

$750,000

Welcome to 2365 Watts Road

On Little Kennisis Lake, Haliburton



Troy Austen

Sales Representative

CONTACT DETAILS:

705-457-9994

705-455-7653

info@troyausten.ca

troyausten.ca





Property Client Full

2365 Watts Road, Dysart, Ontario K0M 1S0

Listing

2365 Watts Rd Dysart
Active / Residential Freehold / Detached

MLS®#: X14155900
List Price: **$750,000**
New Listing

Haliburton/Dysart et al/Havelock



Tax Amt/Yr:	**$3,072.67/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**LT 46 PL 513 SRO; S/T RIGHT IN H50908; PT RDAL IN FRONT OF LT 24 CON 5 HAVELOCK PT 1 19R9407 (CLOSED BY HA21970) UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**		
Style:	**Bungalow Raised**	Rooms Rooms+:	**6+4**
Fractional Ownership:		BR BR+:	**2(2+0)**
Assignment:		Baths (F+H):	**1(1+0)**
Link:	**No**	SF Range:	**< 700**
Storeys:		SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	**< 0.50**
Lot Front:	**102.00**	Fronting On:	**S**
Lot Depth:	**182.00**	Builder Name:	
Lot Size Code:	**Feet**		
Zoning:	**WR4**		
Dir/Cross St:	**ON-118W to Kennisis Lake Road to Watts Road and follow to #2365**		

PIN #:	**391090335**	ARN #:	**462406100010300**	Contact After Exp:	**No**
Holdover:	**0**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**Yes/Partially Finished, Walk Out**	Gar/Gar Spcs:	**None/0.0**	Water Delivery Feat:	**Heatd Waterlne, UV System, Water Treatmer**
		Drive Pk Spcs:	**3.00**		
Fireplace/Stv:	**Yes**	Tot Pk Spcs:	**3.00**	Water Meter:	
Fireplace Feat:	**Wood Stove**	Pool:	**None**	Waterfront Feat:	**Dock, Stairs to Waterfront**
Interior Feat:	**Water Heater Owned**	Room Size:			
Parking Feat:	**Private**	Rural Services:	**Cell Services, Electrical, Internet High Speed**	Waterfront Struc:	**Not Applicable**
Heat:	**Baseboard, Heat Pump**			Well Capacity:	
Heat Source:	**Electric**			Well Depth:	
A/C:	**Yes/Wall Unit**	Security Feat:		Sewers:	**Septic**
Central Vac:	**No**			Special Desig:	**Unknown**
Laundry Lev:	**Main**			Farm Features:	
Property Feat:	**Lake/Pond, Wooded/Treed**			Winterized:	**Fully**
Exterior Feat:	**Deck, Year Round Living**				
Roof:	**Asphalt Shingle**				
Foundation:	**Concrete Block**				
Topography:	**Flat, Sloping**				
Soil Type:					
Alternate Power:	**None**				

Water Name:	**Little Kennisis Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Unknown**		
Water Frontage:	**102.00/Feet**				
Water Features:	**Dock, Stairs to Waterfront**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**In Addition To**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Rocky, Sandy**	Shoreline Exposure:			
Shoreline Road Allowance:	**Partially Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake, Trees/Woods**	Lot Shape:		Lot Size Source:	**Survey**

Remarks/Directions

Client Rmks: **Enjoy four-season cottage living on beautiful Little Kennisis Lake. This raised bungalow offers 102 feet of shoreline, a level yard that gently slopes toward the water, and convenient access along a year-round municipally maintained road. Located approximately 40 minutes from Haliburton and 30 minutes from West Guilford, it's a great setting to enjoy the lake throughout the seasons. The main floor features a combined kitchen and dining area that opens into the living room, creating a comfortable and functional space. A cozy wood stove adds warmth on cooler days, while the living room walkout leads to a lakeside deck where you can enjoy the waterfront. Two bedrooms and a 4-piece bathroom with combined laundry facilities complete this level. The partially finished walkout lower level provides additional space with a large recreation room, a den, office and utility room. Whether used for guests, or a separate space for the kids, the lower level offers flexibility to suit your needs. With 102 feet of waterfront, a manageable layout, additional lower-**

level space and year-round road access, this Little Kennisis Lake property is a great opportunity to enjoy cottage living in every season.

Inclusions: **See attached Schedule C - Chattels**

Exclusions: **See attached Schedule C - Chattels**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 11/06/2026**

Rooms

MLS®#: X14155900

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	**Main**	**2.39 M X 2.06 M**	**7.84 Ft x 6.76 Ft**		
Dining Room	**Main**	**2.9 M X 2.79 M**	**9.51 Ft x 9.15 Ft**		
Living Room	**Main**	**4.7 M X 3.48 M**	**15.42 Ft x 11.42 Ft**		**W/O To Deck**
Bedroom	**Main**	**2.39 M X 2.77 M**	**7.84 Ft x 9.09 Ft**		
Bathroom	**Main**	**2.52 M X 1.83 M**	**8.27 Ft x 6.00 Ft**		**4 Pc Bath, Combined w/Laundry**
Bedroom	**Main**	**2.46 M X 3.33 M**	**8.07 Ft x 10.93 Ft**		
Recreation	**Lower**	**6.53 M X 5.59 M**	**21.42 Ft x 18.34 Ft**		**W/O To Yard**
Den	**Lower**	**3.35 M X 2.9 M**	**10.99 Ft x 9.51 Ft**		
Office	**Lower**	**2.82 M X 3.33 M**	**9.25 Ft x 10.93 Ft**		
Utility Room	**Lower**	**1.68 M X 3.05 M**	**5.51 Ft x 10.01 Ft**		

---------- Washrooms ----------

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	**Main**			**4**	

Photos

MLS®#: X14155900 **2365 Watts Road, Dysart, Ontario K0M 1S0**













































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Schedule “C”

2365 Watts Road - Chattels

Included

- Appliances
- Laundry Machine
- Blue Couch in Livingroom
- Twin Bed in Bed 1
- Extra Matresses
- Dining Table
- Rug in Dining Room and Kitchen

Excluded

- Personal Belongings
- Wood stove in basement
- Dining room chairs
- Anything not listed as an inclusion

Seller

Buyer

HAV-43-71
43

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

Charlotte M. Horner, B.A., M.D., D.P.H. – Medical Officer of Health

HEAD OFFICE – Municipal Building, Cobourg. Box 337. Phone 416 372-3375

LOT APPROVAL APPLICATION

APPLICATION FILE NO. 212

OWNER [redacted] ADDRESS 489 Melrose Ave Tor

CONTRACTOR ..... ADDRESS .....

LOT OR STREET # 46 CONC. OR STREET Kevin MUNICIPALITY Lyndhurst PLAN # 513

TYPE OF BLDG. Cottage NO. OF BEDROOMS ..... AUTO. WASHER ..... GARBAGE GRINDER .....

NO. OF OCCUPANTS ..... WATER SUPPLY ..... LOT SIZE 100 feet x 200 feet

TYPE OF DISPOSAL: SEPTIC TANK .....

