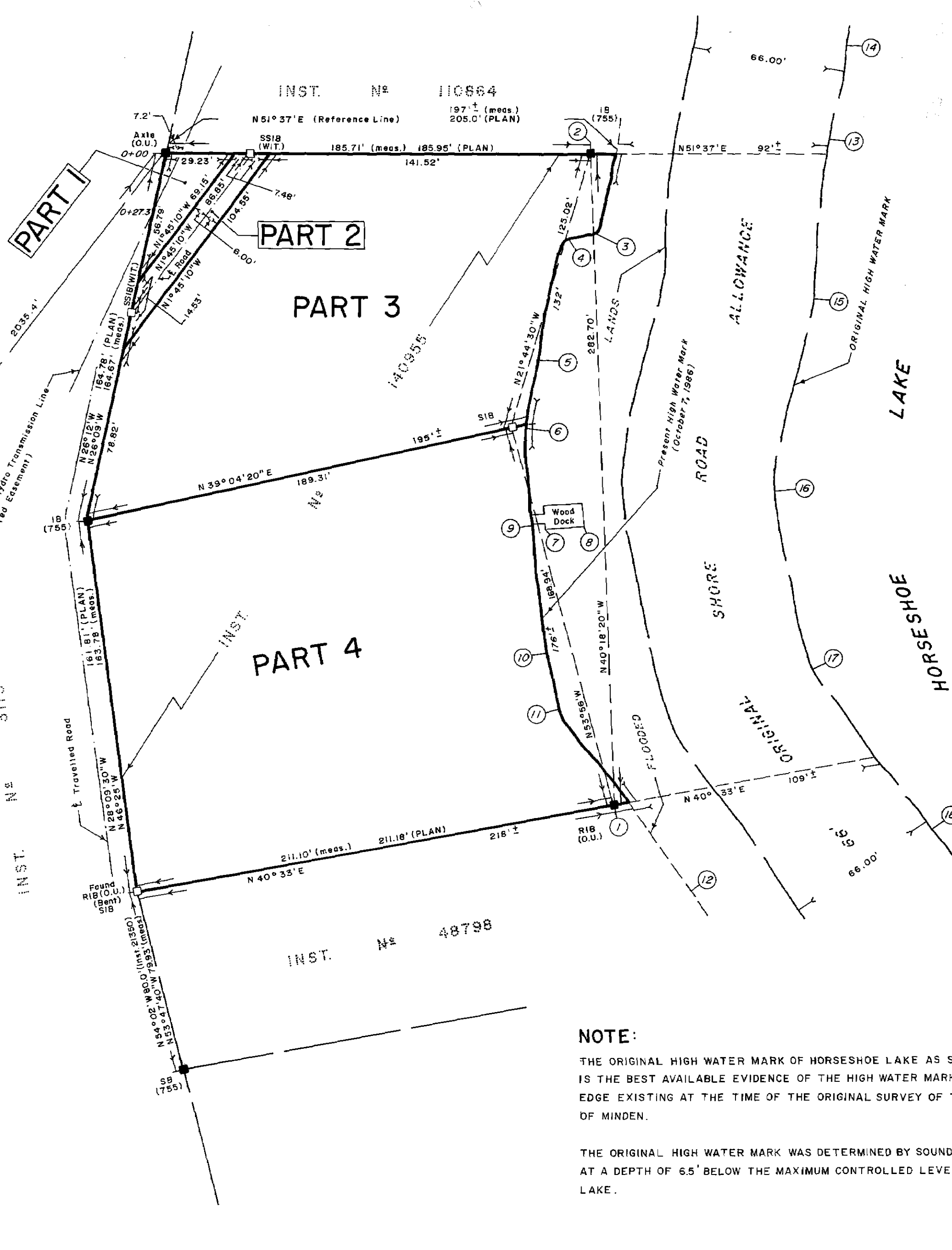
Phantom Power

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



PLAN OF SURVEY
OF PART OF LOT 12, CONCESSION VI
TOWNSHIP OF MINDEN
COUNTY OF HALIBURTON

SCALE 1" = 40'
C. T. STRONGMAN O.L.S.
1986



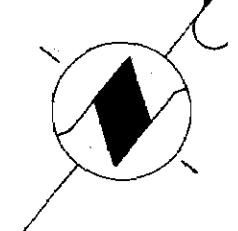
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
DATE OCTOBER 14, 1986
C. T. STRONGMAN
ONTARIO LAND SURVEYOR

