



\$579,900

Welcome to 202 Sunnyside Street
Haliburton



Vince Duchene
Broker



CONTACT DETAILS: 705-457-9994 vince@vineduchene.ca
705-457-0046 troyausten.ca

Property Client Full

202 Sunnyside Street, Dysart, Ontario K0M 1S0

Listing

[202 Sunnyside St Dysart](#)**Active / Residential Freehold / Detached****MLS® #: X13711402****List Price: \$579,900****New Listing****Haliburton/Dysart et al/Dysart**

Tax Amt/Yr:	\$1,754.65/2026	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LT 13 PL 583; DYSART ET AL		
Style:	Bungalow Raised	Rooms Rooms+:	6+5
Fractional Ownership:		BR BR+:	3(2+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	700-1100
Storeys:		SF Source:	LBO Provided
Lot Irreg:		Lot Acres:	
Lot Front:	134.80	Fronting On:	S
Lot Depth:	224.75	Builder Name:	
Lot Size Code:	Feet		
Dir/Cross St:	Highland Street to Pine Ave to Sunnyside Street to #202		

PIN #: **391810028**ARN #: **462401200063500**Contact After Exp: **No**

Holdover:

Possession: **Flexible**

Possession Date:

Survey Year/Type: **Available**

Kitch Kitch + **2 (1+1)**
 Fam Rm: **No**
 Basement: **Yes/Apartment, Finished W/O**

Fireplace/Stv: **No**
 Interior Feat: **Accessory Apartment, Generator - Full, In-Law Capability, Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment**

Heat: **Baseboard, Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat: **Hospital, Lake/Pond, Library, Place of Worship, Rec Centre, School**

Exterior Feat: **Deck, Year Round Living**
 Roof: **Metal**
 Foundation: **Concrete**

Soil Type:
 Alternate Power: **Generator - wired**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Municipal Rd**
 View:

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

Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **None**

Easements/Restr:

Dev Charges Paid:

Island YN:

HST App To SP: **In Addition To**

Lot Shape:

Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Every now and then an opportunity comes up that is a little bit different than "the norm", this is one of those opportunities! This 3 bedroom home is located right in the heart of Haliburton Village within walking distance to shopping, parks, Head Lake for boating and finally a 2 minute drive to the Hospital as well as all other amenities. The opportunity comes with the house itself. Upstairs you'll find 2 bedrooms, a beautifully remodelled huge 4 piece bath and an open concept KT/LR/DR with a walkout to a back deck overlooking nothing but forest. The "opportunity" comes downstairs where you will find a fully separate living space with 4 piece bath, full kitchen, bedroom, office area and living room with a walkout to the backyard on the ground level! This means you have the opportunity to have a family member or a friend live with you or perhaps buy the house together with you! Mom or Dad will love their freedom to walk downtown or your adult child trying to make it in this world gets his or her own space, either way, the value added is here at Sunnyside Street. Now let's add the fact it is a beautifully maintained home with paved driveway, private setting, good size backyard, (partly fenced for pets) and a storage shed makes this all come to life. Amazing value, amazing opportunity and overall just an amazing home all in Haliburton Village.**

Inclusions: **See attached chattels schedule**Listing Contracted With: **RE/MAX Professionals North 705-457-1011**Prepared By: **VINCE DUCHENE, Broker**Date Prepared: **08/25/2026**

Rooms					
MLS® #: X13711402					
<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.8 M X 3.61 M	15.75 Ft x 11.84 Ft		W/O To Deck
Dining Room	Main	2.9 M X 3.61 M	9.51 Ft x 11.84 Ft		
Kitchen	Main	4.09 M X 3.61 M	13.42 Ft x 11.84 Ft		
Primary Bedroom	Main	3.3 M X 3.61 M	10.83 Ft x 11.84 Ft		
Bedroom	Main	3.96 M X 3.58 M	12.99 Ft x 11.75 Ft		
Laundry	Lower	4.62 M X 3.33 M	15.16 Ft x 10.93 Ft		W/O To Deck
Recreation	Lower	8.46 M X 3.58 M	27.76 Ft x 11.75 Ft		
Kitchen	Lower	3.3 M X 4.39 M	10.83 Ft x 14.40 Ft		
Bedroom	Lower	3.73 M X 3.35 M	12.24 Ft x 10.99 Ft		
Bathroom	Main			4	
Bathroom	Lower			3	

Schedule "C"

202 Sunnyside Street – Chattels

Included

- 2 sheds
- Yard Tools
- Wheel Barrel
- Snow Blower
- Battery Leaf Blower
- Battery Yard Trimmer
- 2 Outdoor Hoses
- 2 Ladders
- Concrete Bench
- 2 BBQ w/propane Quick Connect
- Lower Level
 - Couch
 - Chair
 - Bar/Stools
 - Fridge
 - Stove
 - 2 Night Stands
 - All Window Coverings & lights/fans
 - Coffee Maker
 - Dehumidifier
- Upper Level
 - Dresser w/ mirror (6 drawer)
 - Double Bed
 - Fridge
 - Stove
 - Microwave
 - Dishwasher
 - All Window coverings & lights/fans
 - Canopy Under Deck

Excluded

- Kayak
- King Bed & Night Stands
- Dresser Upstairs
- 2 Lazy Boys
- Sofa
- Hallway Tree
- Cabinet
- China Cabinet
- Air Cleaner
- Sofa Table & Mirror
- Pictures
- Dining Chairs & Table
- 1 Night Stand Upstairs
- Personal items
- Floor Lamp
- 3 Lamps
- Oak Desk Downstairs
- Coca Cola Lamp
- Computers
- 3 TV's
- 3 Handmade Tables
- White Pictures Rack
- 3 Piece Bistro outdoor Furniture
- 3 Piece outdoor Furniture



Seller



Buyer

Additional Information

- **List of improvements:**

- 2 bedrooms & 4 piece bathroom on main level with heated tile floor - updated 2026
- Luxury vinyl plank floors in Kitchen, Living, Dining Room - updated 2026
- Carpet replaced in upper 2 bedrooms
- Lower level in-law suite with separate entrance
- 2022
 - Generac Generator
 - Centrail Air
 - Leaf Filters
 - Septic Pump Out
 - Baseboard Heaters (LL)
- 2023
 - Paved Driveway
 - Force Air Propane
 - New Shed
- 2024
 - Metal Roof
 - Hard-scaping
 - Front Porch
 - New Fridge and Washing machine

Annual Costs

- Hydro Costs per Year - \$1553.20 (2024) | \$2013 (2025)
- Propane Costs per Year - \$1633.95 (2024) | \$1676 (2025)
- Property Taxes - \$1663.39 (2025) | \$1671.64 (2026)