DATE ..... SIGNATURE OF APPLICA [redacted] PHONE Res 288-8832

* Please enclose a sketch or written direction regarding the location of the building lot. After completion, please return form to the Health Unit for a lot inspection

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TO BE COMPLETED BY HEALTH INSPECTOR

SOIL TYPE Sand SOIL TEST Not Done TOPOGRAPHY Level

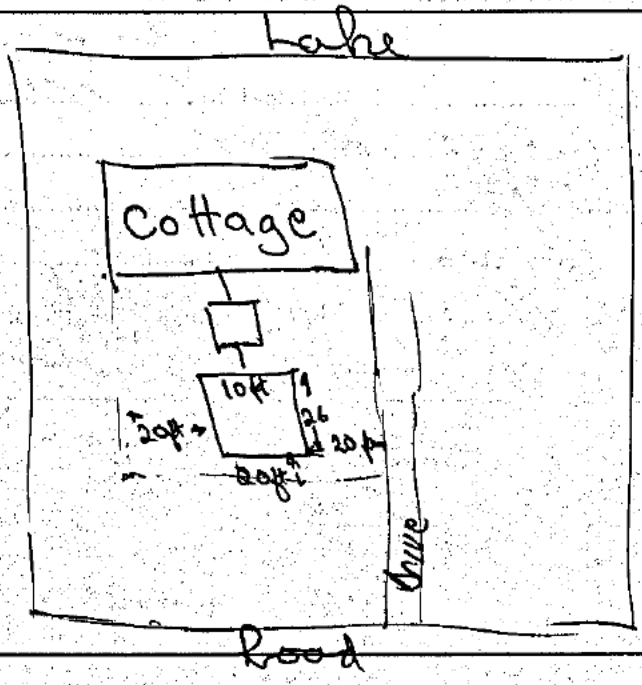
SOIL DEPTH OVER GROUND WATER TABLE 6 ft OVER IMPERVIOUS MATERIAL OR ROCK Not Known

TYPE OF TANK ~~Concrete~~ Steel CAPACITY 500 gallon FOOTAGE OF TILE 150 feet

COMMENTS Provide an area bed 26 ft x 10 ft. Provide 1 foot of stone at the bottom of the area. Lay tile 6 foot centres each way to fill.

SIGNATURE OF INSPECTOR ..... DATE .....

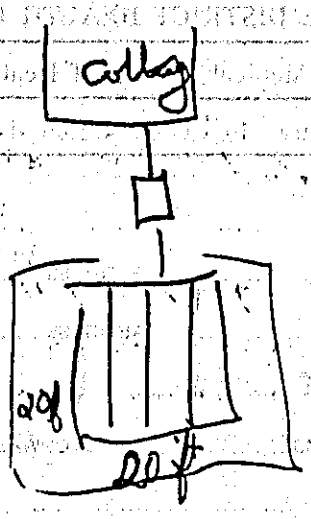
SUGGESTED LAYOUT



Return to point of mailing

☐ COBOURG ☐ MINDEN ☐ LINDSAY ☐ HALIBURTON

HAV-43-71



(Office Copy)

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

PRIVATE SEWAGE DISPOSAL INSTALLATION

Date ..... June 5/71 .....

Municipality ..... Dysart ..... Municipal No. ..... nil .....

Address of Installation ..... Kennisis Lake .....

Lot No. ..... 46 ..... Plan No. ..... 513 ..... Concession No. .....

Summer Cottage ☑ Dwelling ☐ Commercial ☐ No. of Bedrooms ..... 3 .....

Owner's Name ..... Mr. Trudeau ..... Address ..... 191 Eglinton Ave. Tor .....

Contractor ..... Owner ..... Owner's Signature ..... [signature] .....

Type of Tank ..... Lead ..... Capacity ..... 500 ..... Lineal feet of field tile ..... 150 & 60 ft .....

Diameter of Trench ..... Neg. Test ..... Soil Type ..... Sand .....

Remarks ..... as per Specs attached .....

Approved ..... Feb 1/71 .....

Date of Final Inspection ..... (Sketch on Reverse) ..... Inspector .....

To .....

This is to advise that the above installation was made in accordance with the requirements of the Haliburton, Kawartha, Pine Ridge District Health Unit.

Date .....

NOTE
FINAL INSPECTION DATE
July 16/71

Har-43-71 -Yes

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT
Charlotte M. Horner, B.A., M.D., D.P.H. - Medical Officer of Health
HEAD OFFICE - Municipal Building, Cobourg, Box 337. Phone 416 372-3375

[redacted]

LOT INSPECTION

Municipality: Dysart et al Subdivision: _____

Lot Number and Location: Lot 46, Plan 513

Owner's Name and Address: [redacted]

Lot: Size adequate Soil gravel Drainage good

Prosposed building cottage Date of Inspection Aug. 13/70

Site is approved (~~not approved~~) for the installation of a private sewerage system for the proposed building as specified below. Installation permits are procured by the owner or installer from the municipal clerk.

PROPOSED WATER SUPPLY

Water:

REQUIREMENTS FOR PRIVATE SEWAGE DISPOSAL

SEPTIC TANK: Capacity (Minimum) 500 gals. Construction steel tank

FIELD TILE: Field tile disposal system to be at least 50 feet, and down grade from all water supplies. Finished grade to be completed prior to trenching.
Total Footage 150 ft.

TRENCHES: Grade 1 inch in 15 to 25 feet. Each trench not over 50 feet in length. Trenches a minimum of 6 feet apart; 26 to 30 inches deep; 18 to 36 inches wide.

BACKFILL PROCEDURE:

1. 6 inches of $\frac{3}{4}$ " crushed stone in trench bottom.
2. Lay tile with recommended grade on top of stone.
3. Cover tile with 2 to 3 inches of $\frac{3}{4}$ " crushed stone.
4. Cover stone with a trench wide strip of untreated grey felt paper.
5. Backfill trench with topsoil to grade level.

REMARKS: Tilebed area to have 5 feet soil depth.

DATE: August 14th, 1970 INSPECTOR: MG C.P.H.I.(C)

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

REF: HAV-43-71

Sewage System Installation Report

File Number: HAV-6-12

Installation by: LARRY EVERITT Date: 14-05-

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

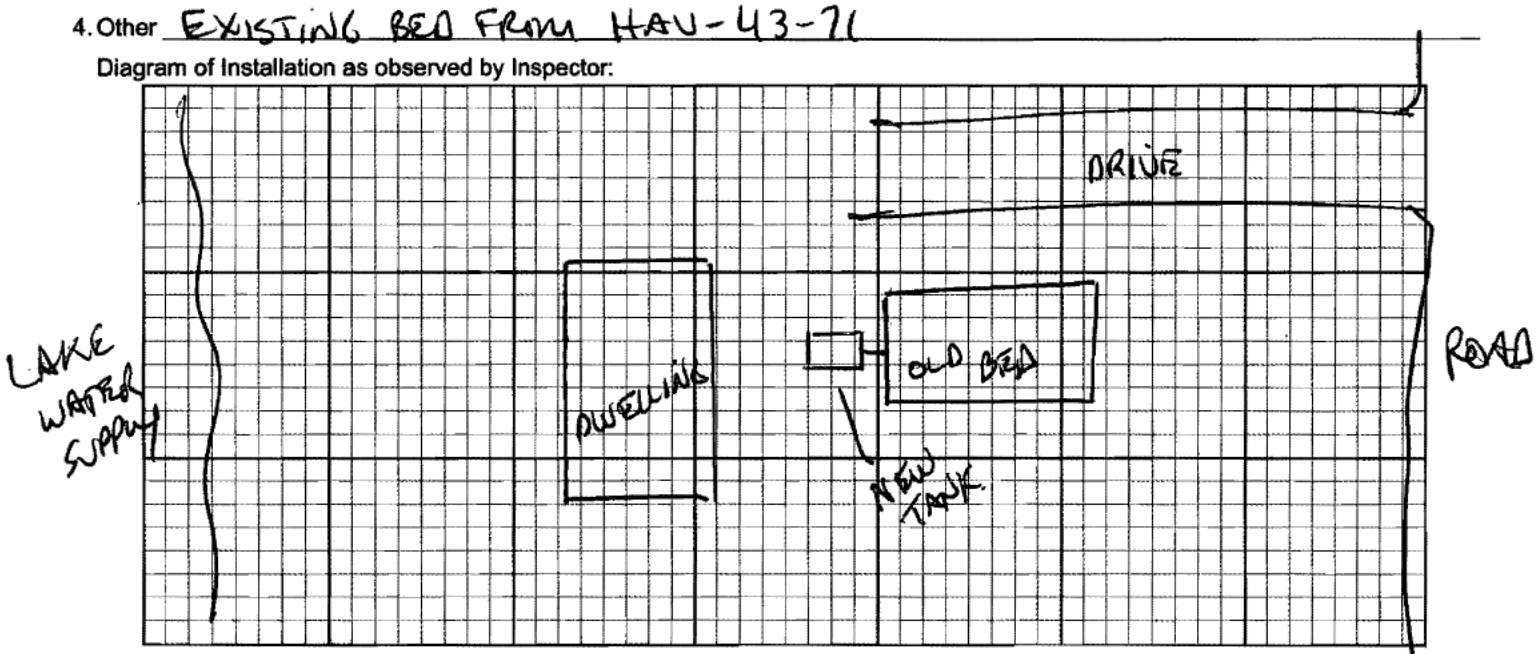
1. Septic Tank/Holding Tank of working capacity of 4017 litres constructed of plastic/concrete/fibreglass
   Manufacturer: FRALO Model:

