



**\$1,099,000**

*Welcome to* 1167 Eagle Lake Road

On Pine Lake, West Guilford



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**

 705-457-9994  [info@troyausten.ca](mailto:info@troyausten.ca)  
 705-455-7653  [troyausten.ca](http://troyausten.ca)

## Property Client Full

1167 Eagle Lake Road, Dysart, Ontario K0M 1S0

Listing

[1167 Eagle Lake Rd Dysart](#)**Active / Residential Freehold / Detached**MLS®#: **X13803754**List Price: **\$1,099,000**

New Listing



## Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$4,212.78/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 8-9, CON 4 GUILFORD BEING PARTS 5 TO 17 ON 19R10015; S/T RIGHT IN H108523 EXCEPT THE BELL EASEMENT THEREIN SUBJECT TO AN EASEMENT OVER PART 6 ON 19R10015 IN FAVOUR OF PARTS 1 TO 4 ON 19R10015 AS IN HA50743 SUBJECT TO AN EASEMENT AS IN GU589 SUBJECT TO AN EASEMENT AS IN H228723 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **Bungalow Raised** Rooms Rooms+: **11+11**  
 Fractional Ownership: **BR BR+: 4(1+3)**  
 Assignment: **Baths (F+H): 4(3+1)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **SF Source: LBO Provided**  
 Lot Irreg: **Lot Acres: 0.50 - 1.99**  
 Lot Front: **200.31** Fronting On: **N**  
 Lot Depth: **406.87** Builder Name:  
 Lot Size Code: **Feet**

Zoning: **WR2**Dir/Cross St: **ON-118W to Kennis Lake right right on to Eagle Lake Road and follw to #1167**PIN #: **391410347**Holdover: **60**Possession: **Flexible**ARN #: **462404000073802**

Possession Date:

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

Kitch Kitch + **2 (1+1)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Finished W/O, Full**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Propane**  
 Interior Feat: **Central Vacuum, Guest Accommodations, In-Law Suite, Primary Bedroom - Main Floor**

Parking Feat: **Mutual**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **Yes**  
 Apx Age: **6-15**  
 Elevator: **Yes/**  
 Retirement: **Yes**  
 Property Feat: **Golf, Rec Centre, School, Skiing, Waterfront, School Bus Route**

Exterior Feat: **Deck, Porch, Year Round Living**  
 Roof: **Asphalt Shingle**  
 Foundation: **Insulated Concrete Form**  
 Topography: **Level, Sloping**  
 Soil Type:

Alternate Power: **None**  
 Water Name: **Pine Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **61.05**  
 Water Features: **Dock, Stairs to Waterfront, Winterized**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Municipal Rd**  
 Shoreline: **Natural, Shallow**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods, Water**

Exterior: **Vinyl Siding**  
 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, Internet High Speed**  
 Security Feat: **Security System**

Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Meter:  
 Waterfront Feat: **Dock, Stairs to Waterfront, Winterized Not Applicable**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North West**

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

Channel Name:  
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Newly built and beautifully designed for life in cottage country, this impressive home is located on the Pine Lake, Grass Lake and Maple Lake chain, offering excellent opportunities for fishing, boating, swimming, and water sports. The property combines natural surroundings with a long tree lined shared laneway and direct access to the waterfront, with stairs leading down to the lake. Located just outside West Guilford, you'll have everyday conveniences close by including a general store, LCBO, restaurants, public beach and boat launch, while Sir Sam's Ski & Bike is just a short drive away. The village of Haliburton is approximately 15 minutes away, offering grocery stores, restaurants, shopping, health care, schools, and other services. The main level features a bright open-concept layout with a spacious living room with fireplace, dining area leading to a great lakeside deck, and kitchen with a large island and walk-in pantry. The primary suite includes a walk-in closet, 3-piece ensuite, and private balcony. A large laundry room, additional 2-piece bathroom, and generous sunroom with its own fireplace complete this level. The lower level offers incredible flexibility for an in-law suite, tenant, extended family, or older children living at home. It includes a large recreation room, primary bedroom with walk-in closet, 3-piece ensuite and patio doors leading to a lower patio, two additional bedrooms, 3-piece bathroom with soaker tub, large laundry room with storage, and a full eat-in kitchen. In-floor heating adds comfort throughout this level. A versatile two-level layout, beautiful natural surroundings, and three-lake-chain access, this property offers plenty of space for family and guests while keeping you close to the amenities and recreation of West Guilford and Haliburton.**

Inclusions: **upstairs fridge, upstairs stove, upstairs microwave, upstairs dishwasher, upstairs washer, upstairs dryer(dryer in as is as it only has temperature setting), downstairs fridge, downstairs stove, downstairsmicrowave, downstairs dishwasher, downstairs washer, downstairs dryer, LR TV upstairs, windowcoverings, dock**