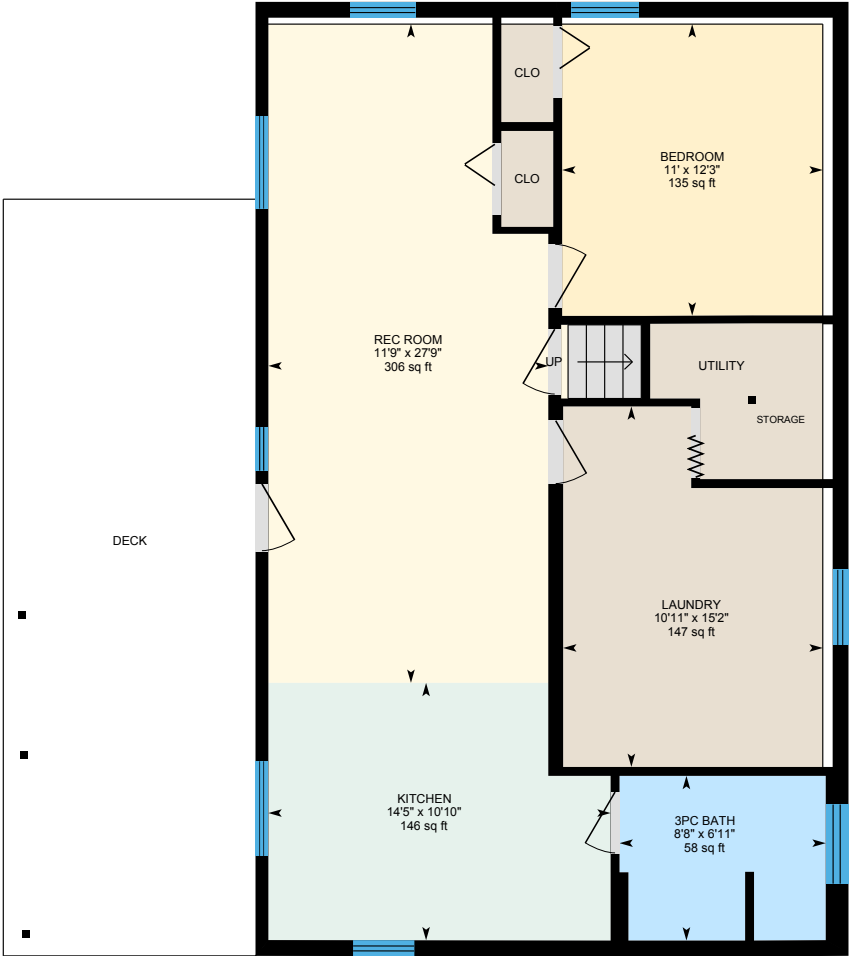


202 Sunnyside street, Haliburton , ON

Main Building: Total Exterior Area Above Grade 1051.20 sq ft



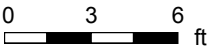
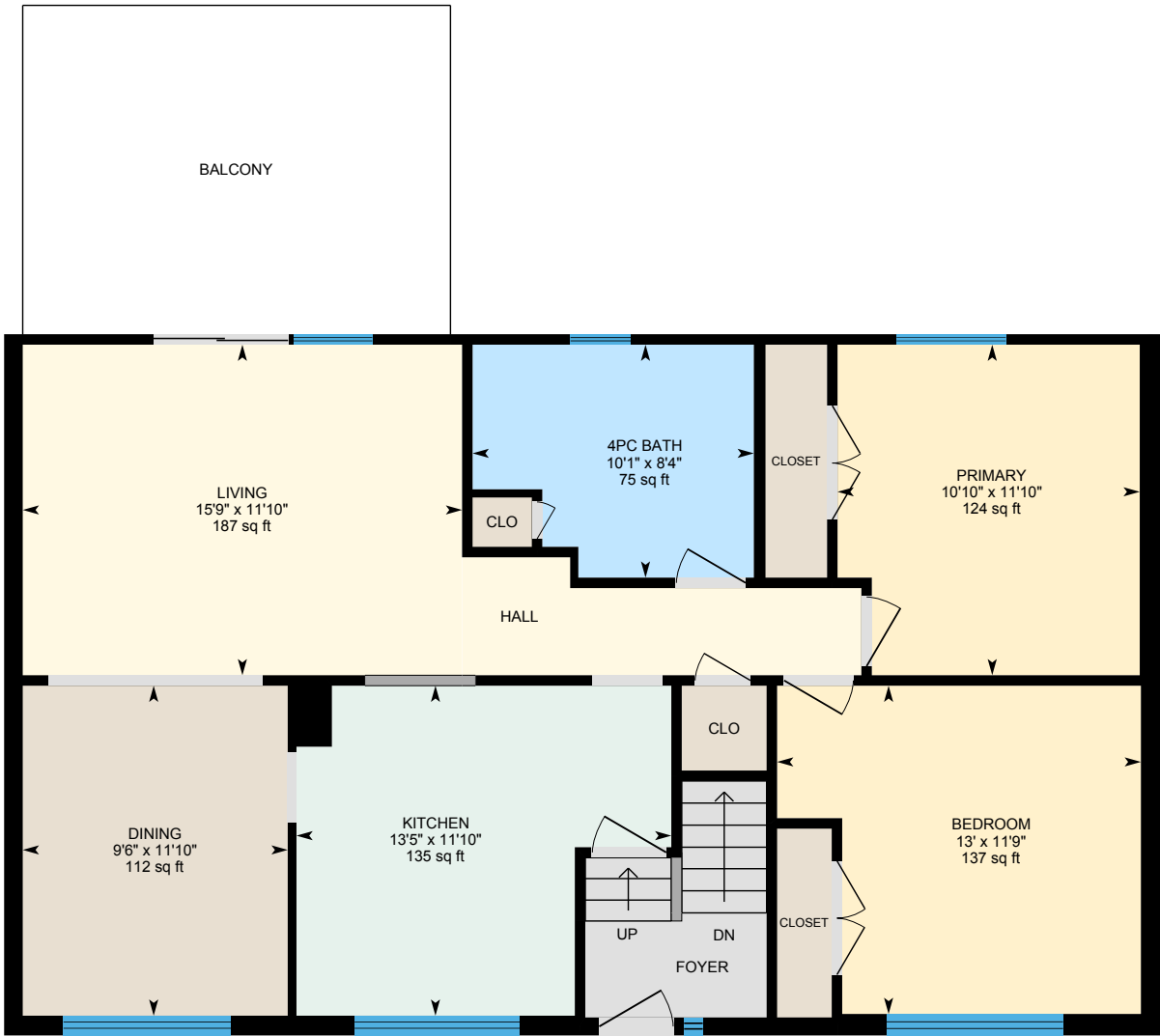
Main Floor
Exterior Area 1051.20 sq ft