2. Distribution Pipe: Type: Absorption Trench System ❑ Filter Bed System ❑
   Filter Bed Area: EXISTING m^2 Filter Sand Contact Area _____ m^2
   Total _____ Lineal Metres in _____ runs of BED metres and fed by: Gravity ❑ Siphon ❑ or Pump ❑
   Loading Rate Area: _____ m^2 15 metre constructed mantle provided: Yes / No (circle)

3. Size of System based on 2 bedrooms and/or <20 fixture units. Commercial details: _____
   Area of Building: <200 m^2 Total Daily Design Sewage Flow: 1100 litres

4. Other EXISTING BED FROM HAV-43-71

Diagram of Installation as observed by Inspector:



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: MAINTAIN EFFLUENT FILTER (IF EQUIPPED)

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 Site Inspection Report # HAV-6-12

Such system being located on Lot #: 24 Conc. #: 5 Plan #: _____ Sub Lot #: _____

Civic (Emergency, Fire, 911) # 2365 Street: WATTS TRAIL

Roll # _____ Township/County/City: HAVELOCK

Inspected & Recommended by (Appointed Inspector - Part 8): _____ Date: 14-05-21

Reviewed (Part 8 Coordinator): _____ Date: 14-05-21

EH-LC-145-01
R-05
R-Aug.2012

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.

REF HAV-43-71 DV

HKPR Haliburton, Kawartha, Pine Ridge District

Health Unit

Site Inspection Report for a Sewage System Permit

File Number: HAV-6-12

Owner: [redacted] Date: MAY 16 2012

County/City/Twp.: HAVELOCK Lot #: 24 Conc. #: 5

Plan #: 513 Sub Lot #: 46 Civic (Emergency, Fire, 911) #: 2365 WATTS TR

Roll #:

1. **Assessment of Property**: (circle one)
   - a) Surface drainage: ☑ good ☐ fair ☐ poor
   - b) Slope of ground ☑ level ☐ gradual ☐ steep
   - c) Clearances (horiz): ☑ satisfactory ☐ unsatisfactory
   - d) Percolation rate: — min/cm ☐ measured ☑ 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 by writing to:
   The Building Code Commission
   777 Bay St., 2nd Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	N/A
0.5	
1.0	
1.5	
Show rock elevation	
Show water table	Spring H W T

3. **Approved Design of the sewage system includes:**
   - a) Working capacity of Septic Tank: 3600 litres — Holding tank: — litres
   - b) Length of absorption trench required — metres
   - c) Filter bed area: — m² — Filter sand Contact area: — m²
   - d) Loading Rate Area: — m² — 15 metre constructed mantle required: Yes / No (circle)
   - e) Size of system is based on 2 bedrooms and/or 120 fixture units

   Area of building: 1200 m² Commercial details:

   Total Daily Design Sewage Flow: 1100 Litres

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

Comments: 1) FOR TANK REPLACEMENT ONLY.

2) Ensure compliance with Part 8 of the Ontario Building Code

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. **Permits to install a sewage system require review after 2 years from date of issue.**

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 and Recommended by: [signature] (Appointed Inspector - Part 8) **Date:** MAY 16/12

Reviewed: [signature] (Part 8 Coordinator) **Date:** 12-05-22

OFFICES:
200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 (905) 885-9100
35 Alice St., Brighton, Ontario K0K 1H0 (613) 475-0933
22 Doxsee Ave. S., Campbellford, Ontario K0L 1L0 (705) 653-1550
191 Highland St., Box 570, Unit 301, Haliburton, ON K0M 1S0 (705) 457-1391
108 Angeline St. S., Lindsay, Ontario K9V 3L5 (705) 324-3569

HKPR Haliburton, Kawartha, Pine Ridge District

Health Unit

OFFICE USE ONLY	
File Number	HAV-6-12 ✓
Fee Receipt Number	062494
Date Fee Received	May 17/12

Application for a Sewage System Permit

Ontario Regulation 403/97

Personal information contained on this form is collected under the authority of the Building Code Act 1992, Part 8. It is used to facilitate the issuance of a Sewage System Permit as prescribed in Section 8 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario L1A 3V6 (905)885-9100.

1. ROLL NUMBER: 061.000.10300.0000

NAME OF OWNER: [redacted] TEL. NO.: [redacted]

MAILING ADDRESS (No., Street, City, Town, etc.): [redacted]

2. PROPOSE TO: _____ (Install or Repair) A Tank replacement (Holding tank, Leaching Bed System, Filter Bed, Other Treatment Unit and/or system) OR _____ (Other (Privy, Greywater System). If other than a privy, specify make and model number)

3. TYPE OF BUILDING: _____ (Single Family Dwelling, Apartment Building, Motel, etc.)

4. LOCATION: HAVELOCK (County) Havelock OYSART (Township, Municipality) 24 (Lot #) 5 (Conc. #) 513 (Plan #)

46 (Sub Lot #) _____ (Lot size) 2365 (Civic (Emergency, Fire, 911) # or Roll #) Watts Rd (Street)

5. STATE THE NUMBER OF: (Includes guest cabins, bunkies, basements etc.)

Bedrooms	Showers & Bathtubs	Wash Basins	Laundry Units	Toilets	Kitchen Sinks	Hot Tubs *	Swimming Pools *	Water Treatment Devices *
2	1	1		1	1			

* NOTE these items should not drain water to a sewage disposal system.

6. **TOTAL AREA OF LIVING SPACE ON PROPERTY (includes guest cabins, bunkies, etc.):** < 200 m²

7. WATER SUPPLY: ❑ Dug well ❑ Municipal System ❑ Drilled Well (Depth of Steel Casing) _____ Metres
❑ Other Lake
❑ Proposed or ❑ Existing

8. NAME OF AUTHORIZED AGENT (If other than owner): W. Everitts Enterprises TEL. NO.: 705 754 9074
ADDRESS (No., Street, City, Town, etc.): 4415 Kennisis Lake Rd, Haliburton Ont K0M 1S0

9. I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT, IF APPROVED, THE WORK WILL CONFORM WITH PROVINCIAL REQUIREMENTS FOR SEWAGE SYSTEMS AND LOCAL MUNICIPAL BYLAWS.

Larry Wren — SIGNATURE OF OWNER OR AUTHORIZED AGENT

May 12/12 — DATE OF APPLICATION

IMPORTANT INFORMATION!

A Please attach a cheque or money order for the required fee, payable to the Haliburton, Kawartha, Pine Ridge District Health Unit.

B If the application is for a holding tank, a signed pump-out agreement must be attached

C To determine the type and depth of soil in the proposed leaching bed, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.