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

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

Date Prepared: **09/18/2026**

### Rooms

**MLS®#: X13803754**

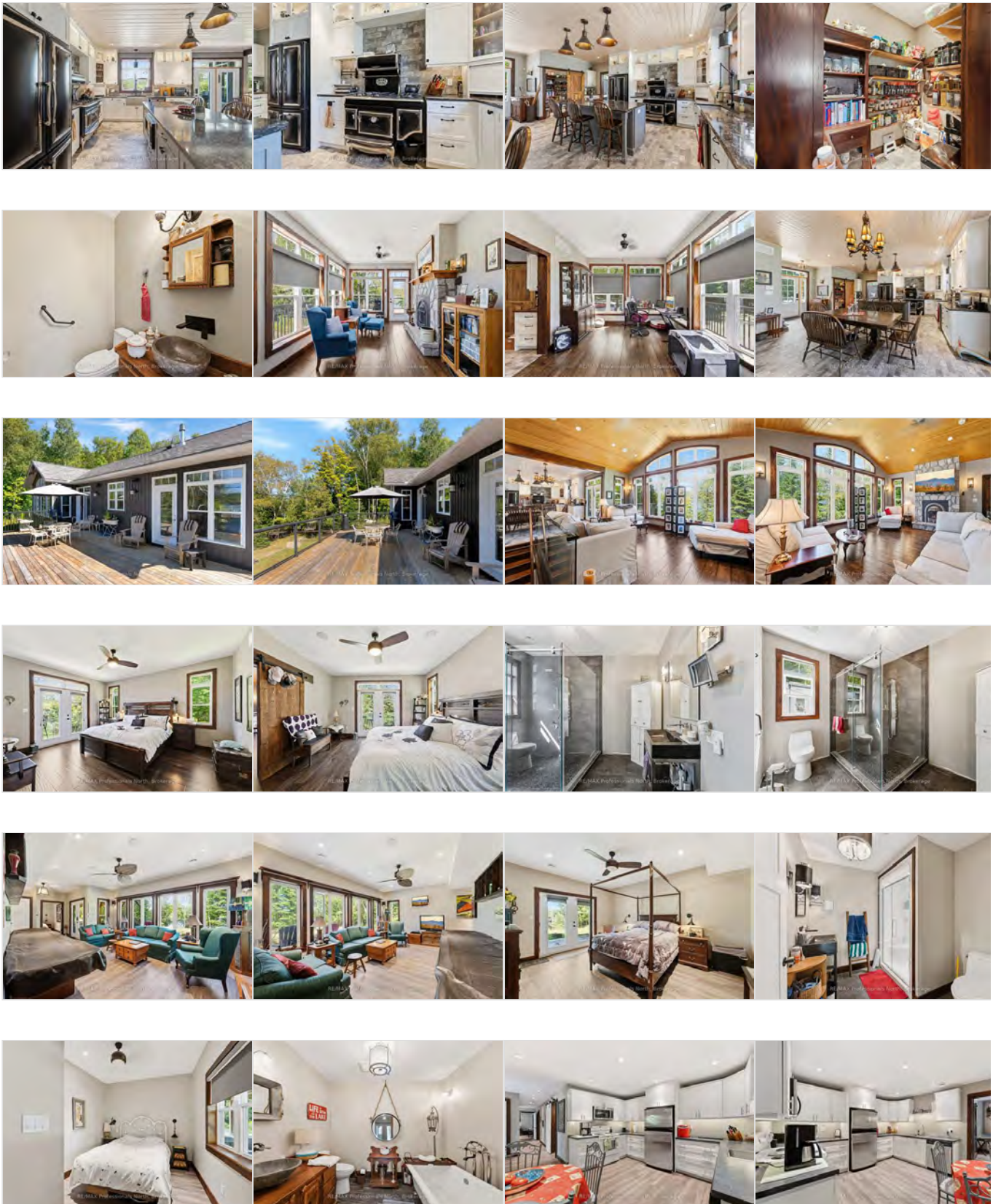
| Room            | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features                 |
|-----------------|-------|---------------------|-----------------------|-----------------|--------------------------|
| Foyer           | Main  | 2.31 M X 1.83 M     | 7.58 Ft x 6.00 Ft     |                 |                          |
| Dining Room     | Main  | 3.51 M X 5.41 M     | 11.52 Ft x 17.75 Ft   |                 | W/O To Deck              |
| Kitchen         | Main  | 3.43 M X 5.84 M     | 11.25 Ft x 19.16 Ft   |                 |                          |
| Living Room     | Main  | 5.18 M X 5.18 M     | 16.99 Ft x 16.99 Ft   |                 |                          |
| Laundry         | Main  | 3.12 M X 1.83 M     | 10.24 Ft x 6.00 Ft    |                 |                          |
| Primary Bedroom | Main  | 4.14 M X 5 M        | 13.58 Ft x 16.40 Ft   |                 | W/O To Balcony           |
| Other           | Main  | 4.14 M X 2.18 M     | 13.58 Ft x 7.15 Ft    |                 | W/I Closet               |
| Sunroom         | Main  | 3.23 M X 7.34 M     | 10.60 Ft x 24.08 Ft   |                 | W/O To Deck              |
| Recreation      | Lower | 5.33 M X 3.84 M     | 17.49 Ft x 12.60 Ft   |                 |                          |
| Mudroom         | Lower | 2.57 M X 4.72 M     | 8.43 Ft x 15.49 Ft    |                 |                          |
| Primary Bedroom | Lower | 3.96 M X 4.75 M     | 12.99 Ft x 15.58 Ft   |                 | W/I Closet, W/O To Patio |
| Utility Room    | Lower | 3.94 M X 2.29 M     | 12.93 Ft x 7.51 Ft    |                 |                          |
| Bedroom         | Lower | 3.66 M X 2.85 M     | 12.01 Ft x 9.35 Ft    |                 |                          |
| Kitchen         | Lower | 4.52 M X 3.96 M     | 14.83 Ft x 12.99 Ft   |                 | Eat-In Kitchen           |
| Bedroom         | Lower | 3 M X 4.55 M        | 9.84 Ft x 14.93 Ft    |                 | W/O To Patio             |
| Laundry         | Lower | 3 M X 2.52 M        | 9.84 Ft x 8.27 Ft     |                 |                          |
| Bathroom        | Main  |                     |                       | 2               |                          |
| Bathroom        | Main  |                     |                       | 3               |                          |
| Bathroom        | Main  |                     |                       | 3               |                          |

