

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,695,000

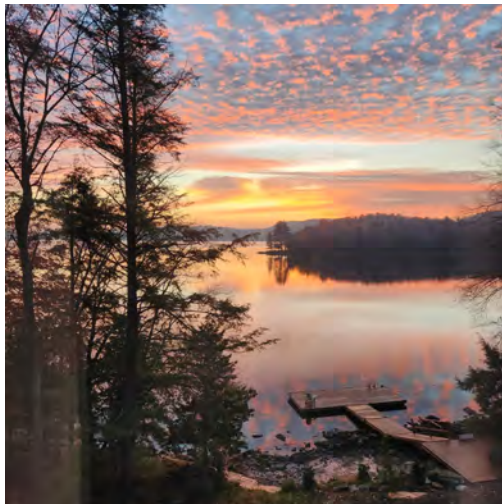
Welcome to The Blackstone

1767 Chandler Drive on Drag Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca

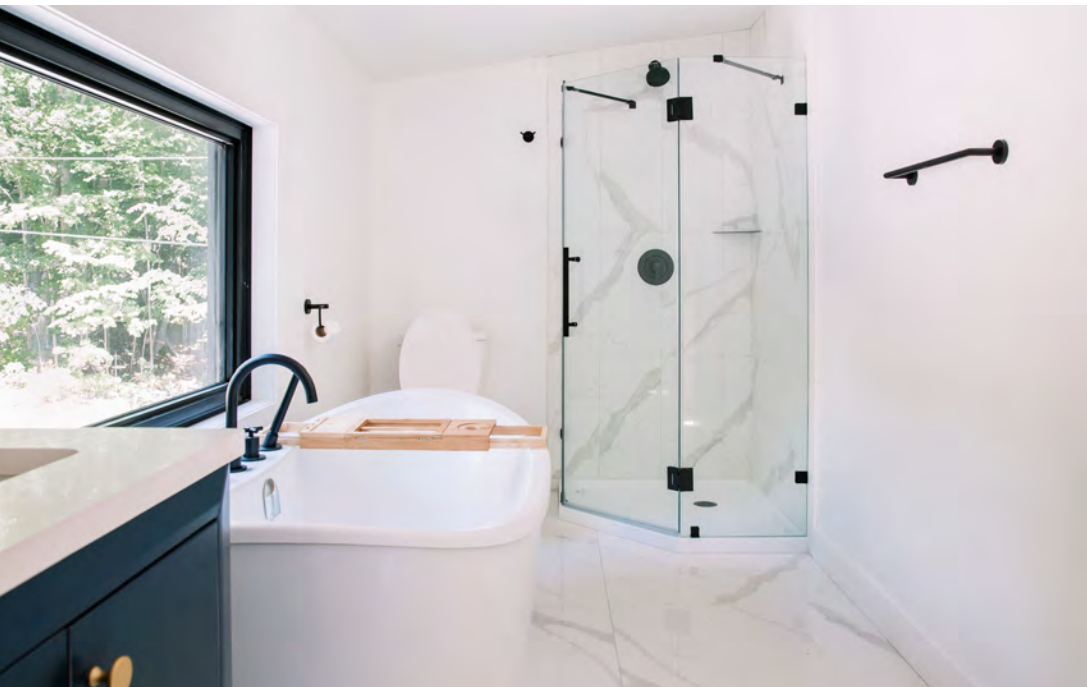


705-455-7653



troyausten.ca







Welcome to The Blackstone, a sophisticated modern estate nestled in the tranquil Haliburton Highlands, boasting unparalleled views of a pristine lake. This newly constructed year-round residence seamlessly blends luxury and comfort across its expansive 1.7-acre waterfront property, featuring 220 feet of water frontage.

The main residence, comprising five bedrooms and three baths, is designed for both intimate gatherings and grand entertaining. A chef's kitchen equipped with top-of-the-line stainless-steel appliances and stunning quartz countertops serves as the heart of the home, complemented by a spacious open-concept layout. Enjoy the warmth of a propane fireplace in the living area, which opens onto a deck offering panoramic lake vistas. The main floor hosts two guest bedrooms, a full bath, and a laundry room, while the primary suite on the second floor promises tranquility with its five-piece bath featuring a luxurious soaker tub. The fully finished lower level boasts two additional guest bedrooms, another full bath, and an expansive recreation area complete with a wet bar—a perfect space for indoor entertainment.

Step outside to discover ultimate relaxation amenities, including a lower deck with a hot tub overlooking the lake and a lakeside sauna. The property's impressive dock extends into deep waters ideal for swimming, while a firepit area invites fireside gatherings under the stars. Conveniently located just a 15-minute drive from Haliburton village, The Blackstone offers easy access to essential amenities while providing a secluded lakeside sanctuary. Experience the epitome of lakeside living at The Blackstone.

(Note: The vacant lot is currently undergoing the process of being severed from the main property).



Interior Home Features

Five spacious bedrooms

Three well-appointed bathrooms

Chef's kitchen equipped with state-of-the-art stainless-steel appliances

Quartz countertops adding a touch of luxury

Large sliding doors that open to awe-inspiring lake views

Second-floor primary suite for elevated comfort

Expansive rec room/games room for entertainment

Wet bar for added convenience and sophistication

Exterior Features

Shoreline stretching 220 feet

Bathed in southeastern sunlight

Sprawling 1.7 acres of property

Relaxing hot tub with panoramic lake views

Lakeside sauna for a serene retreat

Access to deep waters from the impressive dock

Firepit area offering enchanting lake vistas

Conveniently located a mere 15-minute drive from the village of Haliburton



1767 CHANDLER Drive, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[1767 CHANDLER Dr Haliburton](#)

Listing ID: 40551049
Price: \$1,695,000



Haliburton/Dysart et al/Dysart 1.5 Storey/House



Water Body: **Drag Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	2	1	1
Second	1	1	

Beds (AG+BG): **5 (3 + 2)**
Baths (F+H): **3 (3 + 0)**
SF Fin Total: **3,198**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,908/LBO provide**
BG Fin SF: **1,290/LBO provide**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,103.50/2023**