PLAN 19 R-3650
RECEIVED AND DEPOSITED
DATE 15th Oct. 1986
Jean A. Jackson
Land Registrar for the Registry
Division of Haliburton "19"

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SCHEDULE OF PARTS

PART	LOCATION	INSTRUMENT	AREA
1	Part of Lot 12, Concession VI	Part of Inst. N ^o 140955	0.019 Acres
2		Part of Inst. N ^o 140955 subject to Right of Way as therein	0.024 Acres
3		Part of Inst. N ^o 140955	0.55 [±] Acres
4		Part of Inst. N ^o 140955	0.75 [±] Acres



STADIA TABLE

INSTRUMENT ON STA. ① 0°00' ON STA. ②

STATION	AZIMUTH	DISTANCE
3	0°15'	250.2'
4	357°14'	249.4'
5	352°37'	197.5'
6	349°01'	169.0'
7	348°03'	124.3'
8	355°29'	122.5'
9	345°43'	127.6'
10	338°32'	72.2'
11	332°39'	48.5'
12	139°29'	50.3'
13	19°30'	305.6'
14	18°48'	347.2'
15	23°09'	238.6'
16	28°45'	154.7'
17	57°27'	105.6'
18	95°46'	139.0'

NOTE:
THE ORIGINAL HIGH WATER MARK OF HORSESHOE LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK OR WATERS EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.

THE ORIGINAL HIGH WATER MARK WAS DETERMINED BY SOUNDINGS TAKEN AT A DEPTH OF 6.5' BELOW THE MAXIMUM CONTROLLED LEVEL OF HORSESHOE LAKE.

MC-33

NOTE
BEARINGS ARE ASTROMIC DERIVED FROM THE NORTH-WESTERLY LIMIT OF INST. N^o 140955 WHICH IS N51°37'E AS SHOWN ON A PLAN OF SURVEY BY J. B. TREPANIER O.L.S. DATED JULY 5, 1969 ATTACHED THERETO.

(755) - DENOTES J. B. TREPANIER O.L.S.
(O.U.) - DENOTES ORIGIN UNKNOWN
(PLAN) - REFERS TO A PLAN OF SURVEY BY J. B. TREPANIER O.L.S. DATED JULY 5, 1969 ATTACHED TO INST. N^o 140955.
(meas.) - DENOTES MEASURED.

LEGEND
SIB — DENOTES STANDARD IRON BAR
SSIB — DENOTES SHORT STANDARD IRON BAR
IB — DENOTES IRON BAR
IBØ — DENOTES IRON BAR ROUND
RP — DENOTES ROCK POST
IT — DENOTES IRON TUBE
■ — DENOTES MONUMENT FOUND
□ — DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2) THE SURVEY WAS COMPLETED ON THE 7TH DAY OF OCTOBER, 1986.

MINDEN, ONTARIO
OCTOBER 14, 1986

C. T. STRONGMAN
ONTARIO LAND SURVEYOR

DEARDEN, STANTON, STONES
AND STRONGMAN LTD.
ONTARIO LAND SURVEYORS
CONSULTING ENGINEERS
BOX 329 - KOM 2K0
(705) 286-1768
MINDEN - ONTARIO