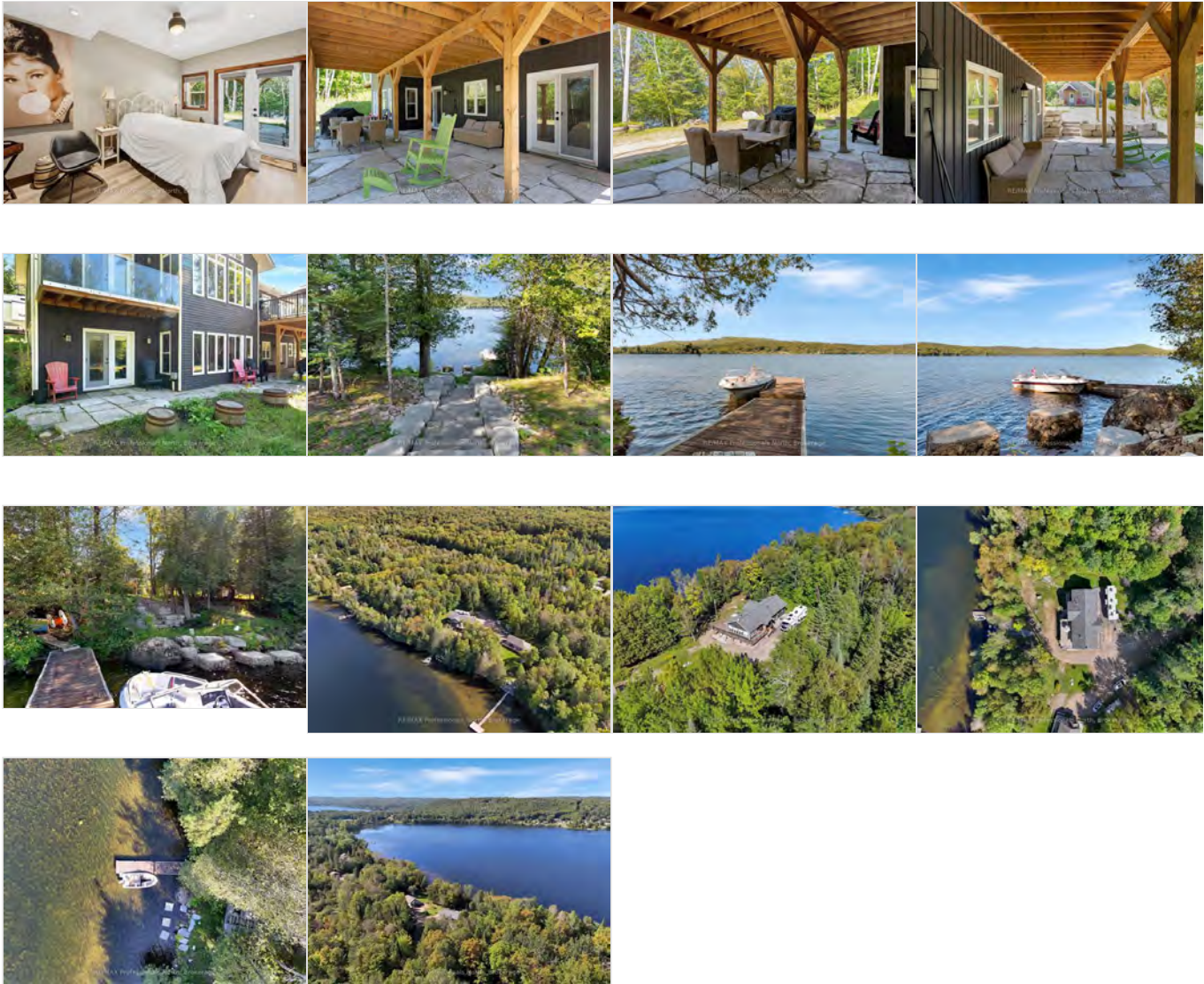
### Photos

**MLS®#: X13803754**

**1167 Eagle Lake Road, Dysart, Ontario K0M 1S0**







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

# Schedule "C"

1167 Eagle Lake Road - Chattles

## **Included**

- Upstairs Fridge
- Upstairs Stove
- Upstairs Microwave
- Upstairs Dishwasher
- Upstairs Washer
- Upstairs Dryer (AS IS)
- Downstairs Fridge
- Downstairs Stove
- Downstairs Microwave
- Downstairs Washer & Dryer
- Upstairs Living Room TV
- Window Coverings
- Dock

## **Excluded**

- Personal Belongings
- Balance of Furniture
- Rec Room Ceiling Fan (to be replaced)
- Bathroom Cabinet in powder room off kitchen
- C Can