Lower (Below Grade)
Exterior Area 986.59 sq ft

202 Sunnyside street, Haliburton , ON

Main Floor Exterior Area 1051.20 sq ft
Interior Area 963.90 sq ft



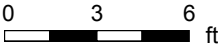
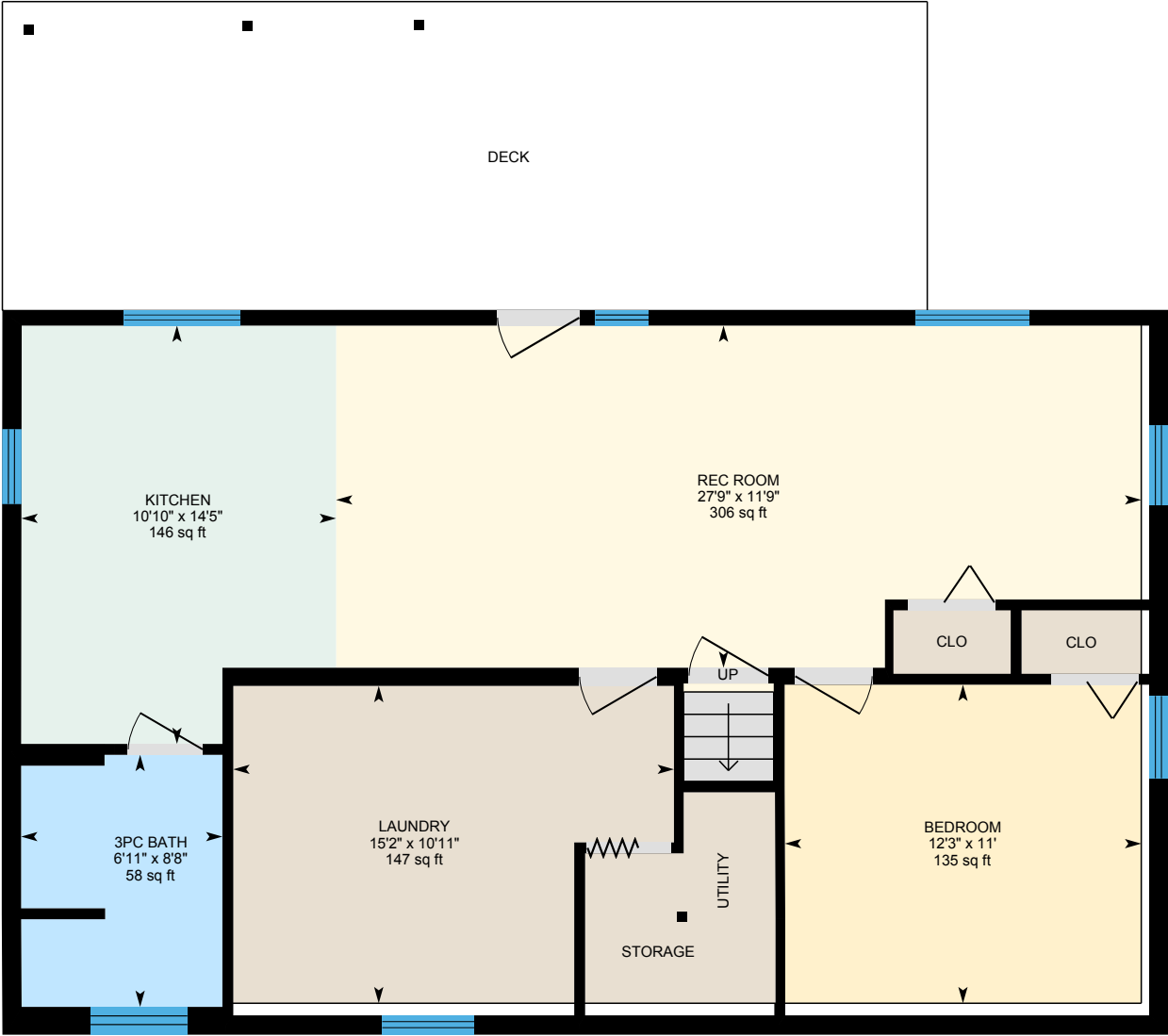
PREPARED: 2026/08/20



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.

202 Sunnyside street, Haliburton , ON

Lower (Below Grade) Exterior Area 986.59 sq ft
Interior Area 902.26 sq ft



PREPARED: 2026/08/20



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.

202 Sunnyside street, Haliburton , 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

MAIN FLOOR

- 4pc Bath: 8'4" x 10'1" | 75 sq ft
- Bedroom: 11'9" x 13' | 137 sq ft
- Dining: 11'10" x 9'6" | 112 sq ft
- Kitchen: 11'10" x 13'5" | 135 sq ft
- Living: 11'10" x 15'9" | 187 sq ft
- Primary: 11'10" x 10'10" | 124 sq ft

LOWER

- 3pc Bath: 8'8" x 6'11" | 58 sq ft
- Bedroom: 11' x 12'3" | 135 sq ft
- Kitchen: 14'5" x 10'10" | 146 sq ft
- Laundry: 10'11" x 15'2" | 147 sq ft
- Rec Room: 11'9" x 27'9" | 306 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

MAIN FLOOR

- Interior Area: 963.90 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1051.20 sq ft

LOWER (Below Grade)

- Interior Area: 902.26 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 986.59 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 963.90 sq ft
- Exterior Area: 1051.20 sq ft

202 Sunnyside street, Haliburton , 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

"The Heart of the Highlands"

BUILDING DEPARTMENT

BUILDING PERMIT

BUILDING PERMIT #: 2022-317
MUNICIPAL ROLL #: 46-24-012-000-63500-0000

All construction to comply with the Ontario Building Code and approved plans. Any changes to construction or design to be approved by the Chief Building Official in writing before commencing.

Type of Permit: Private Garage (2022-317)

Value of Construction: \$60,000.00

Conditions: Submit P.Eng sealed roof truss spec's prior to Framing Inspection

Zoning: Urban Residential Type 1

Applicable Zone Provisions: R1 - Note: It is the property owner's responsibility to ensure the construction is in compliance with all of the provisions of the Municipal Zoning By-law.

Owner:

Applicant:

Contractor:

Legal Description:

Address:

CON 8 PT LOT 19 PLAN 583 LOT 13

202 SUNNYSIDE ST

Date Issued: Sep 19, 2022

Issued By:

Karl Korpela

Karl Korpela, Chief Building Official

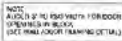
The permit holder shall notify the Building Department as indicated below for inspection. Two business days notification is required. Provide the permit number when requesting an inspection.

The following inspections are required:

- Forming of Footings
- Structural Framing
- Final Inspection

POST ATTACHED CARD IN CONSPICUOUS PLACE NEAR ENTRANCE OF LOT

Provide stamped engineered truss drawings prior to framing inspection.