Remarks/Directions

Public Rmks: **Welcome to The Blackstone, a sophisticated modern estate nestled in the tranquil Haliburton Highlands, boasting unparalleled views of a pristine lake. This newly constructed year-round residence seamlessly blends luxury and comfort across its expansive 1.7-acre waterfront property, featuring 220 feet of water frontage. The main residence, comprising five bedrooms and three baths, is designed for both intimate gatherings and grand entertaining. A chef's kitchen equipped with top-of-the-line stainless-steel appliances and stunning quartz countertops serves as the heart of the home, complemented by a spacious open-concept layout. Enjoy the warmth of a propane fireplace in the living area, which opens onto a deck offering panoramic lake vistas. The main floor hosts two guest bedrooms, a full bath, and a laundry room, while the primary suite on the second floor promises tranquility with its five-piece bath featuring a luxurious soaker tub. The fully finished lower level boasts two additional guest bedrooms, another full bath, and an expansive recreation area complete with a wet bar—a perfect space for indoor entertainment. Step outside to discover ultimate relaxation amenities, including a lower deck with a hot tub overlooking the lake and a lakeside sauna. The property's impressive dock extends into deep waters ideal for swimming, while a firepit area invites fireside gatherings under the stars. Conveniently located just a 15-minute drive from Haliburton village, The Blackstone offers easy access to essential amenities while providing a secluded lakeside sanctuary. Experience the epitome of lakeside living at The Blackstone. (Note: The vacant lot is currently undergoing the process of being severed from the main property).**

Directions: **Hwy 118 to Harburn Rd to Chandler Dr**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Rocky, Sandy**
Shore Rd Allow: **Not Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **220.00**
Exposure: **East, South**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Porch, Privacy, Year Round Living**
Construct. Material: **Hardboard**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Private Road, Year Round Road**
Other Structures: **Sauna**
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **5**
Services: **Cell Service, Electricity, High Speed Internet Avail, Internet Other**
Water Source: **Drilled Well**
Lot Size Area/Units: **1.700/Acres**
Lot Front (Ft): **220.00**
Location: **Rural**
Area Influences: **Hospital, Lake Access, Library, Open Spaces, Quiet Area, Schools, Shopping Nearby, Skiing**
View: **Lake**
Topography: **Sloping, Wooded/Treed**
Restrictions: **Easement, Right-of-Way**
School District: **Trillium Lakelands District School Board**

Foundation: **ICF**
Roof: **Fiberglass Shingle**
Prop Attached: **Detached**
Apx Age: **0-5 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Sewer: **Septic**
Water Tmnt: **Sediment Filter**
Acres Range: **0.50-1.99**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: **East**
Exposure: **East, South**

Interior

Interior Feat: **Air Exchanger, Wet Bar**
Access Feat: **Other**
Basement: **Full Basement**
Basement Feat: **Separate Entrance, Walk-Out**
Laundry Feat: **Main Level**

Basement Fin: **Fully Finished**

Cooling: **Central Air, None**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **1/Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Hot Tub, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Other**
 Add Inclusions: **Everything except listing exclusions are included**
 Exclusions: **Power Tools, Personal Items**

FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 31 CON 7 DYSART PT 1, 2, 3 19R4156; S/T H217596; S/T H233455; S/T INTEREST IN H217596 TOGETHER WITH AN EASEMENT OVER PT LT 31 CON 8...(see attached addendum for full legal description)**
 Zoning: **WR4L**
 Assess Val/Year: **\$724,000/2024**
 PIN: **391680126**
 ROLL: **462401100048403**
 Possession/Date: **Other/**
 Possession Rmks: **Pending severance**

Local Improvements Fee:
 Survey: **Boundary Only/**
 Hold Over Days: **60**
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **03/07/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 03/08/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40551049

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Dining Room	Main	29' 0" X 13' 7"	8.84 X 4.14	
Living Room	Main	17' 7" X 19' 7"	5.36 X 5.97	
Foyer	Main	7' 7" X 11' 2"	2.31 X 3.40	
Laundry	Main	7' 0" X 8' 4"	2.13 X 2.54	
Bathroom	Main	9' 6" X 5' 1"	2.90 X 1.55	4-Piece
Bedroom	Main	13' 2" X 11' 5"	4.01 X 3.48	
Bedroom	Main	13' 2" X 11' 6"	4.01 X 3.51	
Loft	Main	5' 8" X 13' 2"	1.73 X 4.01	
Bedroom Primary	Second	15' 8" X 9' 7"	4.78 X 2.92	
Bathroom	Second	6' 2" X 15' 6"	1.88 X 4.72	5+ Piece, Ensuite
Recreation Room	Basement	32' 7" X 18' 2"	9.93 X 5.54	
Utility Room	Basement	9' 8" X 12' 8"	2.95 X 3.86	
Bedroom	Basement	11' 1" X 12' 7"	3.38 X 3.84	Walk-in Closet
Bedroom	Basement	12' 7" X 11' 1"	3.84 X 3.38	
Bathroom	Basement	9' 2" X 5' 0"	2.79 X 1.52	4-Piece
Sitting Room	Basement	10' 0" X 10' 0"	3.05 X 3.05	

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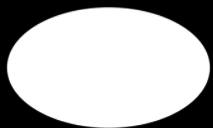
Chattels

Included

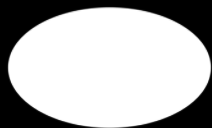
- Turn Key! Everything except listed exclusions are included
- Built-in Microwave
- Dishwasher
- Dryer
- Hot Tub
- Hot Water Tank Owned
- Range Hood
- Refrigerator
- Stove
- Washer

Excluded

- Power Tools
- Personal Items



Seller



Buyer

Additional Information

- Hydro Costs per Year - \$2000-\$3000
- Propane supplier – Budget Propane
- Propane Cost - \$3000-\$4000 approx. for the year
- Cell Service – Yes
- Internet Service – Yes
- Internet Provider - Starlink
- Water Treatment System – Yes
- Built in 2021
- Four Season
- Hot tub cleaning \$60 each service.
- Cottage cleaning:
 - \$200 each
 - \$50-100 for extra services
- Insurance Company: Heartland Farm Mutual
- Broker: McDougall Insurance
- Airbnb rental page with review could be included



"The Heart of the Highlands"

BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: SP2022-213

Installation by: Haliburton Landscape and Septic **Date:** January 31, 2023

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

1. **Septic Tank** of working capacity of 5791 litres constructed of plastic.
 Manufacturer: _____ Model: _____
2. **Distribution Pipe:** Type: Arc 24 Absorption Trench System: Filter Bed System:
 Filter Bed Area: 38.75 sq. m. Filter Sand Contact Area: 90.72 sq. m.
 Total _____ Lineal Metres in _____ runs of _____ metres and fed by: Gravity: Siphon: Pump:
 Loading Rate Area: 341 sq. m. 15 metre constructed mantle provided: Yes
3. Size of System based on 5 bedrooms and/or 24 fixture units. Commercial Details: _____
 Area of Building: 144 sq. m. Total Daily Design Sewage Flow: 2700 litres
4. Other: As built by Haliburton Septic forms part of this use permit

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: **Ensure annual effluent filter maintenance**
Protect all Sewage system components from vehicular traffic

INSTALLATION REPORT

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

For the use and operation of the Class 4 Sewage System **Installed/Altered** under Septic Permit Number: SP2022-213

Such system being located at:

Municipal Roll Number: 46-24-011-000-48403-0000
Legal Description CON 7 PT LOT 31 RP 19R4156 PARTS 1 TO 3
Address: PELICAN LANE

Issued by: Karl Korpela, Chief Building Official, Karl Korpela Date: Jan 31, 2023

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.