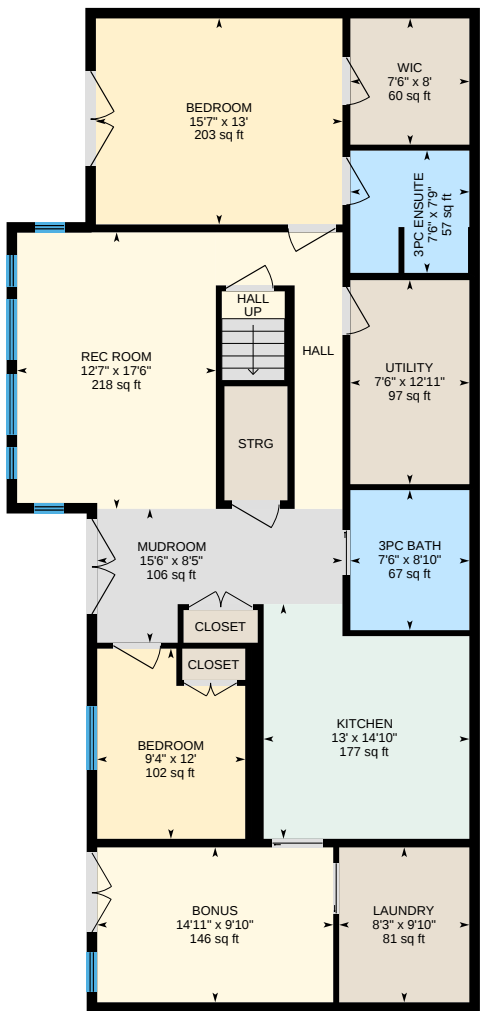
**Seller**



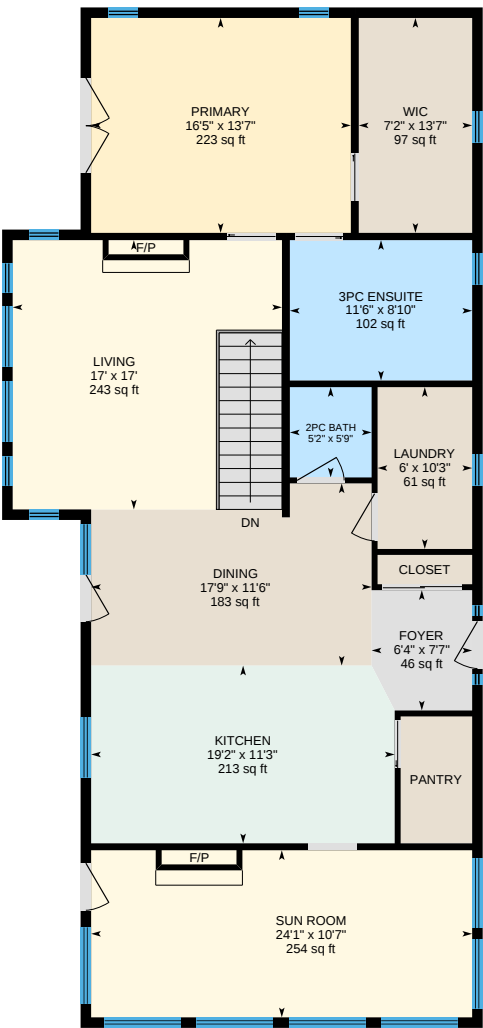
**Buyer**

# 1167 Eagle lake road, West Guilford, ON

Main Building: Total Exterior Area Above Grade 1730.32 sq ft



**Basement (Below Grade)**  
Exterior Area 1672.78 sq ft



**Main Floor**  
Exterior Area 1730.32 sq ft

0 5 10  
ft



# 1167 Eagle lake road, West Guilford, ON

Basement (Below Grade) Exterior Area 1672.78 sq ft  
Interior Area 1550.13 sq ft



0 5 10  
ft

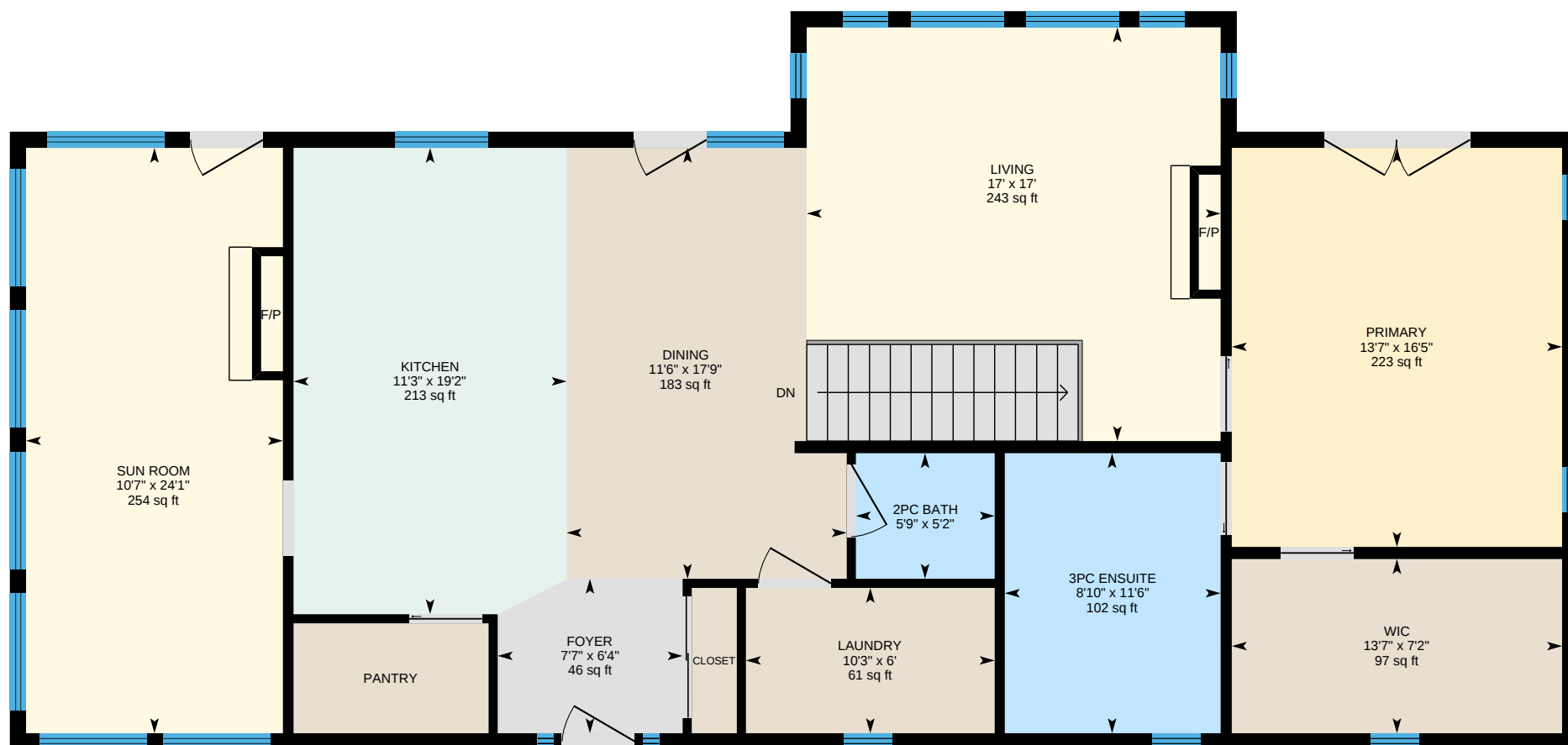
PREPARED: 2026/09/19



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.

# 1167 Eagle lake road, West Guilford, ON

**Main Floor** Exterior Area 1730.32 sq ft  
Interior Area 1605.72 sq ft



0 5 10  
ft

PREPARED: 2026/09/19



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.

# 1167 Eagle lake road, West Guilford, 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

3pc Bath: 7'6" x 8'10" | 67 sq ft  
3pc Ensuite: 7'6" x 7'9" | 57 sq ft  
Bedroom: 15'7" x 13' | 203 sq ft  
Bedroom: 9'4" x 12' | 102 sq ft  
Bonus: 14'11" x 9'10" | 146 sq ft  
Kitchen: 13' x 14'10" | 177 sq ft  
Laundry: 8'3" x 9'10" | 81 sq ft  
Mudroom: 15'6" x 8'5" | 106 sq ft  
Rec Room: 12'7" x 17'6" | 218 sq ft  
Utility: 7'6" x 12'11" | 97 sq ft  
Wic: 7'6" x 8' | 60 sq ft

##### MAIN FLOOR

2pc Bath: 5'2" x 5'9" | 29 sq ft  
3pc Ensuite: 11'6" x 8'10" | 102 sq ft  
Dining: 17'9" x 11'6" | 183 sq ft  
Foyer: 6'4" x 7'7" | 46 sq ft  
Kitchen: 19'2" x 11'3" | 213 sq ft  
Laundry: 6' x 10'3" | 61 sq ft  
Living: 17' x 17' | 243 sq ft  
Primary: 16'5" x 13'7" | 223 sq ft  
Sun Room: 24'1" x 10'7" | 254 sq ft  
Wic: 7'2" x 13'7" | 97 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: 1550.13 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1672.78 sq ft

##### MAIN FLOOR

Interior Area: 1605.72 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1730.32 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1605.72 sq ft  
Exterior Area: 1730.32 sq ft

# 1167 Eagle lake road, West Guilford, 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>



## Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

[www.dysartetal.ca](http://www.dysartetal.ca)

March 08, 2024



To Whom it May Concern,

This letter is in regards to your recent Application for a Review of Sewage Disposal System Requirements for Building Additions, Renovations and Additional Buildings.

|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| <b>Municipal Address:</b> | 1167 EAGLE LAKE RD                                       |
| <b>Legal Description:</b> | GUILFORD CON 4 PT LOTS 8 AND 9 RP 19R10015 PARTS 5 TO 17 |
| <b>Roll Number:</b>       | 46-24-040-000-73802-0000                                 |

|                              |                                                                                           |
|------------------------------|-------------------------------------------------------------------------------------------|
| <b>Septic Permit Number:</b> | SP2017-077                                                                                |
| <b>Reason for Review:</b>    | Basement workshop changed to a bedroom.<br>Laundry sink added to main floor laundry room. |