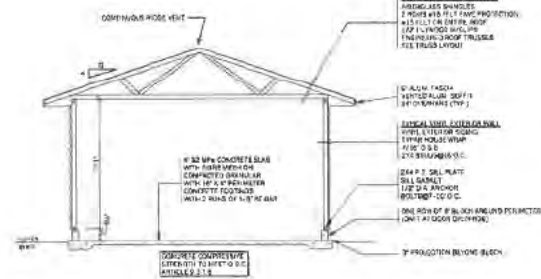
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A1



3
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4
A1


$$\frac{2}{A1}$$

Municipality of Dysart et al Building Department
Building Permit # 2022-317

Reviur: korpela

Issue Date: 19 September, 2022



5
A1



**EMMERSON LUMBER
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HAMILTON, ONTARIO
(709)457-1550 FAX: (709)457-1570
www.emmersonlumber.com
info@emmersonlumber.com

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SUPPLIES**
CAMERON, ONTARIO
(705) 490-2212 FAX: (705) 490-1213
www.cottagecountrybuilding.com
info@ccsbns.com

GENERAL CONSTRUCTION NOTES:

- [illegible]

DESIGN LOADS

SILL DESIGN DATA - PALM BEACH
 FLOOR LOADS:
 FLOOR LIVE LOAD - 40 PSF
 FLOOR DEAD LOAD - 10 PSF
 ROOF LOADS:
 ROOF LIVE LOAD - 42 PSF
 ROOF DEAD LOAD - 12 PSF
 ATTIC SPACE BELOW:
 LIVE LOAD - 10 PSF
 DEAD LOAD - 10 PSF

BUILDING SPECIFICATIONS

1. Name of the person	1. Name of the person
2. Address	2. Address
3. City	3. City
4. State	4. State
5. Zip	5. Zip
6. Phone	6. Phone
7. Fax	7. Fax
8. E-mail	8. E-mail
9. Other	9. Other
10. Signature	10. Signature
11. Date	11. Date
12. Initials	12. Initials
13. Title	13. Title
14. Organization	14. Organization
15. Country	15. Country
16. Continent	16. Continent
17. Region	17. Region
18. District	18. District
19. Suburb	19. Suburb
20. Ward	20. Ward
21. Parish	21. Parish
22. Township	22. Township
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HYDROLYZABLE POLYURETHANES

EMERSON LUMBER, MITCHELL
2014-2015
THIS DOCUMENT IS NOT
QUALIFIED FOR PERMITS OR
CONSTRUCTION UNLESS
NOTED OTHERWISE
CITY OF MITCHELL
DATE: 08/06/2022

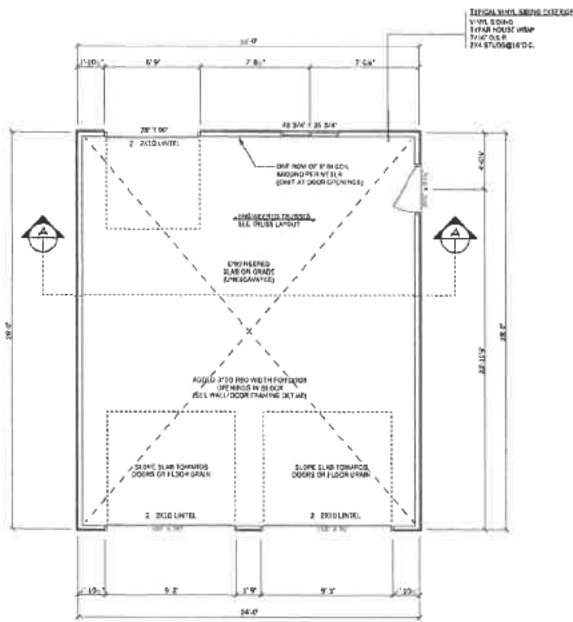
PERRON, BOB & MARLENE

DESIGN TYPE
18'X26' GARAGE

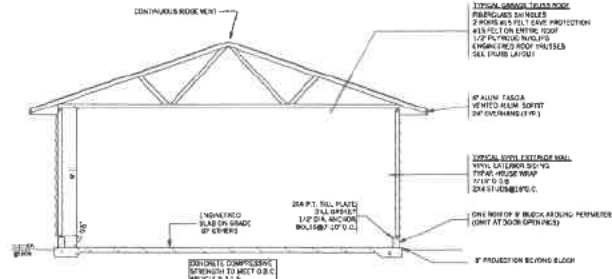
LOCATION
202 SUNNYSIDE ST, HAL BURTON,
OYSAIT EL AL

FILE	DATE	DESCRIPTION	BY	STATUS	DATE	BY	STATUS
1	06-24-00	SUBMITTED FOR REVIEW	AC	NO	06-24-00	AC	NO
2	06-26-00	CHANGING SIDE OF GARAGE TO 10100	AC	NO	06-26-00	AC	NO
3	06-26-00	SUBMITTED FOR REVIEW	AC	NO	06-26-00	AC	NO

rev. 3/2009

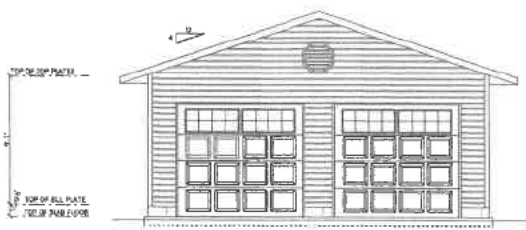


1 A1 MAIN FLOOR PLAN

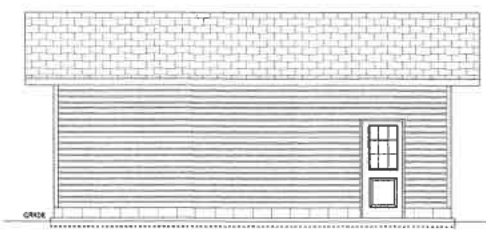


2 A1 CROSS SECTION A-A

PRELIMINARY DRAWINGS.
SOME SPECIFICATIONS ARE
SUBJECT TO CHANGE.
NOT VERIFIED FOR ACTUAL
CONSTRUCTION USE.



3 A1 FRONT ELEVATION



4 A1 RIGHT SIDE ELEVATION



5 A1 REAR ELEVATION



EMMERSON LUMBER LIMITED
HALBURTON, ONTARIO
5085-101 AVE. (5085-101 AVE)
416-885-1111
www.emmersonlumber.com
info@emmersonlumber.com

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS AND OPENING SIZES TO BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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DESIGN LOADS
DR 1 DESIGN DATA: 100 LBS/FT²
FLOOR LOADS
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
ROOF LOADS
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
ATTIC SPACE LOADS
ATTIC LIVE LOAD: 10 PSF
ATTIC DEAD LOAD: 10 PSF

BUILDING SPECIFICATIONS	
FOUNDATION	CONCRETE
WALLS	2x12 STUDS
ROOF	2x12 RAFTERS
FLOOR	2x12 JOISTS
CEILING	2x12 RAFTERS
DOORS	6'0" x 8'0"
WINDOWS	6'0" x 8'0"
CLADDING	1x6 SIDING
TRIM	1x4 TRIM
PAINT	PRIMER & FINISH
INSULATION	R-19
MECHANICAL	NOT SPECIFIED
ELECTRICAL	NOT SPECIFIED
PLUMBING	NOT SPECIFIED
HEATING	NOT SPECIFIED
Cooling	NOT SPECIFIED

THESE DRAWINGS ARE NOT
SUITABLE FOR PERMITS OR
CONSTRUCTION UNLESS
SIGNED AND DATED.