MR. MARC J PATERSON

Your account number is: [REDACTED]

This statement is issued on:

February 13, 2023

Your Electricity Statement

For the period of: November 8, 2022 - February 6, 2023

What do I owe?

\$1,008.14

See reverse for a summary of your charges

How much did I use?

You powered your home with



5,262 kWh
of electricity this period

When will my payment be withdrawn?

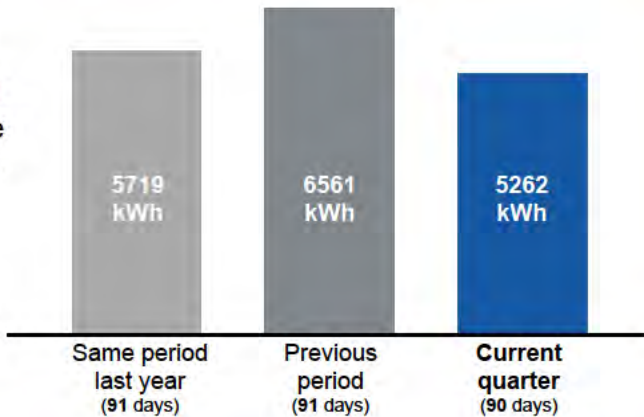
\$1,008.14 will be withdrawn on

Mar 5, 2023

What does my electricity usage look like?

Your average daily usage has **decreased by 7%** compared to the same period last year.

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



What do I need to know?

Important notice: 2023 delivery rates are now in effect and are reflected on this bill. As well, we have updated our Conditions of Service. To learn more, visit HydroOne.com/2023Rates.

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

Your account number: [REDACTED]



[REDACTED]
60 STN 1767 CHANDLER DRIVE
HALIBURTON ON K0M 1S0



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$1,266.49
Amount we received on Dec 6/22	-\$1,266.49
Your electricity charges	\$1,008.14
Total amount to be withdrawn on Mar 5/23	\$1,008.14

You are currently enrolled on Pre-Authorized Payment.



Powering CHANDLER DR

Point of Delivery: 93000381

Residential - Low Density

Electricity	\$229.43
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	\$202.74
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	\$14.21
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)	\$58.03
Ontario Electricity Rebate	-\$52.23
Total of your electricity charges	\$452.18

What is my Tiered breakdown?

Dec 31/22 to Feb 6/23	Usage (kWh)	Rate (¢)	Amount
Lower	1,233	8.7	\$107.27
Upper	1,186	10.3	\$122.16

My current monthly Tiered rate structure

Winter: Nov 1 to Apr 30

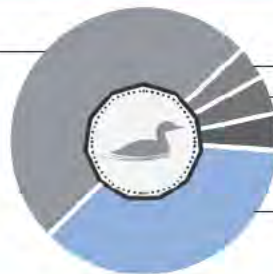
1,000	10.3 ¢ / kWh For usage over 1,000 kWh
0	8.7 ¢ / kWh For the first 1,000 kWh used

Continued on page 3

Shedding light on your electricity statement

To the electricity generators for the electricity you use

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



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

Energy Saving Tip

Phantom Power

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



Continued from page 2



Your billing period from Nov 8/22 to Dec 31/22

Residential - Seasonal

Electricity	\$264.56
Delivery	\$271.58
Regulatory Charges	\$12.68
HST (87086-5821-RT0001)	\$71.35
Ontario Electricity Rebate	-\$64.21
Total of your electricity charges	\$555.96

What is my Tiered breakdown?

Nov 8/22 to Dec 31/22	Usage (kWh)	Rate (\$)	Amount
Lower	1,767	8.7	\$153.73
Upper	1,076	10.3	\$110.83



Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3881221	Feb 6/23 35928	Dec 31/22 33509	2419	(x1) = 2419
J3881221	Dec 31/22 33509	Nov 8/22 30666	2843	(x1) = 2843



1011 Beiers Road
Gravenhurst, ON P1P 1R1
budgetpropaneontario.com
(705) 687-5608

Account Nr: [REDACTED]

Invoice Date: 2/13/23

Invoice Number: 361916

Tank Number: F00281064

[REDACTED]
1767 CHANDLER DR BOX 711
HALIBURTON ON K0M 1S0

1767 CHANDLER DRIVE
HALIBURTON ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	Quantity	Unit Price	Amount
Propane Delivery	899.4	.749/ LT	673.65
Hazmat Fee			9.00
Federal Fuel Charge			69.61
H.S.T. (Harmonized Sales Tax)		13.00 %	97.79
Invoice Total:			850.05

Measurements recorded in: Metric Imperial

Well Owner's Information

First Name: [Redacted] Last Name/Organization: [Redacted] E-mail Address: [Redacted] Well Constructed by Well Owner

Mailing Address (Street Number/Name): [Redacted] Municipality: [Redacted] Province: ON Postal Code: [Redacted] Telephone No. (inc. area code): [Redacted]

Well Location

Address of Well Location (Street Number/Name): Chandler Drive Township: DYSART Lot: 31 Concession: 7

County/District/Municipality: Haliburton City/Town/Village: [Redacted] Province: Ontario Postal Code: K0M1S0

UTM Coordinates: Zone: 18 Easting: 7701781 Northing: 4999258 Municipal Plan and Sublot Number: [Redacted] Other: [Redacted]

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)	
				From	To
<u>Brown Sand</u>		<u>Stones</u>	<u>Loose</u>	<u>0</u>	<u>14</u>
<u>Grey Granite</u>			<u>Soft</u>	<u>14</u>	<u>320</u>

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
<u>0</u>	<u>20</u>	<u>Bentonite</u>	<u>3</u>