1149 Harrison Bay Lane, Horseshoe Lake



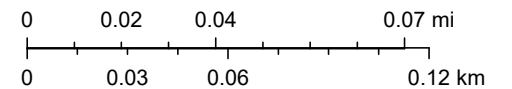
March 30, 2026

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

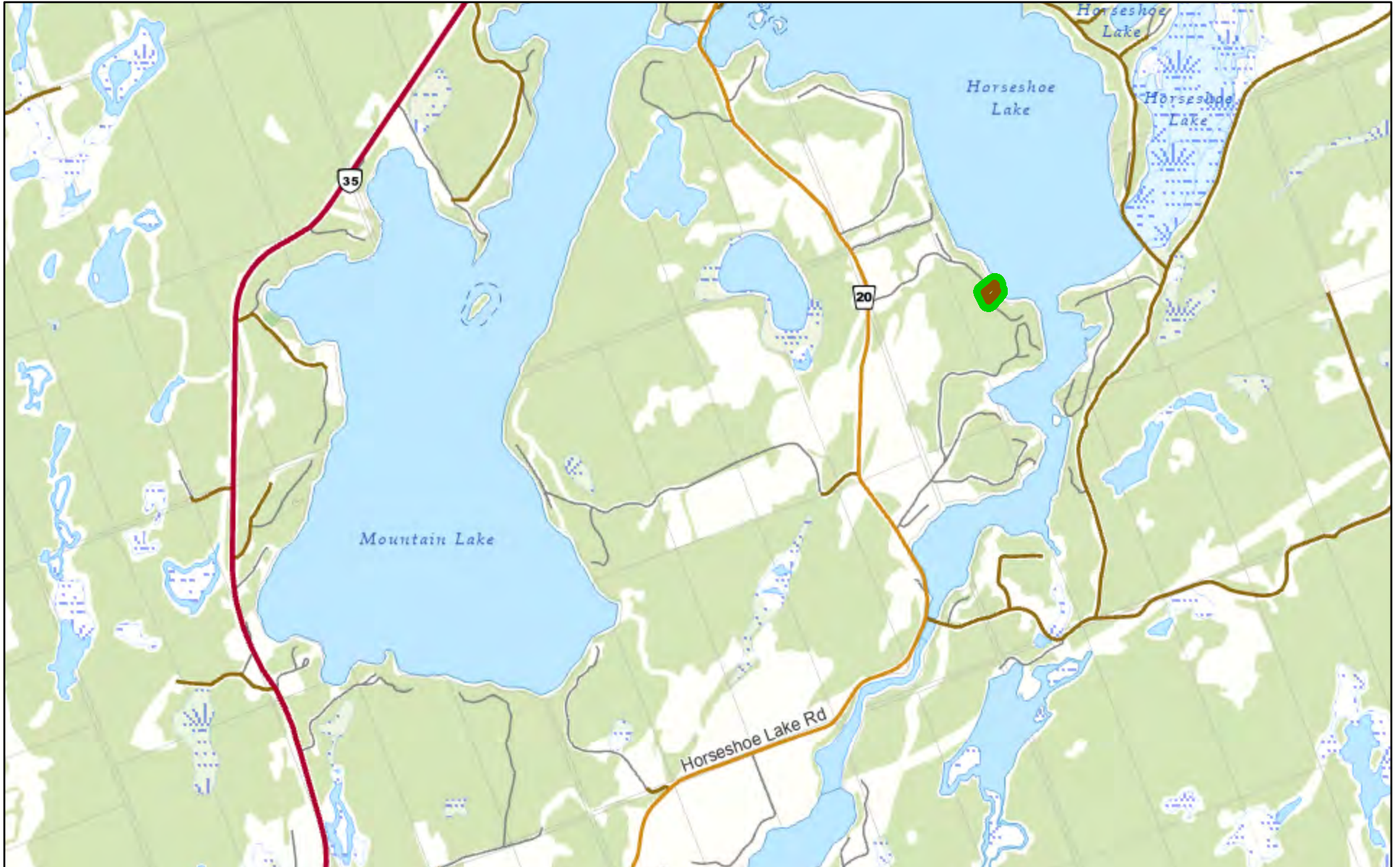
Published by the County of Haliburton, 2025.