NAME:
PERRON, BOB & MARLENE
DESCRIPTION:
24'X28' GARAGE
LOCATION:
200 S. WYBESIDE ST., HALBURTON,
ONTARIO L2J 1J1

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	ISSUED FOR CONSTRUCTION	2024-08-15

SCALE: 1/4" = 1'-0"
DATE: AUG 15TH, 2024
DRAWN BY: R. PERRON

A1

REV: 001/01



SEWAGE SYSTEM INSTALLATION REPORT

Dy-10-03

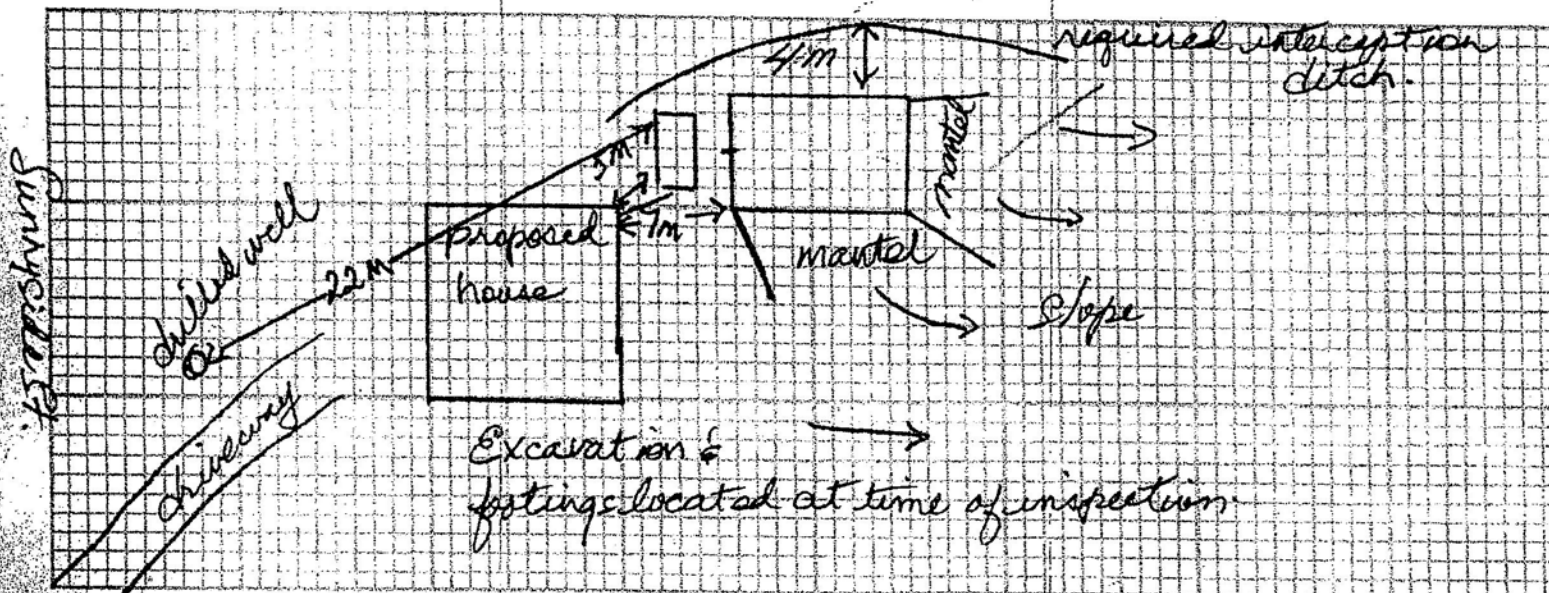
FILE NUMBER

REPORT

INSTALLED BY: Hawk River ConstructionDATE May 21/03

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass; Manufacturer BCP
- Distribution Pipe: Type _____: Absorption Trench-System ☐
- Filter Bed System ☒; Filter Bed Area 23.5 sq. m.; Contact Area 23.5 sq. m.
- Total 17.2 Linear Metres in 4 runs of 4.3 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 3 bedrooms and/or 20 (15) fixture units. Commercial details N/A
- Area of Building: 200 m² (95)
- Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐

The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☐; Finish grading to shed run-off and divert water around leaching bed ☒; Other Establish building & drilled well, connect system

Construct interception ditch AND

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 Site Inspection Report # Dy-10-03
 Such system being located on Lot 13 Conc. B Plan 583 Sub. lot 19 Roll No. 4624012
 Township / County / City Dysart Emergency # 911 00063500
 Inspected and Recommended by B. Calpitta 0000
 (Appointed Inspector - Part 8)

Date

Oct. 9/04

Issued

Tom Ullrich
 (Designated Sewage Inspector - Part 8)

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

Print only in spaces provided.

Mark correct box with a checkmark, where applicable.

County or District Haliburton	Township/Borough/City/Town/Village DYSART TWP	Con block tract survey, etc. 8 CON	Lot 13
Owner's surname [REDACTED]	First Name [REDACTED]	Address of Well Location SUNNY SIDE STREET.	Date completed 18 11 0 day month year

[illegible]

WATER RECORD			
Water found at - feet		Kind of water	
275	☒ Fresh	☐ Sulphur	
	☐ Salty	☐ Minerals	☐ Gas
	☐ Fresh	☐ Sulphur	
	☐ Salty	☐ Minerals	☐ Gas
	☐ Fresh	☐ Sulphur	
	☐ Salty	☐ Minerals	☐ Gas
	☐ Fresh	☐ Sulphur	
	☐ Salty	☐ Minerals	☐ Gas
	☐ Fresh	☐ Sulphur	
	☐ Salty	☐ Minerals	☐ Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	☒ Steel ☐ Galvanized ☐ Concrete ☐ Open hole ☐ Plastic	188	0	22
	☐ Steel ☐ Galvanized ☐ Concrete ☒ Open hole ☐ Plastic		20	282
	☐ Steel ☐ Galvanized ☐ Concrete ☐ Open hole ☐ Plastic			

SCREEN	Sizes of opening (Slot No.)	Diameter inches	Length feet
	Material and type	Depth at top of screen feet	

PLUGGING & SEALING RECORD			
☐ Annular space		☐ Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
0'	20'	Bentonite Grout	

PUMPING TEST	Pumping test method ☐ Pump ☒ Feller		Pumping rate 10 GPM		Duration of pumping 1 Hours 0 Mins	
	Static level	Water level end of pumping	Water levels during		☐ Pumping	☒ Recovery
			15 minutes	30 minutes	45 minutes	60 minutes
	90 feet	275 feet	200 feet	125 feet	95 feet	90 feet
	If flowing give rate		Pump intake set at		Water at end of test	
GPM		200 feet		☒ Clear ☐ Cloudy		
Recommended pump type ☐ Shallow ☒ Deep		Recommended pump setting 200 feet		Recommended pump rate 10 GPM		

FINAL STATUS OF WELL

☒ Water supply	☐ Abandoned, insufficient supply	☐ Unfinished
☐ Observation well	☐ Abandoned, poor quality	☐ Replacement well
☐ Test hole	☐ Abandoned (Other)	
☐ Recharge well	☐ Dewatering	

LOCATION OF WELL

In diagram below show distances of well from road and lot line.
Indicate north by arrow.