We reviewed the location/condition of the current sewage system as well as the buildings located at the above mentioned address.

|                                                                                                                                                                                  |                                    |                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------|
| <b>Result of Review:</b>                                                                                                                                                         |                                    | The sewage system is sized to accomodate the additional load. |
| <b>The items under A, B &amp; C are the total items proposed for the entire property, including this proposal. (Note: This includes bunkies, guest cabins, basements, etc.).</b> |                                    |                                                               |
| <b>A.</b>                                                                                                                                                                        | <b>No. of Bedrooms</b>             | 4                                                             |
| <b>B.</b>                                                                                                                                                                        | <b>Fixture Unit Count</b>          | 28                                                            |
| <b>C.</b>                                                                                                                                                                        | <b>Living Area (m<sup>2</sup>)</b> | 158                                                           |
| <b>Other Comments:</b>                                                                                                                                                           |                                    |                                                               |

Please note that this review covers the proposed additions in conjunction with this application. Any further additions of bedrooms, plumbing fixtures or living space may require an additional review.

Regards,

Jayne Coltman  
Building/Septic Inspector



# Municipality of Dysart et al

## Building Department Inspection Report

Phone: 705-457-1740

Email: building@dysartetal.ca

Date:

Permit #:

Address:

Owner:

Inspector: J. Coltman

### Type of Inspection:

- |                                                                                |                                                                                  |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input type="radio"/> Forming of Footings                                      | <input type="radio"/> Substantial Completion of Insulation, Vapour & Air Barrier |
| <input type="radio"/> Reinforcement of Concrete                                | <input type="radio"/> Prior to Occupancy                                         |
| <input type="radio"/> Substantial Completion of Foundation (Prior to Backfill) | <input type="radio"/> Final Inspection                                           |
| <input type="radio"/> Structural Framing                                       | <input type="radio"/> Septic Site Evaluation                                     |
| <input type="radio"/> Rough-in of Heating & Ventilation                        | <input type="radio"/> Septic Installation Inspection                             |
| <input type="radio"/> Plumbing (Prior to Covering)                             | <input type="radio"/> Other: <u>Septic Review</u>                                |

Main

Basement

Dust Strip

Kitchen 5 x 11 1.5

Bedroom

removed

Office

3 piece 6

Laundry w 1.5 x 1.5

3 piece 6

2 Piece 5.5

Bedroom

Bedroom

Bedroom

3 piece 6

4 bedrooms 2000L

28 FU 2018 8x50 - 400L

2400 ÷ 75

= 32 sam had ok

158 sam

2400L x 2

2400L DDF

= 4800L

tank OK

2400 x 12 = 33.8

850

contact ok

Next Inspection:



Municipality of Dysart et al  
Building Department  
135 Maple Avenue, Box 389  
Haliburton, Ontario, K0M 1S0  
Tel.: (705) 457-1740 Fax: (705) 457-1964  
Website: [www.dysartetal.ca](http://www.dysartetal.ca)

OFFICE USE ONLY

Fee: \$250.00

Fee Receipt Number:

Date Fee Received:

## Application for a Review of Sewage Disposal System Requirements for Building Additions, Renovations, and Additional Buildings

Owner: [redacted] Phone: [redacted]

Address: 1167 Engle Lake Rd Haliburton K0M 1S0  
(number) (street) (city, town, etc.) (postal code)

E-mail Address: [redacted]

Township Lot #: \_\_\_\_\_ Concession #: \_\_\_\_\_ Township: Dysart et al

Plan #: \_\_\_\_\_ Sub Lot #: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Civic (Emergency, Fire, 911) or Roll # \_\_\_\_\_

Street: \_\_\_\_\_

Type of Building: Single Dwelling  
(single family dwelling, seasonal dwelling, type of business)

Water Supply: Drilled Well (Depth of Casing 1 metres) unknown  
Dug or Bored Well \_\_\_\_\_ Other \_\_\_\_\_

Describe proposed changes:

change workshop to a bedroom

### **Building floor plan and a site plan is required** **Existing Sewage Disposal System**

What type of sewage system is serving the premises? \_\_\_\_\_

What year was the system installed? 2018 Owner at time: [redacted] File Number: \_\_\_\_\_

Please attach a copy of the **Installation Report/Use Permit** issued for your existing system. We can also search our records for the information. Our records date back to approximately 1974. If the record of your sewage system is not available and if there is an increase in sewage flow, it will be presumed that the system is not up to Code and a new system will be required. Alternatively, the applicant may engage the services of an engineer (with a BCIN#) to conduct a study on the sewage system for which a permit does not exist. If the system is found to meet all the requirements of the Ontario Building Code, the existing system may be accepted. Contact your Sewage System Inspector to discuss further. A decrease in the "performance level" beyond the capacity of any component in the system would require compensating construction (upgrading).

### **Existing Use** (number of bedrooms and fixtures in the dwelling, prior to renovation/ addition)

| State the number of: | Bedrooms | Showers & Bathtubs | Wash Basins | Laundry Units | Toilets | Kitchen Sinks | Hot Tubs*    | Swimming Pools* | Water Treatment Devices* |
|----------------------|----------|--------------------|-------------|---------------|---------|---------------|--------------|-----------------|--------------------------|
|                      | 3        | 3                  | 24          | 2             | 4       | 1             | <del>0</del> | <del>0</del>    | <del>0</del>             |

Total Area of Living Space on Property (includes guest cabins, bunkies, etc.) \_\_\_\_\_ m<sup>2</sup>

### **Proposed Use** (number of bedrooms and fixtures to be in the building including pre-existing and proposed additions)

| State the number of: | Bedrooms | Showers & Bathtubs | Wash Basins | Laundry Units | Toilets | Kitchen Sinks | Hot Tubs*    | Swimming Pools* | Water Treatment Devices* |
|----------------------|----------|--------------------|-------------|---------------|---------|---------------|--------------|-----------------|--------------------------|
|                      | 4        | 3                  | 5?          | 2             | 4       | 1             | <del>0</del> | <del>0</del>    | 1?                       |

Total Area of Living Space on Property (includes guest cabins, bunkies, etc.) \_\_\_\_\_ m<sup>2</sup>

\*Note: Items marked with an asterisk should not drain water to a sewage disposal system.



Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

[www.dysartetal.ca](http://www.dysartetal.ca)

"The Heart of the Highlands"

## BUILDING DEPARTMENT

### SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number:

2017-077

Owner:

Municipal Roll Number:

46-24-040-000-73800-0000

Legal Description

CON 4 PT LOTS 8 & 9 INCL. RP 19R1742 PART 12

Address:

1165 EAGLE LAKE RD

Date:

September 05, 2017

#### 1. Assessment of Property

|                             |                                                  |                                         |                                               |
|-----------------------------|--------------------------------------------------|-----------------------------------------|-----------------------------------------------|
| a) Surface drainage         | <input checked="" type="checkbox"/> good         | <input type="checkbox"/> fair           | <input type="checkbox"/> poor                 |
| b) Slope of ground:         | <input checked="" type="checkbox"/> level        | <input type="checkbox"/> gradual        | <input type="checkbox"/> steep                |
| c) Clearances (horizontal): | <input checked="" type="checkbox"/> satisfactory | <input type="checkbox"/> unsatisfactory |                                               |
| d) Percolation rate:        | <input type="checkbox"/> 4-12 min/cm             | <input type="checkbox"/> measured       | <input checked="" type="checkbox"/> estimated |

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

- a) Acceptable if system is installed as outlined in item 3 below ☒
- b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision in writing to:

The Building Code Commission

777 Bay Street, 2nd Floor

Toronto, Ontario M5G 2E5

#### TEST PIT SOIL CONDITIONS

| Depth (metres) | Soil Type  |
|----------------|------------|
| 0.0            |            |
| 0.5            | ORGANICS   |
| 1.0            | CLAY BASED |
| 1.5            |            |

Show rock elevation

Show water table

#### 3. Approved design of the sewage system includes:

|                                          |      |                 |                                       |               |        |
|------------------------------------------|------|-----------------|---------------------------------------|---------------|--------|
| a) Working capacity of septic tank:      | 3850 | litres          | Holding tank:                         |               | litres |
| b) Length of absorption trench required: |      | metres          |                                       |               |        |
| c) Filter bed area:                      | 26   | sq. m.          | Filter sand contact area:             | 114           | sq. m. |
| d) Loading rate area:                    | 481  | sq. m.          | 15 metre constructed mantle required: |               |        |
| e) Size of system is based on:           | 3    | bedrooms and/or | 26.5                                  | fixture units |        |
| Area of building:                        | 158  | sq. m.          | Commercial details:                   |               |        |
| Total daily design sewage flow:          | 1925 | litres          |                                       |               |        |

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

Comments:

PERMIT FOR SEVERED PORTION OF PROPERTY  
RAISED BED REQUIRED DUE TO CLAY BASED SOILS  
AGGREGATE SHEET REQUIRED FOR FINAL  
ENSURE FULL COMPLIANCE WITH PART 8 OF THE OBC

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected by: Greg Cherniak

Date: August 31, 2017

Issued by:

Chief Building Official, Karl Korpela

Date: September 5, 2017



Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

[www.dysartetal.ca](http://www.dysartetal.ca)

"The Heart of the Highlands"

## BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: 2017-077

Installation by: [REDACTED] Date: JULY 30, 2018

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. **Septic Tank/Holding Tank** of working capacity of 6135 litres constructed of plastic/**concrete**/fibreglass.  
Manufacturer: ARMTEC Model: BCP
2. **Distribution Pipe:** Type: ARC 18 Absorption Trench System: ☐ Filter Bed System: ☒  
Filter Bed Area: 32.2 sq. m. Filter Sand Contact Area: 114 sq. m.  
Total 31.25 Lineal Metres in 5 runs of 6.25 metres and fed by: Gravity: ☐ Siphon: ☐ Pump: ☒  
Loading Rate Area: 481 sq. m. 15 metre constructed mantle provided: \_\_\_\_\_
3. Size of System based on 3 bedrooms and/or 26.5 fixture units. Commercial Details: \_\_\_\_\_  
Area of Building: 158 sq. m. Total Daily Design Sewage Flow: 1925 litres
4. Other: \_\_\_\_\_

See Diagram of Installation on back of report.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
- 2) Stabilize all sloped surfaces.
- 3) Finish grading to shed run-off and divert water around leaching bed.
- 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments:

**SEED/SOD BED AREA TO PREVENT EROSION.**

**PROTECT FILTER BED FROM ALL VEHICLE TRAFFIC.**

**MAINTAIN EFFLUENT FILTER REGULARLY.**

### INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

[REDACTED]

For the use and operation of the Class 4 Sewage System **Installed/Altered** under Septic Permit Number: 2017-077

Such system being located at:

**Municipal Roll Number:** 46-24-040-000-73802-0000  
**Legal Description** GUILFORD CON 4 PT LTS 8&9 RP19  
**Address:** 1165 EAGLE LAKE RD

Inspected by: Greg Cherniak Date: July 30, 2018

Issued by: \_\_\_\_\_ Chief Building Official, Karl Korpela Date: November 19, 2018

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.



Measurements recorded in: ☐ Metric ☒ Imperial

Regulation 903 Ontario Water Resources

Page 1 of 1

## Well Owner's Information

|                                               |          |                   |                                  |             |
|-----------------------------------------------|----------|-------------------|----------------------------------|-------------|
| Address of Well Location (Street Number/Name) |          | Township          | Lot                              | Concession  |
| 1165 Eagle Lake Road                          |          | Guilford          | 2.8                              | 4           |
| County/District/Municipality                  |          | City/Town/Village | Province                         | Postal Code |
| Haliburton                                    |          | Haliburton        | Ontario                          | K9M1L5      |
| UTM Coordinates Zone                          | Easting  | North             | Municipal Plan and Sublot Number | Other       |
| NAD 83                                        | 17689560 | 9997939           |                                  |             |

## Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

| General Colour | Most Common Material | Other Materials | General Description | Depth (m/ft) |
|----------------|----------------------|-----------------|---------------------|--------------|
| Gray           | Clay                 |                 | Packed              | 0 18         |
| Gray           | Granite              |                 | Hard                | 18 21        |
| Gray           | Granite              |                 | Hard                | 21 185       |

| Annular Space       |                                          |                       | Results of Well Yield Testing |                    |
|---------------------|------------------------------------------|-----------------------|-------------------------------|--------------------|
| Depth Set at (m/ft) | Type of Sealant Used (Material and Type) | Volume Placed (m³/lb) | Draw Down                     | Recovery           |
| 0 21                | Bentonite Hole Plug                      | 8                     | Time (min)                    | Water Level (m/ft) |
|                     |                                          |                       | 1                             | 3.2                |
|                     |                                          |                       | 2                             | 7.8                |
|                     |                                          |                       | 3                             | 18.3               |
|                     |                                          |                       | 4                             | 26                 |
|                     |                                          |                       | 5                             | 30.4               |
|                     |                                          |                       | 10                            | 49.4               |
|                     |                                          |                       | 15                            | 57                 |
|                     |                                          |                       | 20                            |                    |
|                     |                                          |                       | 25                            |                    |
|                     |                                          |                       | 30                            |                    |
|                     |                                          |                       | 40                            |                    |
|                     |                                          |                       | 50                            |                    |
|                     |                                          |                       | 60                            |                    |