Results of Well Yield Testing

After test of well yield, water was:
 Clear and sand free
 Other, specify

If pumping discontinued, give reason:
N/A

Pump intake set at (m/ft): 300

Pumping rate (l/min / GPM): 5

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 76

If flowing give rate (l/min/GPM): N/A

Recommended pump depth (m/ft): 300

Recommended pump rate (l/min/GPM): 5

Well production (l/min/GPM): 4

Disinfected? Yes No

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
Static Level	<u>18</u>		<u>76</u>	
1	<u>21</u>	1	<u>73</u>	
2	<u>24</u>	2	<u>70</u>	
3	<u>27</u>	3	<u>67</u>	
4	<u>30</u>	4	<u>64</u>	
5	<u>32</u>	5	<u>62</u>	
10	<u>38</u>	10	<u>53</u>	
15	<u>43</u>	15	<u>45</u>	
20	<u>48</u>	20	<u>38</u>	
25	<u>52</u>	25	<u>32</u>	
30	<u>56</u>	30	<u>27</u>	
40	<u>63</u>	40	<u>22</u>	
50	<u>70</u>	50	<u>20</u>	
60	<u>76</u>	60	<u>19</u>	

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
					<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

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
<u>315</u>	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	<u>0</u>	<u>20</u>	<u>10</u>
		<u>20</u>	<u>320</u>	<u>6 1/8</u>

Well Contractor and Well Technician Information

Business Name of Well Contractor: Haliburton Artesian Well Drillers Well Contractor's Licence No.: 7161712

Business Address (Street Number/Name): 334 Industrial Park Rd Municipality: Haliburton

Province: ON Postal Code: K0M1S0 Business E-mail Address: haliburton.artesian@comcast.ca

Bus. Telephone No. (inc. area code): 7054572686 Name of Well Technician (Last Name, First Name): Woodward, Jerke

Well Technician's Licence No.: 39141 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2020/06/24

Map of Well Location

Please provide a map below following instructions on the back.

Comments: - No Septic

Well owner's information package delivered: Yes No

Date Package Delivered: 2020/06/24

Date Work Completed: 2020/06/24

Ministry Use Only

Audit No. Z350873

Received: [Signature]



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:
DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Final	2021
Billing Date	May 17, 2021

Mortgage Company		Bill No.	421938
Roll No.	011-000-48403-0000	Mortgage No.	
Name and Address	Municipal Address/Legal Description		
	PELICAN LANE CON 7 PT LOT 31 RP 19R4156 PARTS 1 TO 3		

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)
RTEP	\$ 173,000.00	Res/Fam Tx/Full - EPubSup	0.00297438	\$ 514.57	0.00222284	\$ 384.52	0.00153000
							\$ 264.69
Sub Totals >>>				Municipal Levy \$ 514.57		County Levy \$ 384.52	Education Levy \$ 264.69

By Law #	Description	Amt	Exp Year	Due Date	Amount	Summary
				7/14/2021	\$ 582.80	Sub-Total - Tax Levy
				9/15/2021	\$ 295.00	Special Charges/Credits
						2021 Tax Cap Adjustment
						Final 2021 Levies
						Less Interim Tax Notice
						Past Due Taxes/Credit
	Total Special Charges	\$ 0.00				Total Amount Due
						\$ 877.80

Schedule 2

Explanation of Tax Changes 2020 to 2021

Final 2020 Levies	Final 2021 Levies	Total Year Over Year Change
\$ 1,143.91	\$ 1,163.78	\$ 19.87

Final 2020 Levies	\$ 1,143.91
* 2020 Annualized Taxes	\$ 1,143.91
2021 Local Municipal Levy Change	\$ 5.91
2021 County Levy Change	\$ 47.87
2021 Provincial Education Levy Change	\$ 13.84
2021 Tax Change Due to Reassessment	\$ 20.07
** Final 2021 Levies	\$ 1,163.78

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

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2021 CVA Taxes			
* 2020 Annualized Taxes			
2021 Tax Cap Amount			
2021 Provincial Education Levy Change			
2021 Municipal Levy Change			
** 2021 Adjusted Taxes			

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

Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.



PLEASE DETACH AND SUBMIT WITH PAYMENT

SECOND INSTALLMENT
THANK YOU

Received from:	
Roll #	011-000-48403-0000
Name	
Address	
Due Date	Total Due
September 15, 2021	\$ 295.00



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.



PLEASE DETACH AND SUBMIT WITH PAYMENT

FIRST INSTALLMENT
THANK YOU

Received from:	
Roll #	011-000-48403-0000
Name	
Address	
Due Date	Total Due
July 14, 2021	\$ 582.80





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

"The Heart of the

Highlands"

BUILDING DEPARTMENT

OCCUPANCY PERMIT

Ontario Building Code Act

Building Permit No.: BP2020-302

Owner:



Applicant:

Municipal Roll No.: 46-24-011-000-48403-0000

Address: 1767 Chandler Dr

Permission is hereby granted to use and occupy the building at the above location which the owner/applicant has stated has been constructed in full compliance with all provisions of the *Building Code Act*, the regulations and any orders made thereunder and of any by-law or amendments thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etc. of the building and is:

Fully completed

Partially Complete and ready occupancy in accordance with Division C, Subsection 1.3.3.1(1.1) of the Ontario Building Code

Partially Complete and ready for residential occupancy in accordance with Division C, Subsection 1.3.3.2(1) of the Ontario Building Code

Approved for Residential Occupancy in accordance with Division C, Subsection 1.3.3.4 of the Ontario Building Code.

Date Issued: Aug 19, 2021

Issued By:

Karl Korpela

Karl Korpela, Chief Building Official

PLAN OF SURVEY OF
PART OF LOT 31, CONCESSION 31 AND
PART OF THE ORIGINAL SHORE ROAD
IN FRONT OF LOT 31, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF DYSART
UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT,
GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE
COUNTY OF HALIBURTON

SCALE 1 : 300 METRIC

RODNEY GEYER O.L.S.

SCHEDULE				
PART	LOT	CON./R.P.	PIN	AREA
1	PART OF LOT 31	CONCESSION 7	PART OF 39168-0126	0.672 Ho.±
2	PART OF LOT 31	CONCESSION 7	PART OF 39168-0126	0.685 Ho.±
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 31	CONCESSION 7	PART OF 39168-0290	0.062 Ho.±
4				0.118 Ho.±
5				0.077 Ho.±

PARTS 1 - 5: SUBJECT TO EASEMENTS HA13806, HA13807 AND HA13808
PARTS 1 AND 2: SUBJECT TO RIGHT OF WAYS AS IN H217596 AND H223455

INTEGRATION DATA

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, USING THE SMARTNET NETWORK. HAVING A GRID BEARING OF N25°35'00"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011) (81°WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°48'15" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN 19R-4156, PLAN 19R-9330 AND PLAN 19R-6711.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0000466.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2011). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	4992475.91	701853.63
ORP B	4992605.92	701791.39