The diagram shows a street at the top. A driveway branches off to the left. A well is located 25 feet from the street and 10 feet from the driveway. A north arrow points towards the top right.

Brown	Sand	Stones	Loose	0'	10'
Blk	Granite		Medium	10'	150'
Blk-White	Granite		Medium	150'	275'
Blk	Granite		Medium	275'	282'

WATER RECORD	
Water found at - feet	Kind of water
275	☒ Fresh ☐ Salty ☐ Sulphur ☐ Minerals ☐ Gas
	☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals ☐ Gas
	☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals ☐ Gas
	☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals ☐ Gas

CASING & OPEN HOLE RECORD			
Inside diam inches	Material	Wall thickness inches	Depth - feet
			From
6 1/4	☒ Steel ☐ Galvanized ☐ Concrete ☐ Open hole ☐ Plastic	188	0' 22'
	☐ Steel ☐ Galvanized ☐ Concrete ☐ Open hole ☐ Plastic		20' 282'
	☐ Steel ☐ Galvanized ☐ Concrete ☐ Open hole ☐ Plastic		

Sizes of opening (Slot No.)	Diameter inches	Length feet
Material and type	Depth at top of screen feet	

PLUGGING & SEALING RECORD		
☐ Annular space		☐ Abandonment
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)	
From	To	
0' 20'		Bonsal Grout

PUMPING TEST		Pumping rate	Duration of pumping
☐ Pump ☒ Well	10 GPM	1 Hours 0 Mins	
Static level	Water level end of pumping	Water levels during	☐ Pumping ☒ Recovery
90 feet	275 feet	15 minutes 200 feet	30 minutes 125 feet
		45 minutes 95 feet	60 minutes 90 feet
If flowing give rate	GPM	Pump intake set at	Water at end of test
		200 feet	☒ Clear ☐ Cloudy
Recommended pump type	Recommended pump setting	Recommended pump rate	
☐ Shallow ☒ Deep	200 feet	10 GPM	

FINAL STATUS OF WELL		
☒ Water supply ☐ Observation well ☐ Test hole ☐ Recharge well	☐ Abandoned, insufficient supply ☐ Abandoned, poor quality ☐ Abandoned (Other) ☐ Dewatering	☐ Unfinished ☐ Replacement well
WATER USE		
☒ Domestic ☐ Stock ☐ Irrigation ☐ Industrial	☐ Commercial ☐ Municipal ☐ Public supply ☐ Cooling & air conditioning	☐ Not use ☐ Other
METHOD OF CONSTRUCTION		
☐ Cable tool ☐ Rotary (conventional) ☐ Rotary (reverse) ☐ Rotary (air)	☒ Air percussion ☐ Boring ☐ Diamond ☐ Jetting	☐ Driving ☐ Digging ☐ Other

LOCATION OF WELL	
In diagram below show distances of well from road and lot line. Indicate north by arrow.	
266997	

Name of Well Contractor		Well Contractor's Licence No.
Titus Well Drilling		5020
Address		
Gooderham		
Name of Well Technician		Well Technician's Licence No.
Pam Titus		70412
Signature of Technician/Contractor		Submission date
[Signature]		day 30 mo 11 yr 0

MINISTRY USE ONLY	

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

First Name / Last Name / Prénom / Nom de famille

Street address / Adresse municipale

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

202 Sunnyside ST
Haliburton, DYSART ON K0M1S0

County / Comté HALIBURTON

Health Unit # / # du bureau de santé 2235

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 013463693

Phone # / # tél.**: 905-401-4051

Date/Time Collected / Date/heure du prélèvement **: 2026-08-17 13:11:00

Date/Time Received / Date/heure Reçu le*: 2026-08-18 13:57:37

Purification system used (e.g. UV, filtration, etc.)? /

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)**

No / Non

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner

Specimen Note / Note sur l'échantillon:

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

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL 0

E.coli CFU/100 mL / E. coli UFC/100 mL 0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. / Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2026-08-18

Date Read / Analyse effectuée le: 2026-08-19

Please Note / Prière de noter ce qui suit :

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

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

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

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

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

End of report / Fin du rapport

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

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2026-08-19

Date Reported / Date du rapport*: 2026-08-19 17:33:36

Page 1 of 1

LIMS Report #: 60439698

T_SingleSampleOPHL_WATPRIVATE.rpt



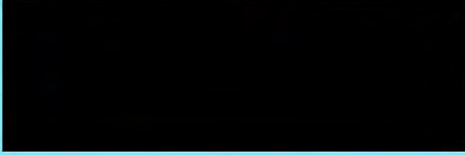
Municipality of Dysart et al

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

Group Code:
DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Final	2026
Billing Date	June 2, 2026

Mortgage Company	Bill No. 531987
Roll No. 012-000-63500-0000	Mortgage No.
Name and Address	Municipal Address/Legal Description
	202 SUNNYSIDE ST CON 8 PT LOT 19 PLAN 583 LOT 13
012-000-63500-0000	

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 217,000.00	Res/Farm Tx:Full - EPubSup	0.00369717	\$ 802.29	0.00285878	\$ 620.36	0.00153000	\$ 332.01
Sub Totals >>>				Municipal Levy \$ 802.29		County Levy \$ 620.36		Education Levy \$ 332.01
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				7/8/2026	\$ 459.84	Sub-Total - Tax Levy		
				9/9/2026	\$ 459.00	Special Charges/Credits		
						2026 Tax Cap Adjustment		
						Final 2026 Levies		
						Less Interim Tax Notice		
						Past Due Taxes/Credit		
Total Special Charges						Total Amount Due		
		\$ 0.00				\$ 918.84		

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
\$ 1,671.64	\$ 1,754.66	\$ 83.02

Final 2025 Levies	\$ 1,671.64
* 2025 Annualized Taxes	\$ 1,671.64
2025 Local Municipal Levy Change	\$ 38.07
2025 County Levy Change	\$ 37.21
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	\$ 7.74
** Final 2026 Levies	\$ 1,754.66