D. Post the completed Lot Identification Card, at the roadside, where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? _____ The inspection of the property will not be made until you notify us that a test hole has been provided

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

Head Office
200 Rose Glen Rd.
Port Hope, ON L1A 3V6
(905) 885-9100

Brighton Office
Box 127, 35 Alice St.
Brighton, ON K0K 1H0
(613) 475-0933

Campbellford Office
Box 449, 22 Doxsee Ave. S.
Campbellford, ON K0L 1L0
(705) 653-1550

Haliburton Office Box 570
191 Highland St., Unit 301,
Haliburton, ON K0M 1S0
(705) 457-1391

Lindsay Office
108 Angeline St. S.
Lindsay, ON K9V 3L5
(705) 324-3569

DIRECTIONS TO PROPERTY

(Show Highway No., Secondary Roads, Signs to Follow, Landmarks, 911 Address, etc.)

Kennisis Lake Road
over little Kennisis Bridge to Watts Road

½ way around lake to 2365

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project

A. Project Information

Building number, street name		Unit no.	Lot/con
2365 Watts Road			24/5
Municipality	**Postal code**	**Plan number/ other description**	
DYSART	K0M1S0	513 / Lot 46	

B. Individual who reviews and takes responsibility for design activities

Name		Firm	
Harry Everitt		W. Everitts Enterprises Ltd	
Street address		**Unit no.**	**Lot/con.**
4415 Kennisis Lk Rd			24/5
Municipality	**Postal code**	**Province**	**E-mail**
DYSART	K0M1S0	ONT	
Telephone number	**Fax number**		**Cell number**
(705) 754 9074	(705) 754 9074		( )

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]

☐ House	☐ HVAC – House	☐ Building Structural
☐ Small Buildings	☐ Building Services	☐ Plumbing – House
☐ Large Buildings	☐ Detection, Lighting and Power	☐ Plumbing – All Buildings
☐ Complex Buildings	☐ Fire Protection	☑ On-site Sewage Systems

Description of designer's work

D. Declaration of Designer

I W. Everitts Enterprises Ltd declare that (choose one as appropriate):
(print name)

☑ I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories

Individual BCIN: 19984

Firm BCIN 17354

☐ I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2 5.of Division C, of the Building Code.

Individual BCIN. _____

Basis for exemption from registration: _____

☑ The design work is exempt from the registration and qualification requirements of the Building Code.

Basis for exemption from registration and qualification: Design + Install

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. I have submitted this application with the knowledge and consent of the firm.

May 12/12 — Harry Everitt
Date — Signature of Designer

NOTE.

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3 2.4.7(1) d).of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3 2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario

Schedule 2: Sewage System Installer Information

A. Project Information

Building number, street name	Unit number	Lot/con.
2365 Watts Road		24 S

Municipality	Postal code	Plan number/ other description
DYSART	K0M1S0	513 / lot 46

B. Sewage system installer

Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?

☑ Yes (Continue to Section C) ☐ No (Continue to Section E) ☐ Installer unknown at time of application (Continue to Section E)

C. Registered installer information (where answer to B is "Yes")

Name	BCIN	
W. Everitts Enterprises Ltd	17356	
Street address	**Unit number**	**Lot/con.**
4415 Kennisis Lk. Rd		

Municipality	Postal code	Province	E-mail
DYSART	K0M1S0	ONT	

Telephone number	Fax	Cell number
(705) 754 9074	(705) 754 9074	( )

D. Qualified supervisor information (where answer to section B is "Yes")

Name of qualified supervisor(s)	Building Code Identification Number (BCIN)
Larry Everitt	19984

E. Declaration of Applicant:

I W. Everitts Enterprises Ltd declare that:
(print name)

☑ I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

☐ I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

May 12/12 — Date

Larry Everitt — Signature of applicant

HKPR Haliburton, Kawartha, Pine Ridge District Health Unit

Calculation Sheet

Ontario Building Code Proposed Requirements - Residential Sewage Disposal System

Name _____

1. Sewage Flow

a) Number of bedrooms: _____ = _____ Litres (1)

ADD

b) Living Space: _____ m^2

Each 10 m^2 over 200 m^2 up to 400 m^2: _____ x 100 = _____ Litres

Each 10 m^2 over 400 m^2 up to 600 m^2: _____ x 75 = _____ Litres

Total: _____ Litres (2)

OR ADD (whichever is the larger flow)

c) Total Fixture Units: _____

Each Fixture Unit over 20: _____ x 50 = _____ Litres (3)

Total Sewage Flow: (Q) (Add 1 + 2 or 3) _____ Litres

2. Septic Tank Size

Residential Occupancy: Sewage Flow: _____ x 2 = _____ Litres (Minimum - 3600 Litres)

3. Percolation rate from Test Hole Soil Conditions T Time = _____ min/cm

4. Leaching Bed Size

Length of Pipe = $\frac{\text{Sewage Flow x Percolation Time}}{200}$

$L = \frac{QT}{200} = \frac{____ \times ____}{200} =$ _____ m. of trench _____ ft. of trench

5. Filter Bed Size

Sewage Flow < 3000 Litres/Day: Sewage Flow ÷ 75 = m^2

_____ ÷ 75 = _____ m^2 of filter bed

Sewage Flow > 3000 Litres/Day: Sewage Flow ÷ 50 = m^2

_____ ÷ 50 = _____ m^2 of filter bed

6. Filter Bed Contact Area of Filter Sand

Area = $\frac{\text{Sewage Flow x Percolation Time}}{850}$ = m^2 filter sand contact area

$A = \frac{QT}{850} = \frac{____ \times ____}{850} =$ _____ m^2 filter sand contact area

Expanded filter sand contact area is to be no less than the filter bed size.

7. Loading Rate for Fill-Based Absorption Trenches and Filter Beds

Loading Rates	Percolation Time	Loading Rate (L/m^2/day)
	1-20	10
	20-35	8
	35-50	6
	> 50	4

Sewage Flow ÷ Loading Rate = m^2 of 250 mm of unsaturated soil or leaching bed fill

_____ ÷ _____ = _____ m^2 of 250 mm of unsaturated soil or leaching bed fill

TEST HOLE SOIL CONDITIONS	
Depth (metres)	Soil Type
0	
0.5	
1.0	
1.5	
Show Rock Elevation	
Show Water Table	Spring HWT