Scale: 1:2,257



1149 Harrison Bay Lane, Horseshoe Lake

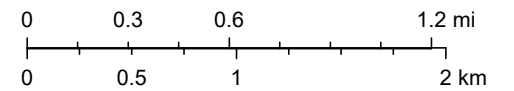


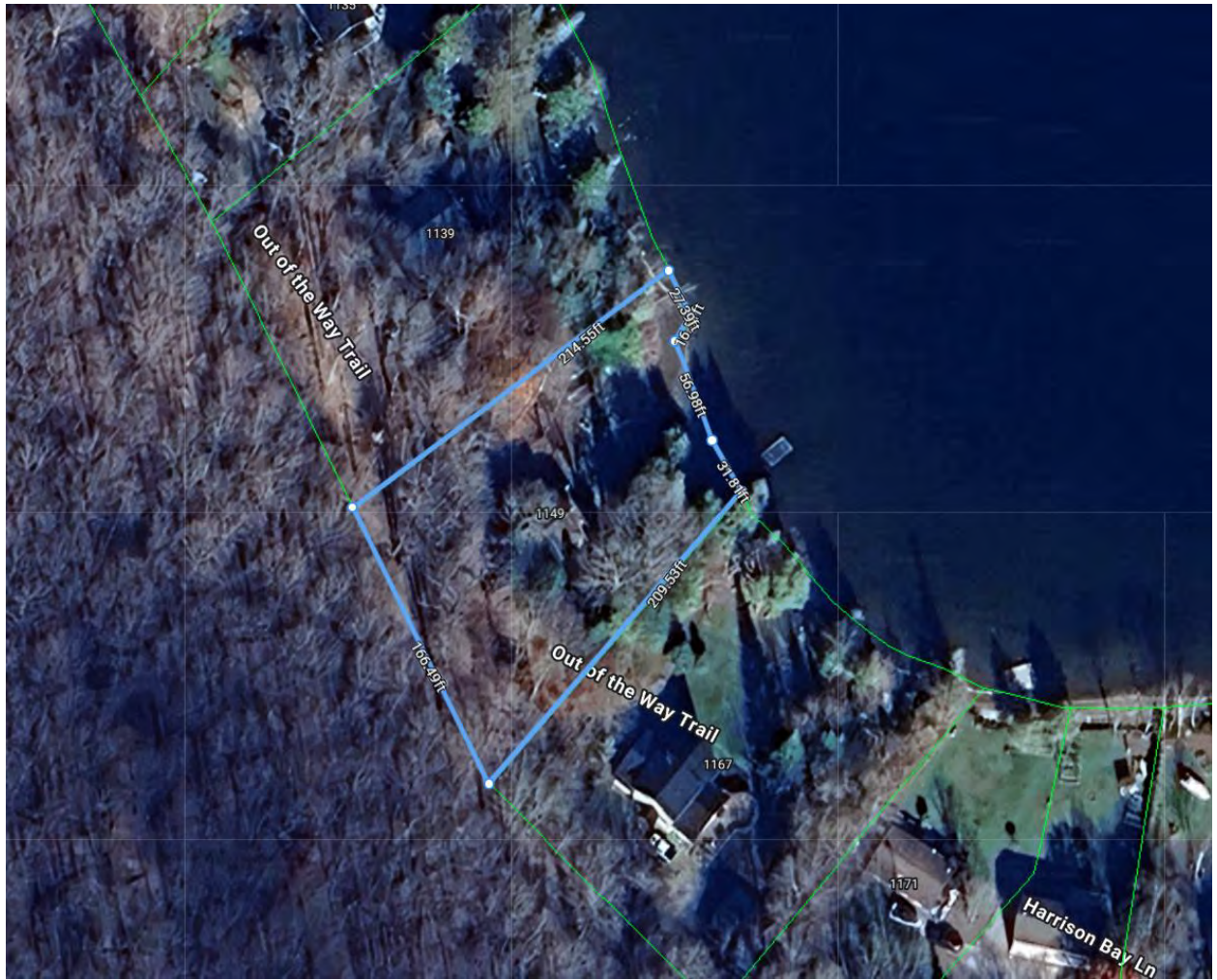
March 30, 2026

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.
Published by the County of Haliburton, 2025.