** 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

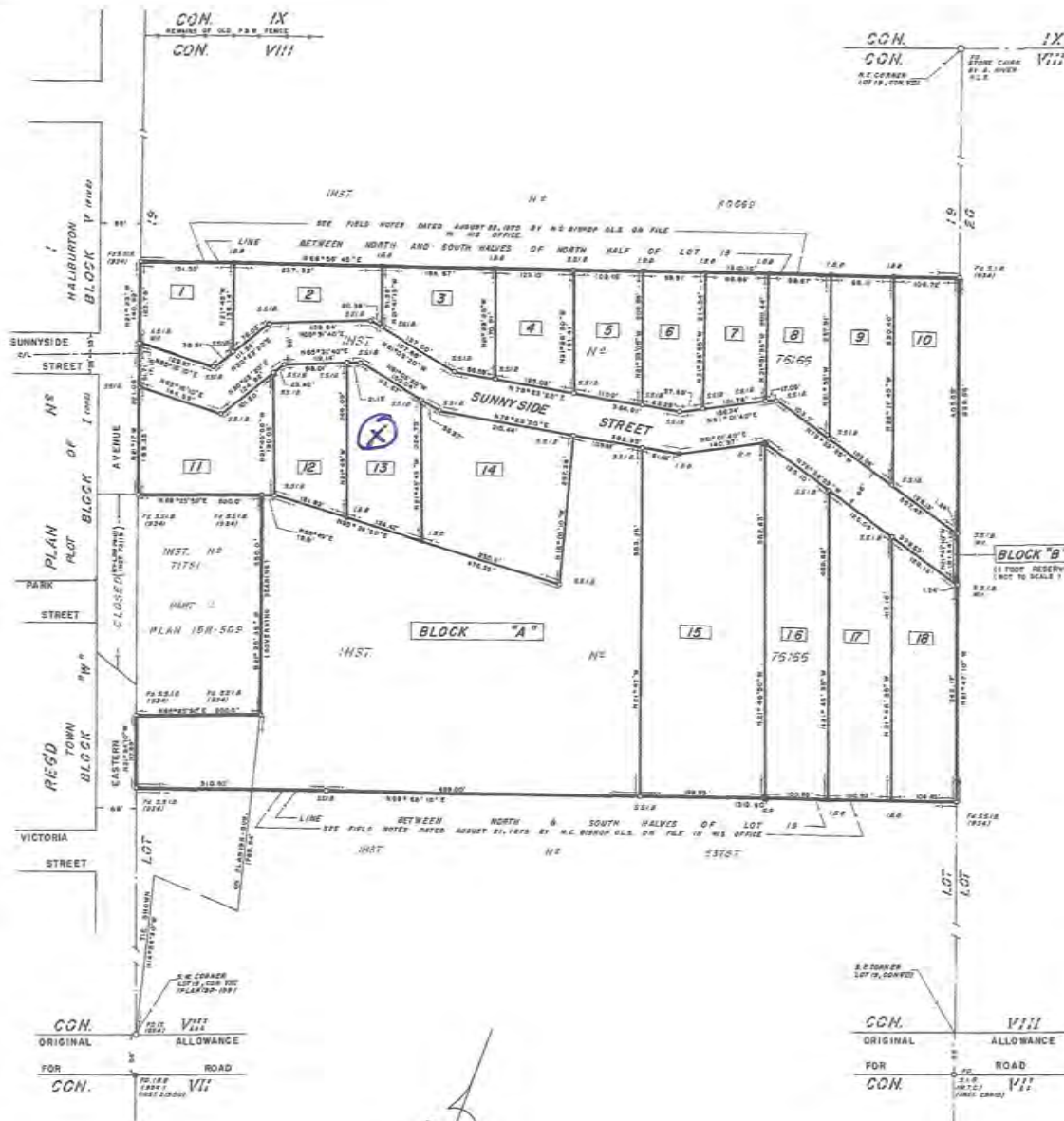
	Commercial	Industrial	Multi-Res.
2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 Adjusted Taxes			

* 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.

SECOND INSTALLMENT

PLAN OF SUBDIVISION

PART OF LOT 19, CON. VIII
TOWNSHIP OF DYSART
PROVISIONAL COUNTY OF HALIBURTON
SCALE: 1 INCH = 100 FEET
H. CURRY BISHOP O.L.S.
1977.



CERTIFICATE OF REGISTRATION OF PLAN OF SUBDIVISION

I CERTIFY THAT THIS PLAN IS ONLY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF HALIBURTON (1977).
ON 10th OF APRIL ON THE 2nd DAY OF FEBRUARY.
1977. AS NUMBER 583

James A. Jackson
REGISTRAR

CONSENT OF MORTGAGEE

THE MORTGAGEE WHEN MORTGAGED REGISTERED AS OF 1974, HEREBY CONSENTS TO THE REGISTRATION OF THIS PLAN.
DATED THE 22nd DAY OF APRIL 1977.

James Logan *Howard Sutcliffe*
WITNESSES

AFFIDAVIT OF AGE

I, HOWARD SUTCLIFFE, MAKE OATH AND SAY THAT AT THE TIME OF EXECUTION OF THIS PLAN, I WAS OF THE FULL AGE OF SEVENTEEN YEARS.

SWORN BEFORE ME AT THE TOWNSHIP OF DYSART
THIS 22nd DAY OF APRIL 1977.
Howard Sutcliffe
A COMMISSIONER ETC.

AFFIDAVIT OF WITNESS TO MORTGAGEE'S CONSENT

I, JAMES LOGAN, OF THE TOWNSHIP OF DYSART, IN THE PROVISIONAL COUNTY OF HALIBURTON, MAKE OATH AND SAY:

1. THAT I WAS PERSONALLY PRESENT AND DID SEE THE MORTGAGEE'S CONSENT ON THIS PLAN SIGNED BY HOWARD SUTCLIFFE.
2. THAT THE SAID CONSENT WAS SIGNED AT THE SAID PARTY AT THE TOWNSHIP OF DYSART.
3. THAT I KNOW THE SAID PARTY.
4. THAT I AM A SUFFICIENT WITNESS TO THE MAKING OF THE SAID CONSENT.

SWORN BEFORE ME AT THE TOWNSHIP OF DYSART
THIS 22nd DAY OF APRIL 1977.
James Logan
A COMMISSIONER ETC.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 18, BOTH INCLUSIVE, BLOCK 'A', THE STREET NAMED SUNNYSIDE STREET AND THE ONE FOOT RESERVE NAMED BLOCK 'B' HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREET NAMED SUNNYSIDE STREET IS HEREBY DEDICATED AS A PUBLIC HIGHWAY.
DATED THIS 22nd DAY OF APRIL 1977.

Charles Kennedy *James A. Curran*
WITNESSES

AFFIDAVIT OF AGE

I, JAMES A. CURRAN, MAKE OATH AND SAY THAT AT THE TIME OF EXECUTION OF THIS PLAN, I WAS OF THE FULL AGE OF SEVENTEEN YEARS.

SWORN BEFORE ME AT THE TOWNSHIP OF DYSART
THIS 22nd DAY OF APRIL 1977.
James A. Curran
A COMMISSIONER ETC.