| Method of Construction                             |                                  | Well Use                                     |                                                     |
|----------------------------------------------------|----------------------------------|----------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Cable Tool                | <input type="checkbox"/> Diamond | <input type="checkbox"/> Public              | <input type="checkbox"/> Commercial                 |
| <input type="checkbox"/> Rotary (Conventional)     | <input type="checkbox"/> Jetting | <input checked="" type="checkbox"/> Domestic | <input type="checkbox"/> Municipal                  |
| <input type="checkbox"/> Rotary (Reverse)          | <input type="checkbox"/> Driving | <input type="checkbox"/> Livestock           | <input type="checkbox"/> Test Hole                  |
| <input type="checkbox"/> Boring                    | <input type="checkbox"/> Digging | <input type="checkbox"/> Irrigation          | <input type="checkbox"/> Cooling & Air Conditioning |
| <input checked="" type="checkbox"/> Air percussion |                                  | <input type="checkbox"/> Industrial          |                                                     |
| <input type="checkbox"/> Other, specify            |                                  | <input type="checkbox"/> Other, specify      |                                                     |

| Construction Record - Casing |                                                                          |                        |              | Status of Well                                              |  |
|------------------------------|--------------------------------------------------------------------------|------------------------|--------------|-------------------------------------------------------------|--|
| Inside Diameter (cm/in)      | Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) | Wall Thickness (cm/in) | Depth (m/ft) |                                                             |  |
| 6 1/4                        | Steel                                                                    | 3/8                    | +2 21        | <input checked="" type="checkbox"/> Water Supply            |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Replacement Well                   |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Test Hole                          |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Recharge Well                      |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Dewatering Well                    |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Observation and/or Monitoring Hole |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Alteration (Construction)          |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Abandoned, Insufficient Supply     |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Abandoned, Poor Water Quality      |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Abandoned, other, specify          |  |
|                              |                                                                          |                        |              | <input type="checkbox"/> Other, specify                     |  |

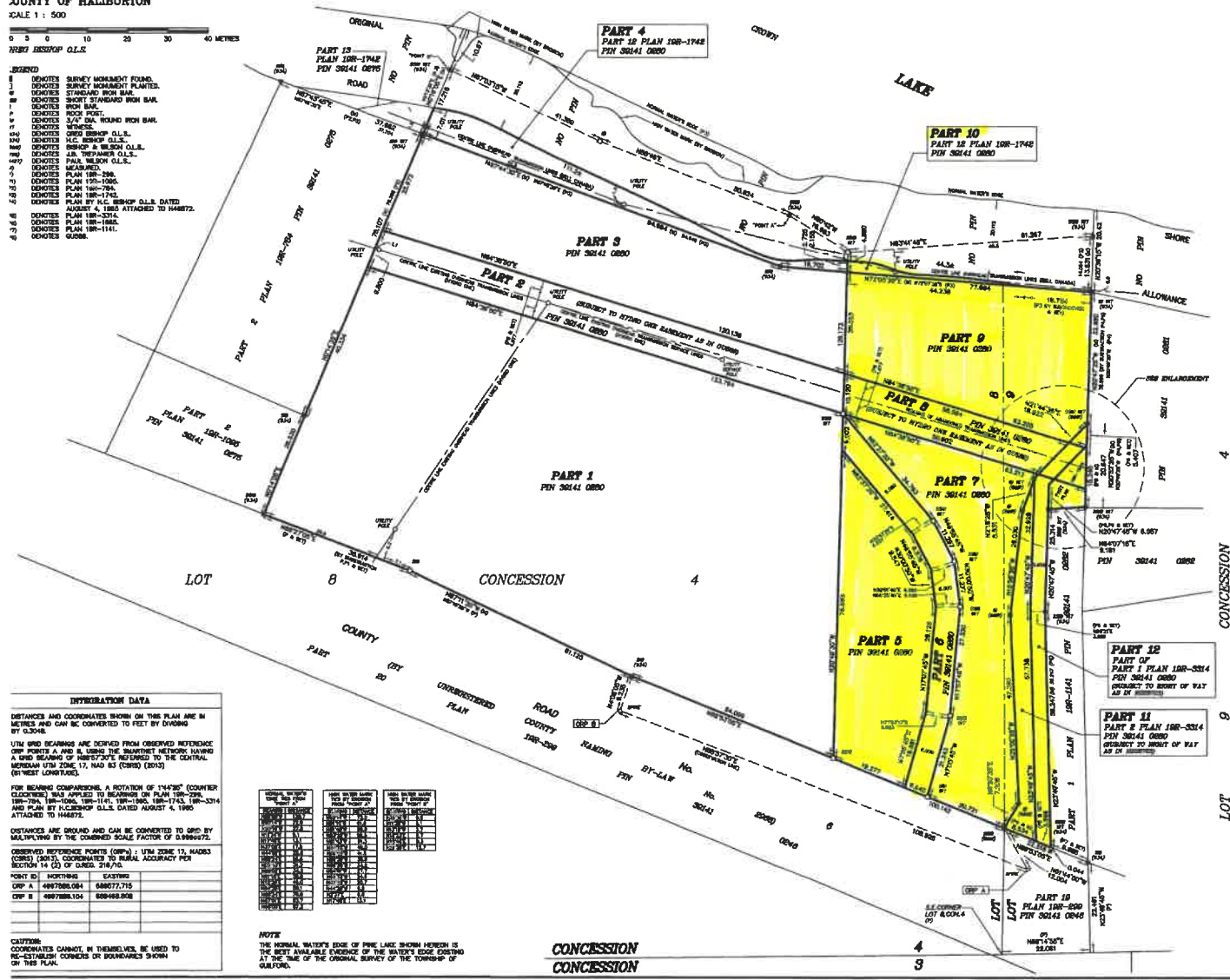
| Construction Record - Screen |                                       |          |              |
|------------------------------|---------------------------------------|----------|--------------|
| Outside Diameter (cm/in)     | Material (Plastic, Galvanized, Steel) | Slot No. | Depth (m/ft) |
|                              |                                       |          | From To      |