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- WR DENOTES 3/4" DIA. ROUND IRON BAR
- WT DENOTES WITNESS
- UP DENOTES UTILITY POLE
- OW DENOTES OVERHEAD WIRES
- GW DENOTES GUY WIRE
- (934) DENOTES GREG BISHOP SURVEYING AND CONSULTING LTD.
- (934) DENOTES H.C. BISHOP O.L.S.
- (B&W) DENOTES BISHOP & WILSON LTD. O.L.S.
- (PW) DENOTES PAUL WILSON SURVEYING O.L.S.
- (M) DENOTES MEASURED
- (P) DENOTES PLAN 19R-4156
- (F1) DENOTES PLAN 19R-9330
- (F2) DENOTES PLAN 19R-6711
- (C/P) DENOTES CALCULATED FROM (P)

ORIGINAL WATER'S EDGE TIES FROM "POINT A"		
BEARING	DISTANCE	
N16°37'E	62.9	
N15°36'E	42.1	
N20°37'E	36.3	
N44°36'E	23.4	
N76°57'E	19.0	
S75°39'E	22.9	
S42°51'E	33.3	
S33°01'E	49.6	
S28°57'E	66.3	
S22°38'E	92.2	

MAXIMUM CONTROLLED WATER'S EDGE TIES FROM "POINT A"		
BEARING	DISTANCE	
N7°19'E	65.3	
N5°08'E	58.3	
N1°23'E	43.6	
N0°34'E	33.9	
N11°04'E	21.4	
N59°56'E	11.0	
S58°56'E	16.3	
S36°36'E	21.1	
S28°20'E	26.6	
S23°52'E	45.1	
S23°35'E	54.9	
S21°57'E	63.0	
S21°26'E	72.8	
S16°13'E	91.0	

HYDRO AND GUY WIRE TIES FROM "POINT B"		
BEARING	DISTANCE	
N88°19'W	80.2	
N43°37'E	69.9	
N80°20'E	37.9	
N73°08'W	15.6	
S51°04'E	86.6	
S29°32'E	127.4	
GUY WIRES		
N67°07'W	18.1	
N87°41'E	44.5	
S54°12'E	83.3	
S51°25'E	91.6	

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 - THIS SURVEY WAS COMPLETED JANUARY 6, 2021.

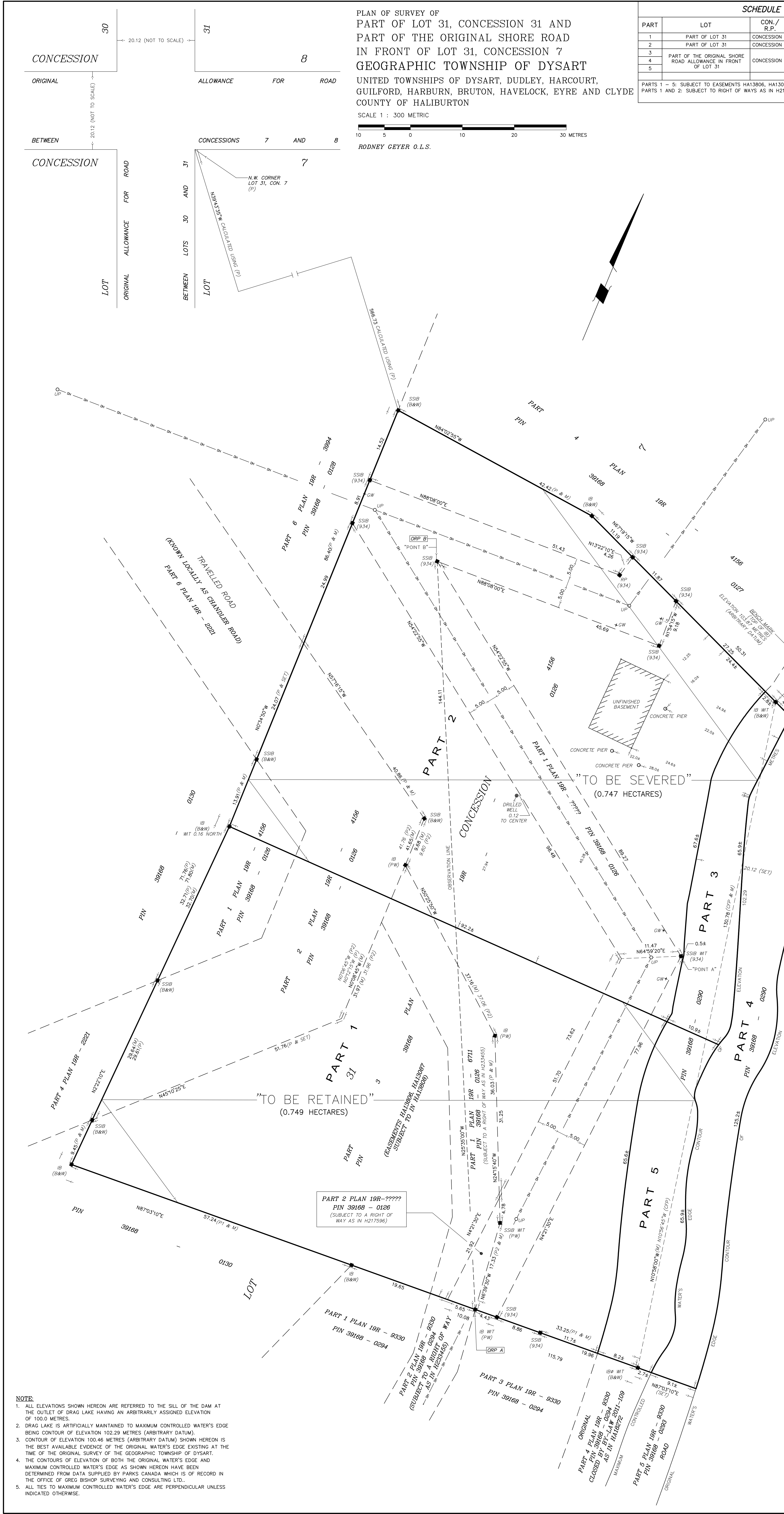
DECEMBER 21, 2022
HALIBURTON, ONTARIO.

PRELIMINARY

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER V-XXXXX.