AFFIDAVIT OF WITNESS TO OWNERS CERTIFICATE

I, CHARLES KENNEDY, OF THE TOWNSHIP OF DYSART, IN THE PROVISIONAL COUNTY OF HALIBURTON, MAKE OATH AND SAY THAT:

1. I WAS PERSONALLY PRESENT AND DID SEE THE OWNERS CERTIFICATE ON THIS PLAN SIGNED BY JAMES A. CURRAN.
2. THE SAID CERTIFICATE WAS SIGNED BY THE SAID PARTY AT THE TOWNSHIP OF DYSART.
3. I KNOW THE SAID PARTY.
4. THAT I AM A SUFFICIENT WITNESS TO THE MAKING OF THE SAID CERTIFICATE.

SWORN BEFORE ME AT THE TOWNSHIP OF DYSART
THIS 22nd DAY OF APRIL 1977.
Charles Kennedy
A COMMISSIONER ETC.

RECORDING NOTE

REARER AND ADJACENT, DERIVES FROM THE EAST, LINE OF LOT 19, BEARING OF 12° 12' 10" W. AS SHOWN ON PLAN 19-509.

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL BEARINGS ARE TRUE BEARINGS.
S.E. 1/4 DENOTES SHORT STANDARD TOWN ANG.
S.E. 1/4 DENOTES STANDARD TOWN ANG.
S.E. 1/4 DENOTES 1/4" DIA. HOLLOW IRON BAR 124" LONG.
S.E. 1/4 DENOTES 1/4" DIA. HOLLOW IRON BAR 124" LONG.
S.E. 1/4 DENOTES 1/4" DIA. HOLLOW IRON BAR 124" LONG.
S.E. 1/4 DENOTES 1/4" DIA. HOLLOW IRON BAR 124" LONG.

SURVEYORS CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE ASSOCIATED MAKE THEREUNDER.
2. THE SURVEY WAS COMPLETED JANUARY 1, 1977.

HALIBURTON, ONT.
JANUARY 22, 1977.
H.C. Bishop
WITNESSES: CURRAN BISHOP

Approved under Section 33 of
THE PLANNING ACT.
This 19th day of February 1977
Charles A. Bishop
Minister of Housing

BISHOP & WILSON
BOX 303, HALIBURTON, ONTARIO, N0M 1S0.
PHONE: (705) 407-2811
BOX 311, WILSON, ONTARIO, N0M 2K0
PHONE: (705) 186-2811

202 Sunnyside Street, Haliburton



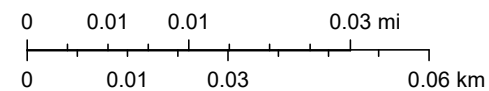
August 18, 2026

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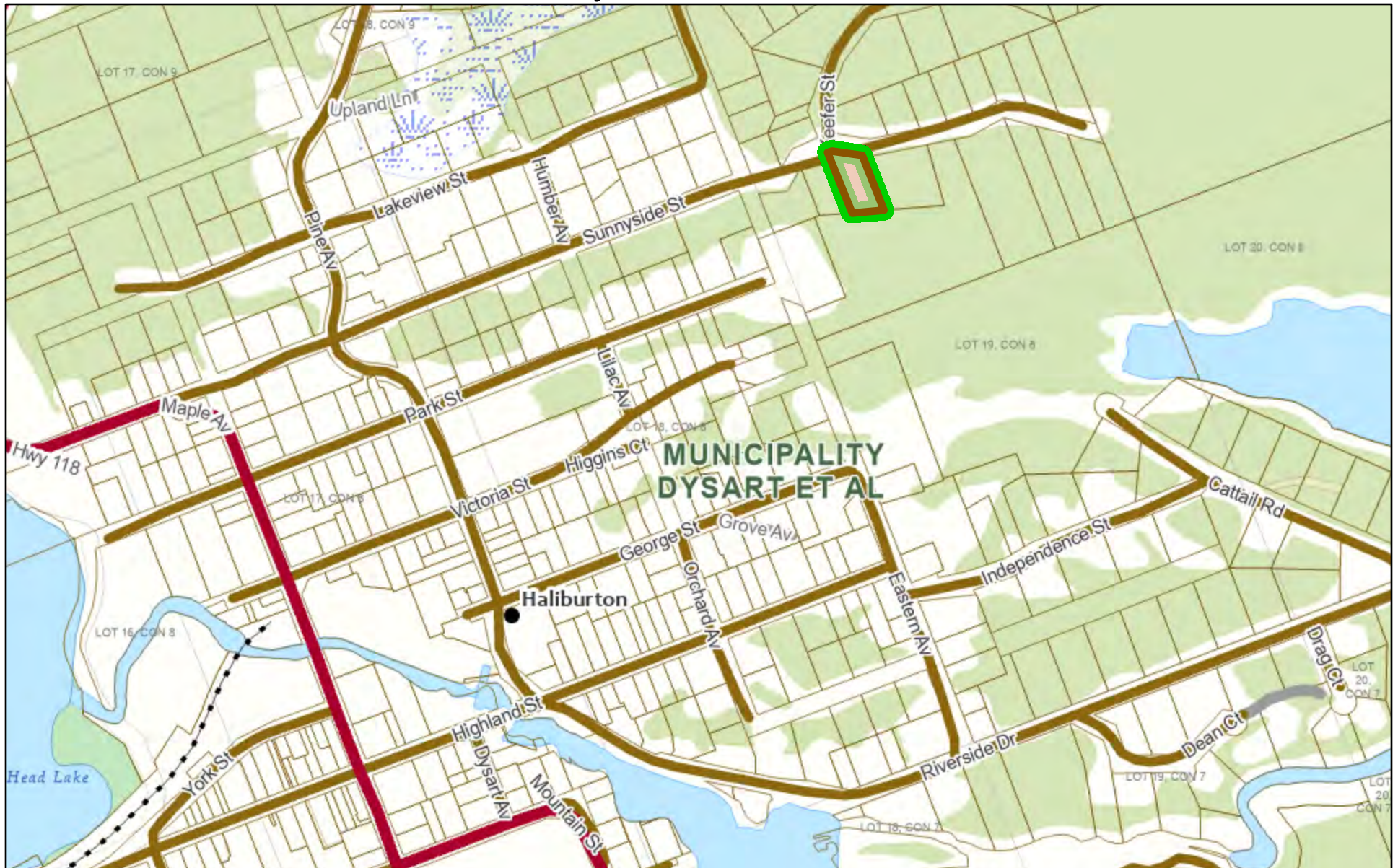
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Scale: 1:1,128



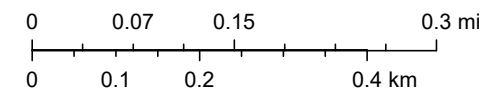
202 Sunnyside Street, Haliburton



August 18, 2026



Scale: 1:9,028



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Parcel: 4624012000635000000

Zoom to

ROLL NUMBER	4624012000635000000
ADDRESS NUMBER	202
STREET	Sunnyside St