PLAN OF SUBDIVISION

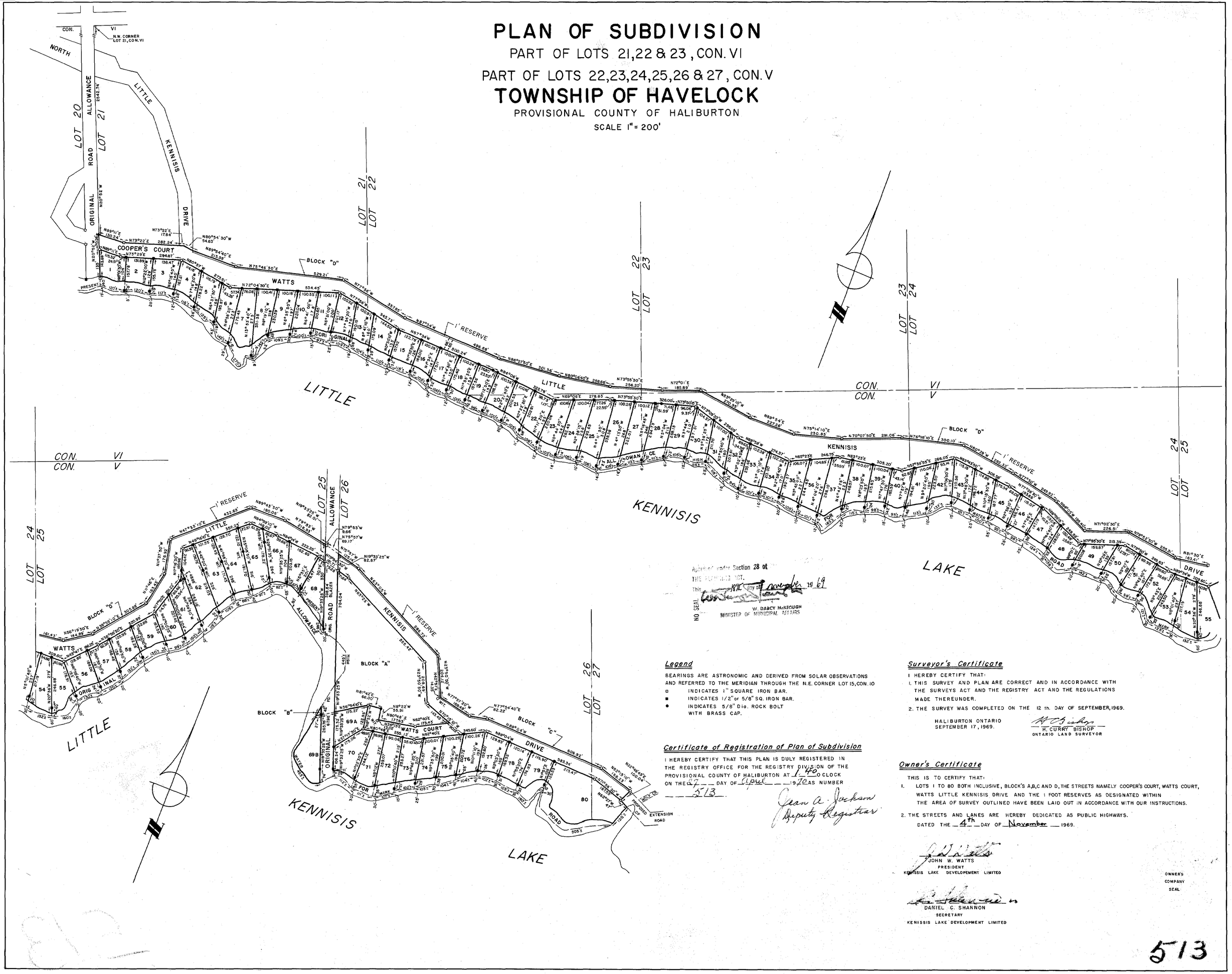
PART OF LOTS 21,22 & 23, CON. VI

PART OF LOTS 22,23,24,25,26 & 27, CON. V

TOWNSHIP OF HAVELOCK

PROVISIONAL COUNTY OF HALIBURTON

SCALE 1" = 200'



Approved under Section 28 of
THE PLANNING ACT.
This 8th day of December 1969

W. DARCY McKEOUGH
MINISTER OF MUNICIPAL AFFAIRS

NO SEAL

Legend

BEARINGS ARE ASTRONOMIC AND DERIVED FROM SOLAR OBSERVATIONS AND REFERRED TO THE MERIDIAN THROUGH THE N.E. CORNER LOT 15, CON. 10

- ▫ INDICATES 1" SQUARE IRON BAR.
- ■ INDICATES 1/2" or 5/8" SQ. IRON BAR.
- ● INDICATES 5/8" Dia. ROCK BOLT WITH BRASS CAP.

Certificate of Registration of Plan of Subdivision

I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE PROVISIONAL COUNTY OF HALIBURTON AT 1.40 O CLOCK ON THE 27 DAY OF April 1970 AS NUMBER 513.

Jean A. Jackson
Deputy Registrar

Surveyor's Certificate

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 12 th. DAY OF SEPTEMBER, 1969.

HALIBURTON ONTARIO
SEPTEMBER 17, 1969.

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

Owner's Certificate

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 80 BOTH INCLUSIVE, BLOCK'S A, B, C AND D, THE STREETS NAMELY COOPER'S COURT, WATTS COURT, WATTS LITTLE KENNISIS DRIVE AND THE 1 FOOT RESERVES AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

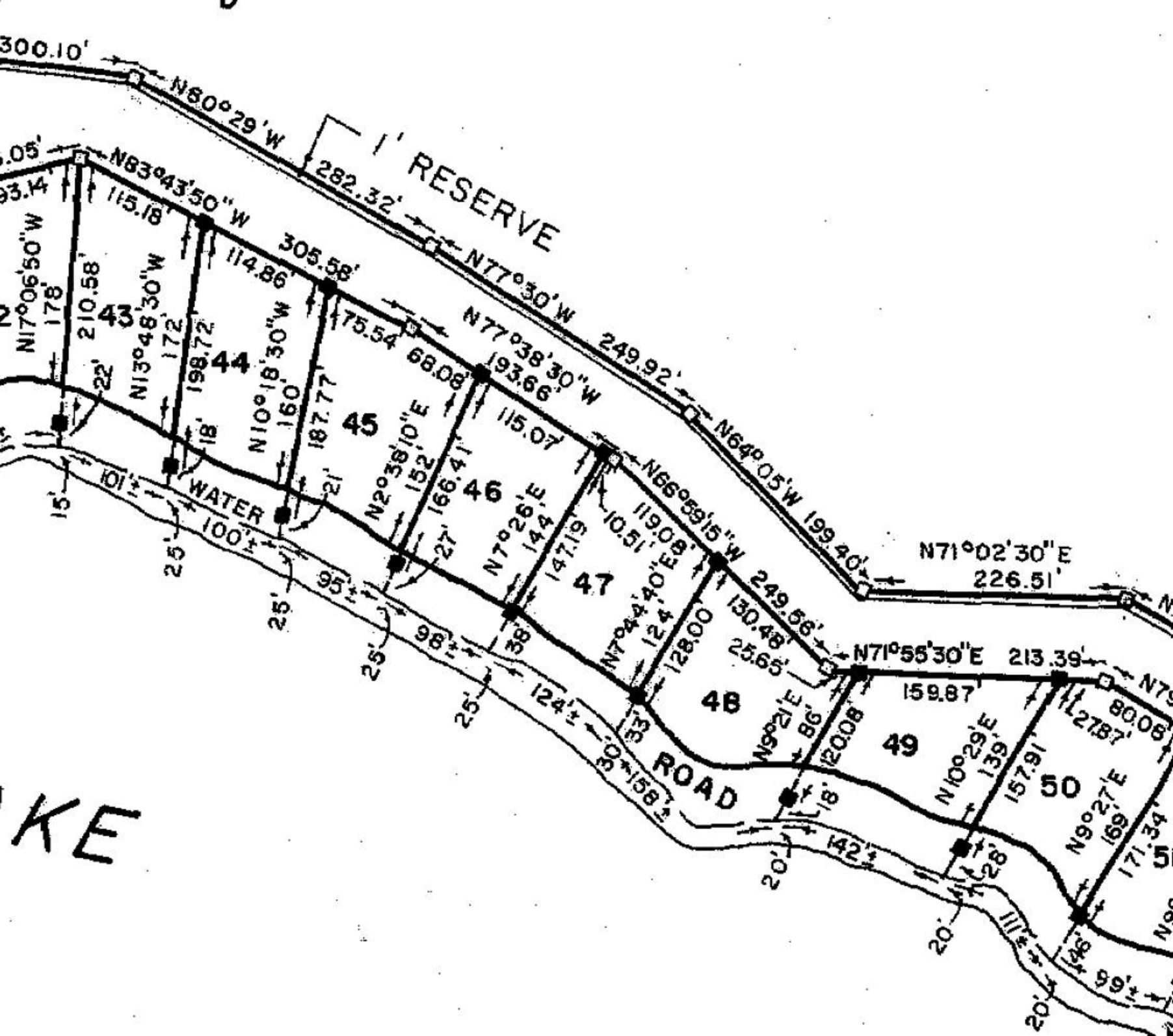
DATED THE 4th DAY OF November 1969.