| Water Details        |                                                                                            | Hole Diameter |                  |
|----------------------|--------------------------------------------------------------------------------------------|---------------|------------------|
| Water found at Depth | Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested | Depth (m/ft)  | Diameter (cm/in) |
| 180 (m/ft)           | <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify                       | From To       |                  |
|                      |                                                                                            | 0 21          | 9                |
|                      |                                                                                            | 21 185        | 6 1/8            |

| Well Contractor and Well Technician Information |             |                                                 |  |
|-------------------------------------------------|-------------|-------------------------------------------------|--|
| Business Name of Well Contractor                |             | Well Contractor's Licence No.                   |  |
| Debler Well Drilling 2011                       |             | 7151012                                         |  |
| Business Address (Street Number/Name)           |             | Municipality                                    |  |
| 2369 Cleat Rd                                   |             | Minden                                          |  |
| Province                                        | Postal Code | Business E-mail Address                         |  |
| Ont                                             | K9M2K0      | Slick 2032@poc.com                              |  |
| Bus. Telephone No. (inc. area code)             |             | Name of Well Technician (Last Name, First Name) |  |
| 7654571426                                      |             | Rick Spar                                       |  |
| Well Technician's Licence No.                   |             | Signature of Technician and/or Contractor       |  |
| 310319                                          |             | [Signature]                                     |  |
|                                                 |             | Date Submitted                                  |  |
|                                                 |             | 20180504                                        |  |

| Well Owner's Information                   |                        | Ministry Use Only |  |
|--------------------------------------------|------------------------|-------------------|--|
| Well owner's information package delivered | Date Package Delivered | Audit No.         |  |
| <input checked="" type="checkbox"/> Yes    | 20180504               | 27648             |  |
| <input type="checkbox"/> No                | Date Work Completed    | Received          |  |
|                                            | 20180423               |                   |  |

DENOTES SURVEY MOUNTAIN FOUND.  
 DENOTES SURVEY MOUNTAIN PLANT.  
 DENOTES STANDING IRON BAR.  
 DENOTES SHORT STANDING IRON BAR.  
 DENOTES IRON BAR.  
 DENOTES HOOK POST.  
 DENOTES 3/4" DIA. ROUND IRON BAR.  
 DENOTES 1/2" DIA. ROUND IRON BAR.  
 DENOTES ORBED BUSHOP O.L.S.  
 DENOTES H.K. BISHOP O.L.S.  
 DENOTES BISHOP & BISHOP O.L.S.  
 DENOTES J.R. TREMPER O.L.S.  
 DENOTES W.L. NELSON O.L.S.  
 DENOTES MARIAMITE.  
 DENOTES PLAN 18R-28A.  
 DENOTES PLAN 12R-108B.  
 DENOTES PLAN 18R-79B.  
 DENOTES PLAN 18R-142.  
 DENOTES PLAN BY H.K. BISHOP O.L.S. DATED  
 AUGUST 4, 1985 ATTACHED TO #448672.  
 DENOTES PLAN 18R-188.  
 DENOTES PLAN 18R-1181.  
 DENOTES PLAN 18R-1141.  
 DENOTES GROUND.



WE DECLARE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

APR 23, 2017  
*A. Johnston*  
 REGISTRY

RECEIVED AND DEPOSITED  
 APR 23 2017  
*A. Johnston*  
 REGISTRY

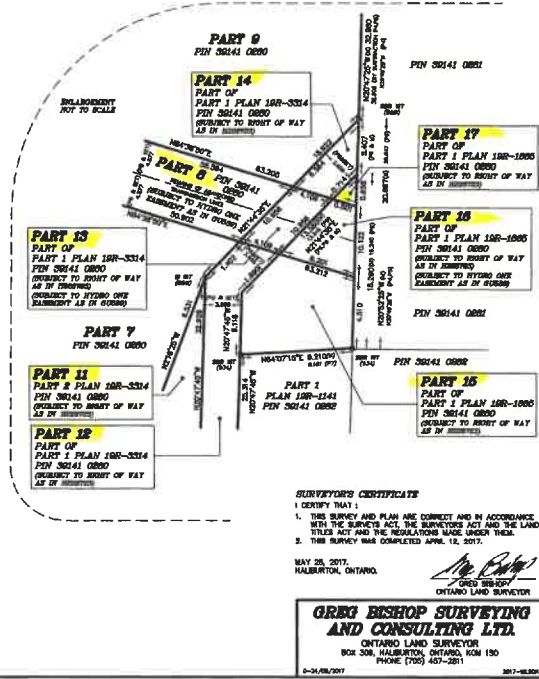
METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 18)

**SCHEDULE**

| PART | LOCATION                           | FIN        | AREA         |
|------|------------------------------------|------------|--------------|
| 1    |                                    |            | 1.024 ha.    |
| 2    |                                    |            | 0.719 ha.    |
| 3    |                                    |            | 0.358 ha.    |
| 4    | PART OF LOT 6 AND CONCESSION 4     |            | 0.060 ha.    |
| 5    |                                    |            | 0.183 ha.    |
| 6    |                                    |            | 0.080 ha.    |
| 7    |                                    |            | 0.183 ha.    |
| 8    |                                    |            | 0.053 ha.    |
| 9    | PART OF LOTS 6 AND 8, CONCESSION 4 | ALL OF     | 0.180 ha.    |
| 10   |                                    | 38-41 C280 | 0.024 ha.    |
| 11   |                                    |            | 0.027 ha.    |
| 12   |                                    |            | 0.034 ha.    |
| 13   |                                    |            | 0.054 ha.    |
| 14   | PART OF LOT 6, CONCESSION 4        |            | 0.001 ha.    |
| 15   |                                    |            | 0.008 ha.    |
| 16   |                                    |            | 0.004 ha.    |
| 17   |                                    |            | 0.148 sq. M. |

PARTS 16 AND 17: SUBJECT TO FUTURE ONE EASEMENT AS BE RECORDED.  
 PARTS 18, 19, 20 AND 21: SUBJECT TO RIGHT OF WAY AS BE RECORDED.



# 1167 Eagle Lake Road, Pine Lake



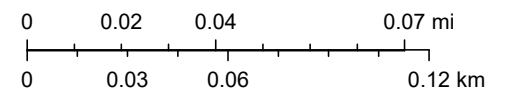
August 27, 2026

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



# 1167 Eagle Lake Road, Pine Lake



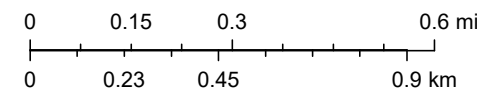
August 27, 2026

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: 1:18,056



Parcel: 4624040000738020000



Zoom to

ROLL NUMBER 4624040000738020000

ADDRESS NUMBER 1167

STREET Eagle Lake Rd