Scale: 1:36,112





Horseshoe Lake

Haliburton County

Minden Township

Physical Data

Surface Area - 637 acres

Perimeter - 2.5 miles

Maximum Depth - 75 ft

Mean Depth - 26 ft

Lake Characteristics

The lake is located in a Tectonic basin. Its fed by the Gull river and Duck Creek. It flows into the Gull River. A concrete dam is used for water regulation. The bottom consists of some silty sand and organic material and Calcite rock.

Aquatic vegetation includes Willow Bog Laurel, Labrador Tea, Sedges, grass, and cattails. White parasites and cysts observed on Perch, Smelt, and Sucker.

Clarity in this greenish/brown water was indicated by the disappearance of the secchi disc 21.5 ft below the surface.

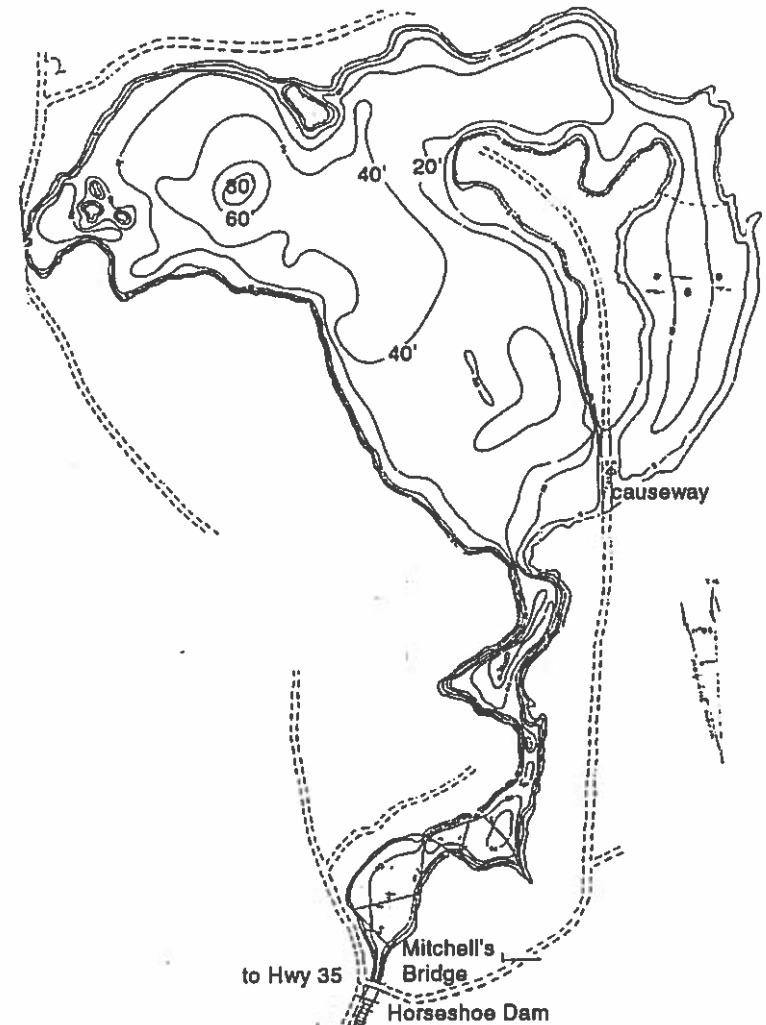
Fish Species Present

Lake trout, splake, bass, whitefish, perch, smelt and sucker.

Lake trout was introduced in 1982. It was stocked again with lake trout in '85 and 1990.

Access

Horseshoe Lake is 5 miles north-east from Minden. There is public access.



(Refer to Minden Township map - page 218)