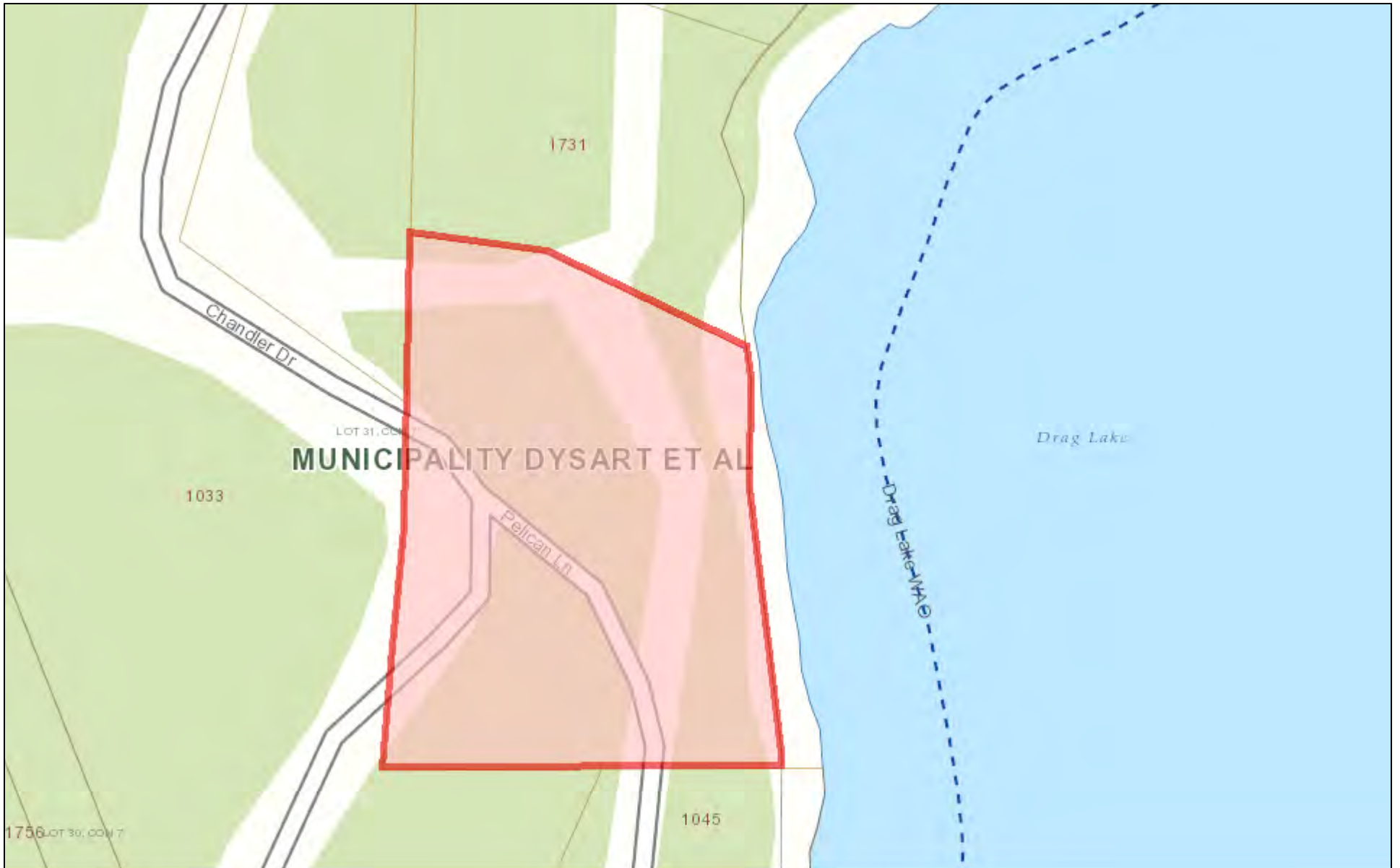
BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M1S0
PHONE (705) 457-2811

CHECKED BY:	DRAWN BY:	REV. DATE:	R.O.:	REV.:
C.S.R.	AM/AD	DECEMBER 21, 2022		2022-306-01



- NOTE:
- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF DRAG LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 METRES.
 - DRAG LAKE IS ARTIFICIALLY MAINTAINED TO MAXIMUM CONTROLLED WATER'S EDGE BEING CONTOUR OF ELEVATION 102.29 METRES (ARBITRARY DATUM).
 - CONTOUR OF ELEVATION 100.46 METRES (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE GEOGRAPHIC TOWNSHIP OF DYSART.
 - THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL WATER'S EDGE AND MAXIMUM CONTROLLED WATER'S EDGE AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP SURVEYING AND CONSULTING LTD.
 - ALL TIES TO MAXIMUM CONTROLLED WATER'S EDGE ARE PERPENDICULAR UNLESS INDICATED OTHERWISE.

1767 Chandler Dr, Drag Lake



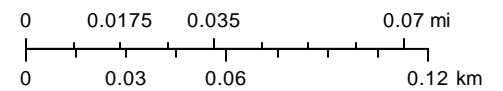
February 28, 2022

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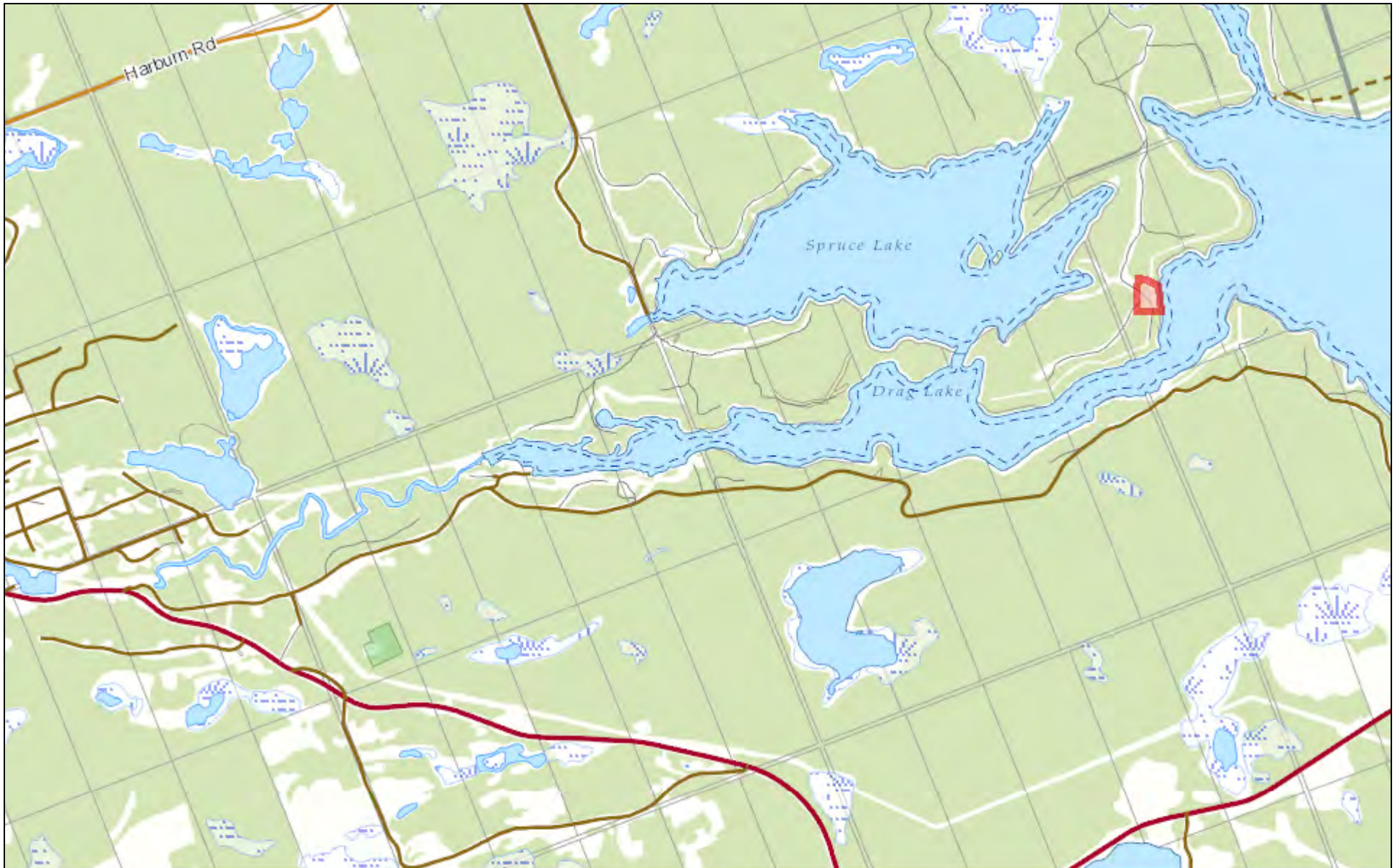
Published by the County of Haliburton, 2021.