JOHN W. WATTS
PRESIDENT
KENISSIS LAKE DEVELOPEMENT LIMITED

OWNER'S COMPANY SEAL

DANIEL C. SHANNON
SECRETARY
KENISSIS LAKE DEVELOPMENT LIMITED

513


300.10'
N60°29'W
1' RESERVE
282.32'
N77°30'W
249.92'
N64°05'W 199.40'
N71°02'30"E
226.51'
N83°43'50"W
305.58'
N77°38'30"W
193.66'
N66°59'15"W
249.56'
N71°55'30"E
213.39'
115.18'
114.86'
75.54'
68.08'
115.07'
119.08'
130.48'
25.65'
159.87'
80.08'
27.87'
210.58'
198.72'
187.77'
166.41'
147.19'
128.00'
120.08'
157.91'
171.34'
43
44
45
46
47
48
49
50
N17°06'50"W
178'
N13°48'30"W
172'
N10°18'30"W
160'
N2°38'10"E
152'
N7°26'E
144'
N7°44'40"E
124'
N9°21'E
86'
N10°29'E
139'
N9°27'E
169'
22'
18'
21'
27'
38'
33'
18'
28'
15'
101'±
WATER
100'±
25'
95'±
98'±
124'±
158'±
ROAD
142'±
111'±
99'±
20'
30'
KE

PLAN OF SURVEY OF

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 5

GEOGRAPHIC TOWNSHIP OF HAVELOCK

TOWNSHIP OF DYSART et al

COUNTY OF HALIBURTON

SCALE 1 INCH = 30 FEET

30 15 0 30 60 90 FEET

GREG BISHOP O.L.S.

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

Sept 14, 2011 — Greg Bishop
DATE — GREG BISHOP

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

PLAN19R-9407

RECEIVED AND DEPOSITED

JUNE 6, 2012

REPRESENTATIVE

K. Roberts FOR THE

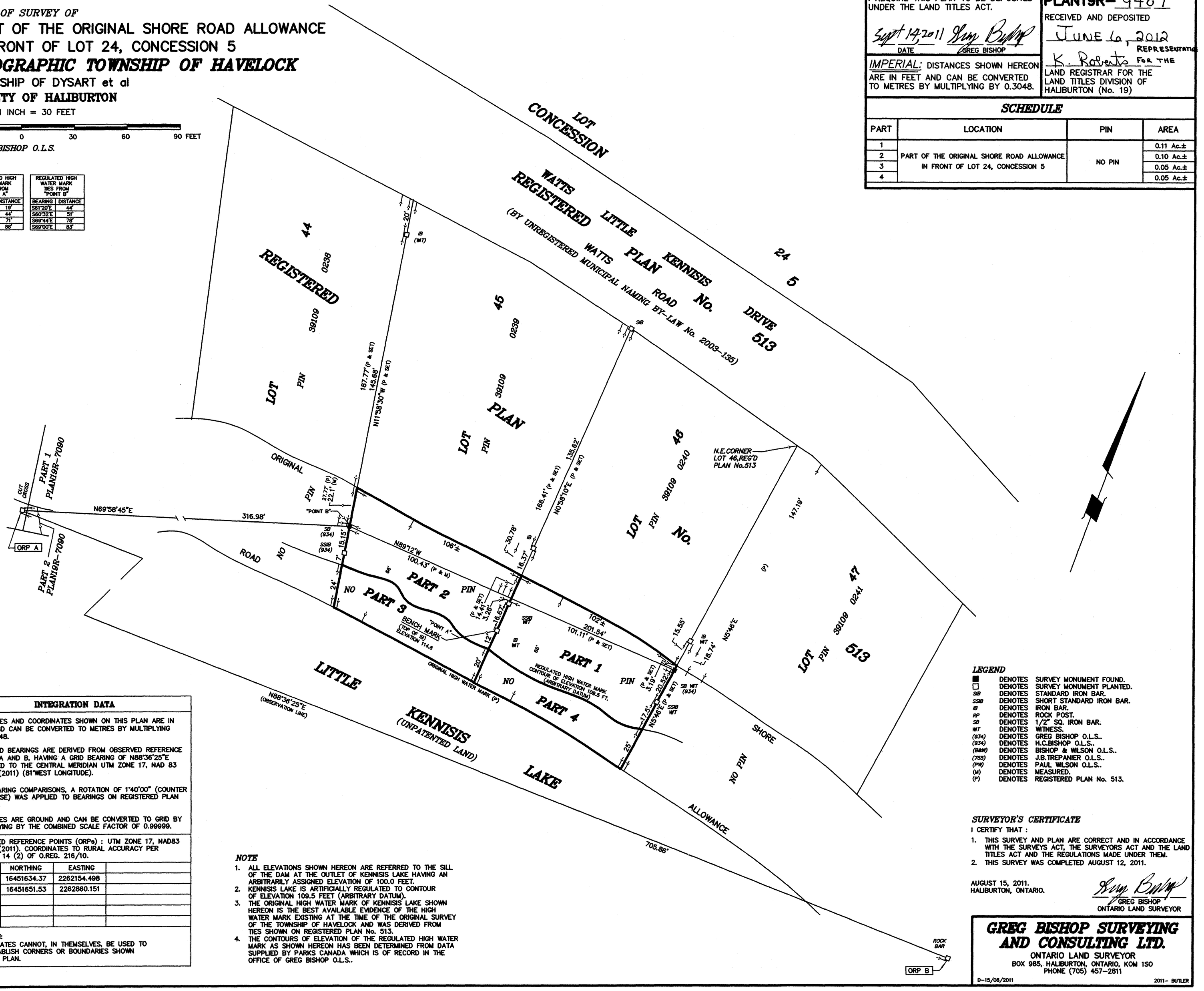
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 5	NO PIN	0.11 Ac.±
2			0.10 Ac.±
3			0.05 Ac.±
4			0.05 Ac.±

REGULATED HIGH WATER MARK TIES FROM "POINT A"	
BEARING	DISTANCE
S39°51'E	19'
S67°02'E	44'
S75°41'E	71'
S76°17'E	88'

REGULATED HIGH WATER MARK TIES FROM "POINT B"	
BEARING	DISTANCE
S61°20'E	44'
S60°32'E	51'
S89°44'E	78'
S89°00'E	83'



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND.
□	DENOTES	SURVEY MONUMENT PLANTED.
SIB	DENOTES	STANDARD IRON BAR.
SSIB	DENOTES	SHORT STANDARD IRON BAR.
IB	DENOTES	IRON BAR.
RP	DENOTES	ROCK POST.
SB	DENOTES	1/2" SQ. IRON BAR.
WIT	DENOTES	WITNESS.
(934)	DENOTES	GREG BISHOP O.L.S..
(934)	DENOTES	H.C.BISHOP O.L.S..
(B&W)	DENOTES	BISHOP & WILSON O.L.S..
(755)	DENOTES	J.B.TREPANIER O.L.S..
(PW)	DENOTES	PAUL WILSON O.L.S..
(M)	DENOTES	MEASURED.
(P)	DENOTES	REGISTERED PLAN No. 513.

INTEGRATION DATA

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

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A GRID BEARING OF N88°36'25"E REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011) (81°WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°40'00" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON REGISTERED PLAN No. 513.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999.

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	16451634.37	2262154.498	
ORP B	16451651.53	2262860.151	

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

NOTE

1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF KENNISIS LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
2. KENNISIS LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 109.5 FEET (ARBITRARY DATUM).
3. THE ORIGINAL HIGH WATER MARK OF KENNISIS LAKE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HAVELOCK AND WAS DERIVED FROM TIES SHOWN ON REGISTERED PLAN No. 513.
4. THE CONTOURS OF ELEVATION OF THE REGULATED HIGH WATER MARK AS SHOWN HEREON HAS BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S..