1:2,257



1767 Chandler Dr, Drag Lake



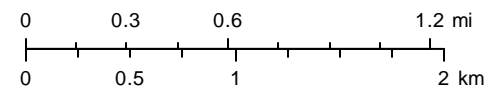
February 28, 2022

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Published by the County of Haliburton, 2021.



1:36,112





Chand

518.65ft

139.08ft

1767

Chandler Dr

Pelican Ln

1845

Pelican Ln

352.54ft

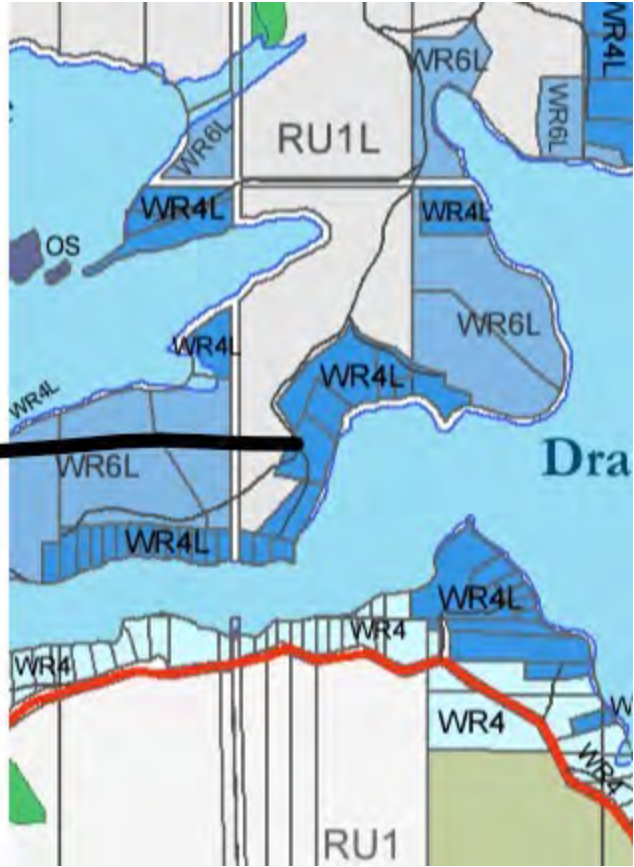
75.75ft

138.78ft

155.04ft

89.94ft

181.16ft



Drag Lake

Access

This large lake lies minutes east of Haliburton and can be accessed from its southern or northwestern shore. To find the southern access, follow Highway 121 east to Long Lake Road and head north. Long Lake Road quickly passes Jones Drive, which travels west to a boat launch along the southern shore of the lake.

The northwestern access can be reached by taking Harburn Road (County Road 19) north from Haliburton to Indian Point Road. Head east on Indian Point Road and watch for boat launch signs.

Other Options

A few fishing alternatives found near Drag Lake are Cranberry Lake and Boyne Lake. Both lakes can be accessed not far off the west side of the Harburn Road (County Road 19) and offer fishing opportunities for decent sized smallmouth bass.

Fishing

Drag Lake is one of the more popular lakes in the Haliburton area and is a busy cottage destination lake during the summer months. This clear lake is extremely deep with a maximum depth of 54 m (180 ft). The crisp cool nature of the lake is prime habitat for lake trout. Fishing success for these naturally reproducing fish is definitely better in the winter months and just after ice off. Jiggging small spoons along shoal areas can be effective for finding winter lakers. Due to an abundance of baitfish in Drag Lake, its resident trout can grow to good sizes and fish in the 65 cm (26 in) range are caught on occasion.

The rocky shoreline structure of Drag Lake is also fantastic smallmouth bass habitat. Smallmouth can be found in good numbers around the lake and can exceed 1.5 kg (3.5 lbs) on occasion. Due to the clear nature of the water, it is a challenge to entice smallmouth up to the top for surface lures and flies. Spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked around shoreline structure.