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

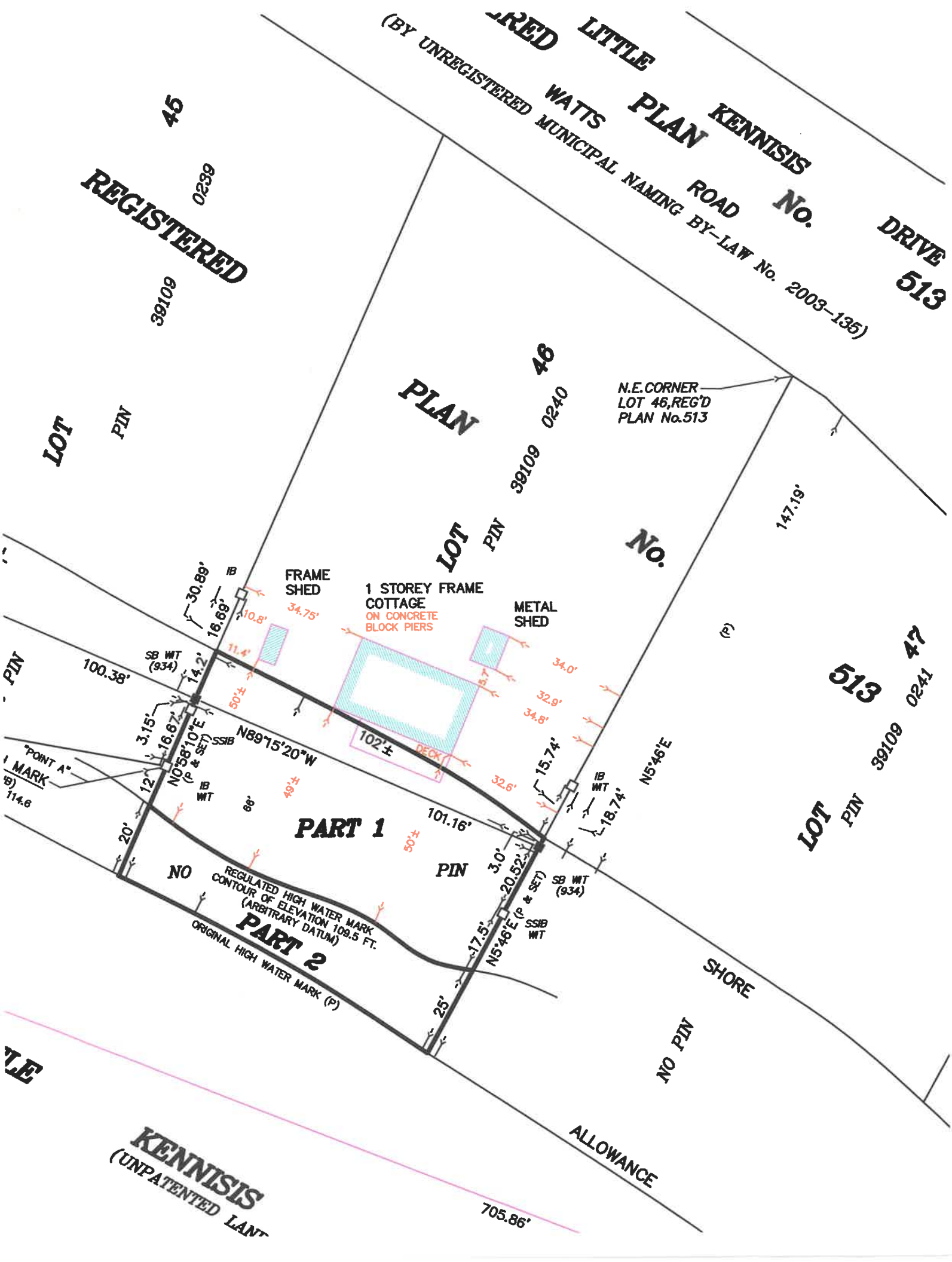
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED AUGUST 12, 2011.

AUGUST 15, 2011.
HALIBURTON, ONTARIO.

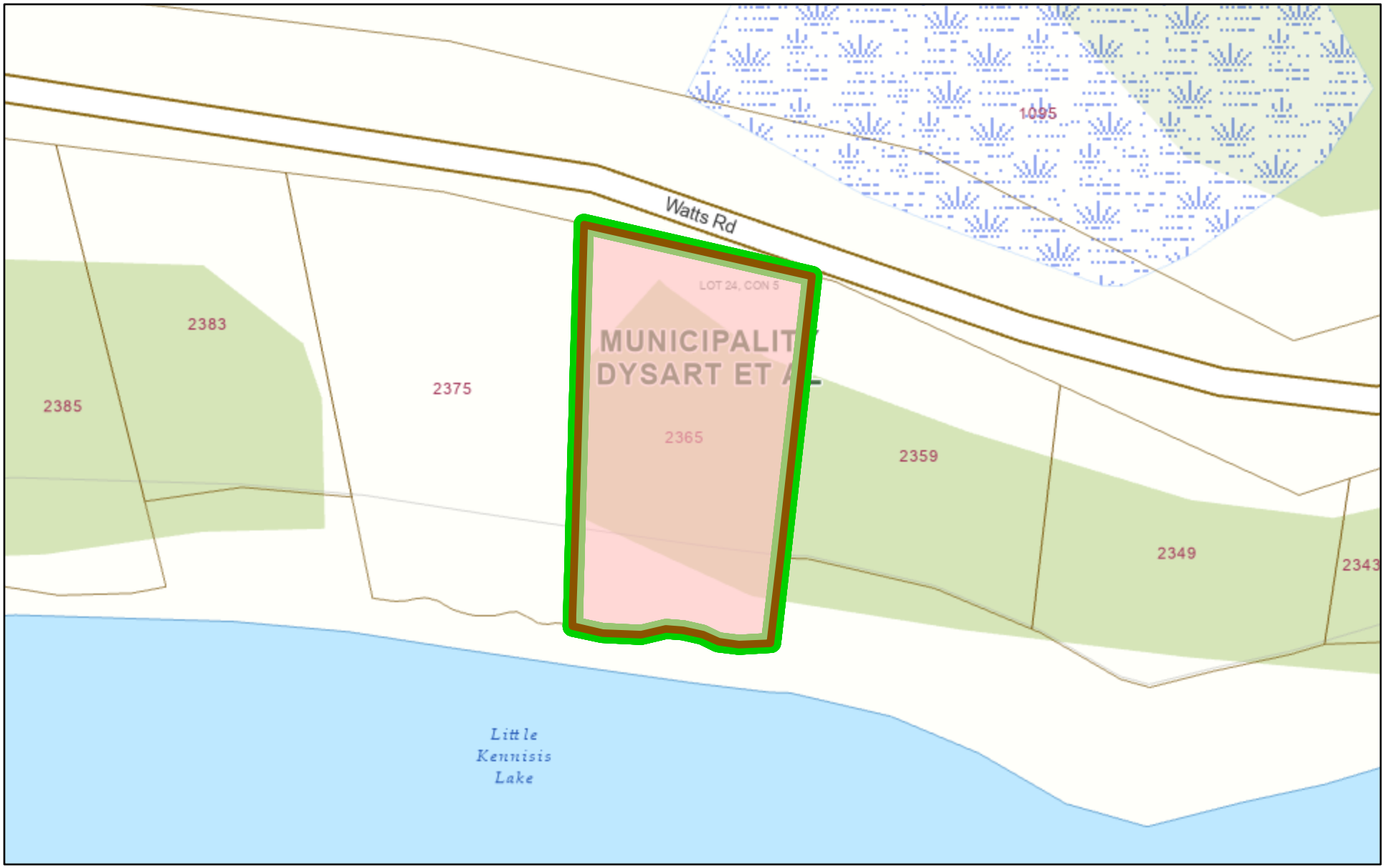
Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

GREG BISHOP SURVEYING AND CONSULTING LTD.
ONTARIO LAND SURVEYOR
BOX 985, HALIBURTON, ONTARIO, K0M 1S0
PHONE (705) 457-2811

D-15/08/2011 — 2011- BUTLER


RED LITTLE
WATTS PLAN KENNISIS
(BY UNREGISTERED MUNICIPAL NAMING BY-LAW No. 2003-135)
ROAD No. DRIVE
513
45
0239
REGISTERED
39109
LOT PIN
PLAN 46 0240
39109
LOT PIN
No.
N.E. CORNER
LOT 46, REG'D
PLAN No. 513
147.19'
FRAME SHED
1 STOREY FRAME COTTAGE
ON CONCRETE BLOCK PIERS
METAL SHED
IB
30.89'
16.69'
10.8'
34.75'
11.4'
14.2'
SB WIT (934)
100.38'
50'±
3.15'
16.67'
N0°58'10"E (P & SET)
SSIB
N89°15'20"W
102'±
DECK
6.1'
34.0'
32.9'
34.6'
32.6'
15.74'
IB WIT
18.74'
N5°46'E
(P)
513 47
0241
39109
LOT PIN
"POINT A"
I MARK
(B)
114.6
12'
20'
IB WIT
68'
49'±
PART 1
101.16'
50'±
NO PIN
3.0'
20.52'
SB WIT (934)
REGULATED HIGH WATER MARK
CONTOUR OF ELEVATION 109.5 FT.
(ARBITRARY DATUM)
ORIGINAL HIGH WATER MARK (P)
PART 2
17.5'
N5°46'E (P & SET)
SSIB WIT
25'
SHORE
NO PIN
ALLOWANCE
KENNISIS
(UNPATENTED LAND
705.86'

2365 Watts Road, Little Kennisis



October 19, 2026

N

Scale: 1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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2365 Watts Road, Little Kennisis



October 19, 2026

N

Scale: 1:36,112

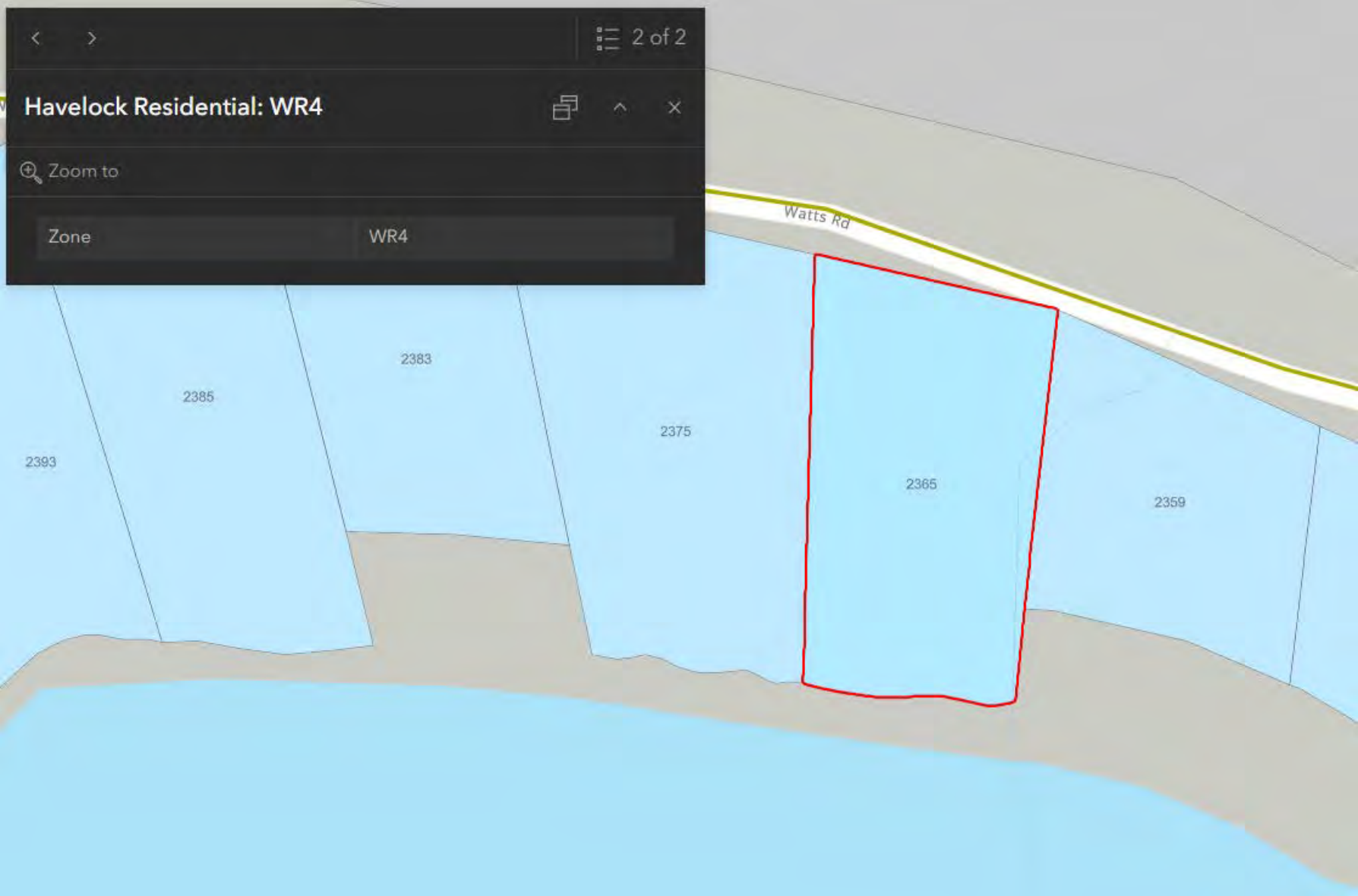
0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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Published by the County of Haliburton, 2025.


Watts Rd
Watts Rd
Forget Me Not Ln
Watts Rd
Watts Rd
Watts Rd
Watts Rd
Watts Rd
Watts Rd
Watts Ct
112.73ft
160.44ft
105.21ft
5.51ft


2 of 2
Havelock Residential: WR4
Zoom to
Zone
WR4
Watts Rd
2393
2385
2383
2375
2365
2359

LITTLE KENNISIS LAKE



LOCATION	
Alternate Name	
Municipality	Dysart et al
Latitude (DMS)	451515
Longitude (DMS)	783557
Watershed	Gull

DEVELOPMENT	
Number of Properties	280
Capacity Status (2016)	Not at Capacity
Lake Association	Kennisis Lake Cottage Owners' Association
Lake Partner Program	Yes
CHA Member	Yes

MORPHOMETRIC FEATURES	
Surface Area (ha)	231
Watershed Area (ha)	6530
Shoreline Length (km)	14.83
Maximum Depth (m)	43.9
Mean Depth (m)	15.1
Total Lake Volume ($10^6 m^3$)	34.87

FISH STOCKING	
FISH SPECIES	
Black Crappie	
Brook Trout	
Brown Bullhead	
Brown Trout	
Burbot	
Cisco	
Lake Trout	✓
Lake Whitefish	
Largemouth Bass	✓
Muskellunge	
Northern Pike	
Pumpkinseed	
Rainbow Smelt	
Rainbow Trout	
Rock Bass	
Round Whitefish	
Smallmouth Bass	✓
Splake	
Walleye	
White Sucker	
Yellow Perch	

TOPOGRAPHY



WATER QUALITY – MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS

Total Phosphorus (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
Euphotic Zone (Surface)					
1	< 0.01	0.009	0.005		
2	< 0.01	0.009	0.006		
Total	< 0.01	0.009	0.005		

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
Hypolimnetic Zone (Metre Over Bottom)					
1	< 0.01	0.005	0.006		
2	< 0.01	0.011	0.020		
Total	< 0.01	0.007	0.012		

Mean-Volume Weighted Hypolimnetic Dissolved Oxygen (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 7	8.98	7.49		
2	> 7	8.13	6.34		

Water Clarity (m)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 1.2	4.6	4.6		
2	> 1.2	3.8	4.0		

Calcium (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 2	2.0	2.0		
2	> 2	1.9	2.0		

Nitrate (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	< 3	0.117	0.085		
2	< 3	0.067	0.094		

Ph (no units)

Basin	Target	Average 2001 - 2009	Average 2014 - 2016	Current Status
Lake (average all basins)	6.5 - 8.5	6.6	6.5	