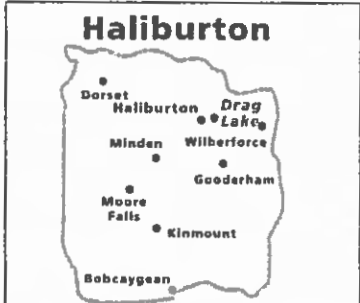
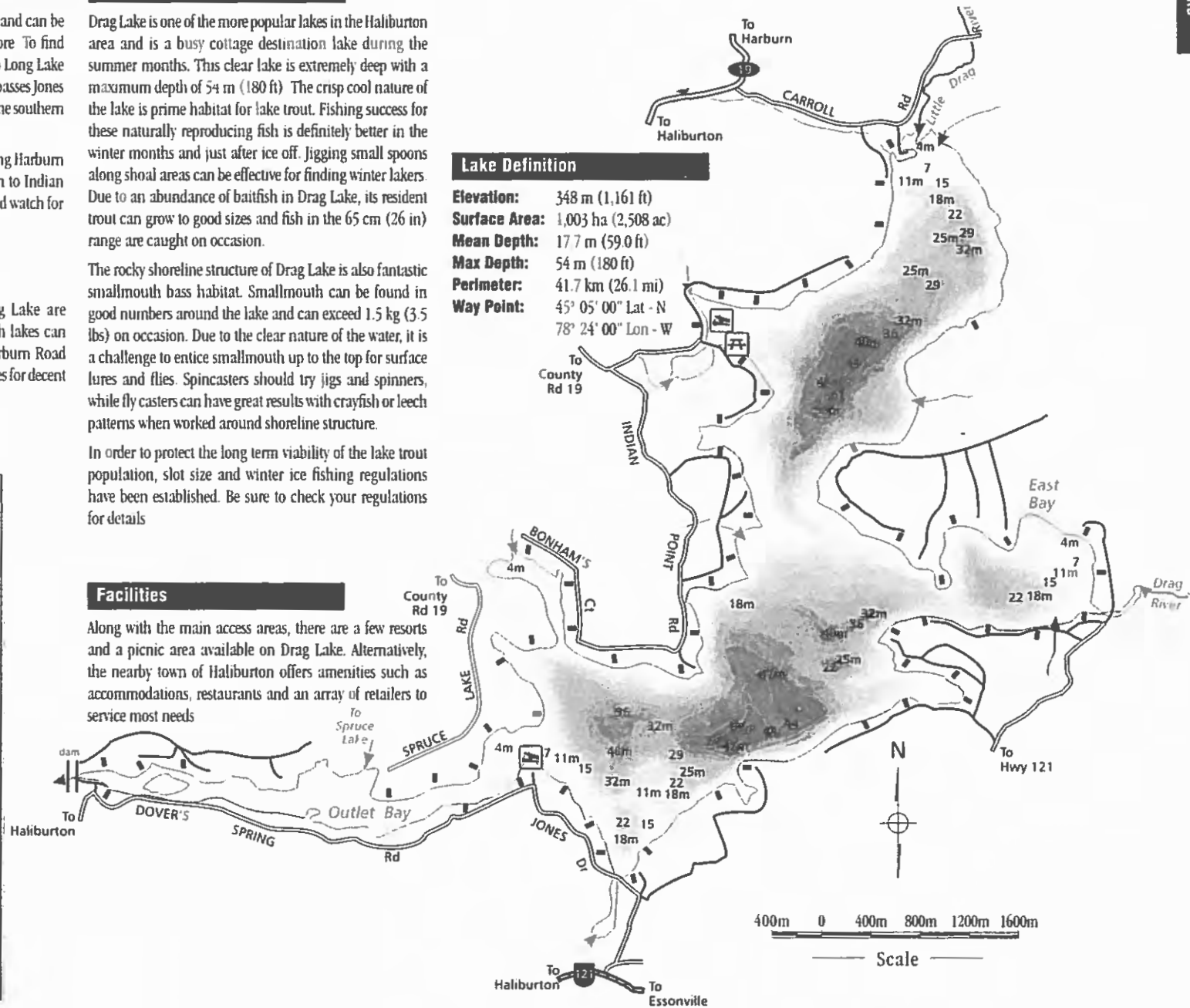
In order to protect the long term viability of the lake trout population, slot size and winter ice fishing regulations have been established. Be sure to check your regulations for details.

Facilities

Along with the main access areas, there are a few resorts and a picnic area available on Drag Lake. Alternatively, the nearby town of Haliburton offers amenities such as accommodations, restaurants and an array of retailers to service most needs.

Lake Definition

- Elevation:** 348 m (1,161 ft)
- Surface Area:** 1,003 ha (2,508 ac)
- Mean Depth:** 17.7 m (59.0 ft)
- Max Depth:** 54 m (180 ft)
- Perimeter:** 41.7 km (26.1 mi)
- Way Point:** 45° 05' 00" Lat - N
78° 24' 00" Lon - W



Location: 6 km (3.5 mi) east of Haliburton
 Elevation: 348 m (1,161 ft)
 Surface Area: 1,003 ha (2,508 ft)
 Mean Depth: 17.7m (59 ft)
 Max Depth: 55m (180 ft)
 Way Point: 78° 24' 00" Lon - W 45° 05' 00" Lat - N



Drag Lake

Fishing



Drag Lake is one of the more popular lakes in the Haliburton area and is a busy cottage destination lake during the summer months. This clear lake is extremely deep, and the crisp cool nature of the lake is prime habitat for lake trout. Because of the abundance of baltfish in Drag Lake, the resident lake trout can grow to good sizes and fish in the 65 cm (26 in) range are caught on occasion. The rocky shoreline structure of Drag Lake is also fantastic smallmouth bass habitat.

Fishing success for the naturally reproducing lake trout is definitely better in the winter months and just after ice off. The most productive way to fish the lake in winter is to determine the best places to fish (off points, around weed beds, drop offs, sunken islands and flats), usually by scouting the area in summer or fall. While some locations are obvious (points, islands), others (sunken islands) are not. Marking the locations with a portable GPS unit can help you find an area again.

Once the ice is solid enough for fishing, drill a series of holes that will cover a variety of depths and structural elements around your chosen spot. A flasher depth finder is a real boon when ice fishing. Using a baited leadhead or an unbaited spoon are two popular techniques. If you don't get a bite in one location, move on to the next hole after a pre-determined time (ten minutes to half an hour). This is the best way to determine where the fish are holding.

Smallmouth can be found in good numbers around the lake and can exceed 1.5 kg (3.5 lbs) on occasion. Due to the clear nature of the water, it is a challenge to entice smallmouth up to the top for surface lures and flies. Rather, spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked deeper around shoreline structure.

In order to protect the long term viability of the lake trout population, slot size and winter ice fishing regulations have been established. Be sure to check your regulations for details.

Other Options



A few fishing alternatives found near Drag Lake are **Cranberry Lake** and **Boyne Lake**. Both lakes can be accessed not far off the west side of the Harburn Road (County Road 19) and offer fishing opportunities for decent sized smallmouth bass.

Directions



This large lake lies minutes east of Haliburton and can be accessed from its southern or northwestern shore. The northwestern access is easiest to find and can be reached by taking Harburn Road (County Road 19) north from Haliburton to Indian Point Road. Head east on Indian Point Road and watch for boat launch signs leading along Dardanelles Road.

Facilities



Along with the main access areas, there are a few resorts and a picnic area available on Drag Lake. Alternatively, the nearby town of Haliburton offers amenities such as accommodations, restaurants and an array of retailers to service most needs.

Area Indicator

