TROY AUSTEN
REAL ESTATE TEAM
RE/MAX Professionals North Brokerage
Independently Owned & Operated

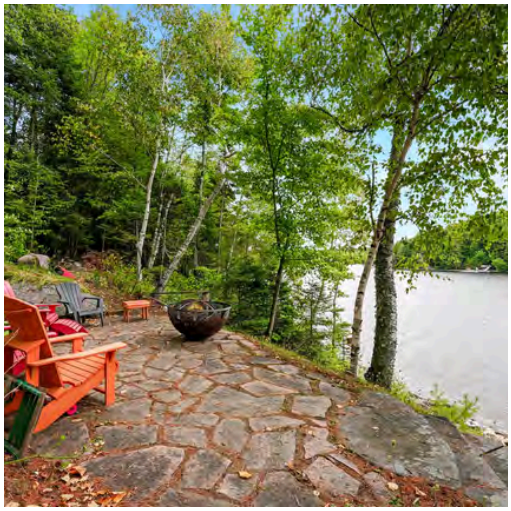
$1,279,000

Welcome to 2435 Watts Road

on Little Kennisis Lake, Haliburton

Troy Austen
Sales Representative

CONTACT DETAILS:
705-457-9994
705-455-7653
info@troyausten.ca
troyausten.ca



Located on beautiful Little Kennisis Lake, this spacious 4-season family cottage offers approximately 2,700 sq ft of finished living space designed for comfort, gathering, and year-round enjoyment.

The open-concept main floor features soaring cathedral ceilings, a wood-burning fireplace, and large windows that bring in natural light and lake views. The beautifully designed kitchen includes a large island, creating the perfect space for entertaining family and friends. A 27' x 12' sunroom extends the living space and provides a comfortable area to relax throughout the seasons. The main-floor primary suite includes a walk-in closet, 3-piece ensuite with a soaker tub, and walkout access to the lakeside deck. Two additional bedrooms and another 3-piece bathroom complete the main level.

The fully finished lower level offers excellent additional living space with a large family room featuring a propane fireplace and walkout access to the lower deck. This level also includes an additional bedroom, a 3-piece bathroom, a large workshop/storage area, and dedicated wood storage space.

Outside, enjoy a lakeside firepit area perfect for evenings by the water. The dock features stairs into the lake, with a gradual shoreline entry that becomes deep off the dock, ideal for swimming and waterfront enjoyment for all ages. A well-appointed waterfront property in a sought-after Haliburton location, offering the space and layout ideal for family cottage living in every season.

Property Client Full

2435 Watts Road, Dysart, Ontario K0M 1S0

Listing

2435 Watts Rd Dysart
Active / Residential Freehold / Detached

MLS®#: X13162700
List Price: **$1,279,000**
Price Decrease

Haliburton/Dysart et al/Havelock

Tax Amt/Yr:	**$4,334.07/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**11**
Legal Desc:	**PT WATTS LITTLE KENNISIS DR PL 513 PT 5 & 6 19R9236 SRO; LT 35 PL 513 SRO; S/T RIGHT IN H56987; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5 19R9236 AS IN HA19179; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5 19R9236 AS IN HA19222 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**		
Style:	**Bungalow**	Rooms Rooms+:	**9+4**
Fractional Ownership:		BR BR+:	**4(3+1)**
Assignment:		Baths (F+H):	**3(3+0)**
Link:	**No**	SF Range:	**1500-2000**
Storeys:	**1.0**	SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	
Lot Front:	**105.00**	Fronting On:	**S**
Lot Depth:	**238.00**	Builder Name:	
Lot Size Code:	**Feet**		
Dir/Cross St:	**118W to Kennisis Lake Road to Watts Road and follow to #2435**		

PIN #:	**391090325**	ARN #:	**462406100008500**	Contact After Exp:	**No**
Holdover:	**60**			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/Finished, Partial Basement**	Gar/Gar Spcs:	**None/0.0**	Water Meter:	
		Drive Pk Spcs:	**4.00**	Waterfront Feat:	**Dock, Stairs to Waterfront**
Fireplace/Stv:	**Yes**	Tot Pk Spcs:	**4.00**		
Fireplace Feat:	**Fireplace Insert, Living Room, Wood**	Pool:	**None**	Waterfront Struc:	**Not Applicable**
		Room Size:		Well Capacity:	
Interior Feat:	**Primary Bedroom - Main Floor**	Rural Services:	**Cell Services, Electrical**	Well Depth:	
				Sewers:	**Septic**
Parking Feat:	**Private**	Security Feat:		Special Desig:	**Unknown**
Heat:	**Forced Air**			Farm Features:	
Heat Source:	**Propane**			Winterized:	**Fully**
A/C:	**/None**				
Central Vac:	**No**				
Laundry Lev:	**Lower**				
Property Feat:					
Exterior Feat:	**Deck**				
Roof:	**Asphalt Shingle**				
Foundation:	**Block**				
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:	**32.04**				
Water Features:	**Dock, Stairs to Waterfront**				
Under Contract:	**Propane Tank**	Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Deep, Hard Bottom**	Shoreline Exposure:			
Shoreline Road Allowance:	**Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake, Trees/Woods**	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Located on beautiful Little Kennisis Lake, this spacious 4-season family cottage offers approximately 2,700 sq ft of finished living space designed for comfort, gathering, and year-round enjoyment. The open-concept main floor features soaring cathedral ceilings, a wood-burning fireplace, and large windows that bring in natural light and lake views. The beautifully designed kitchen includes a large island, creating the perfect space for entertaining family and friends. A 27' x 12' sunroom extends the living space and provides a comfortable area to relax throughout the seasons. The main-floor primary suite includes a walk-in closet, 3-piece ensuite with a soaker tub, and walkout access to the lakeside deck. Two additional bedrooms and**

another 3-piece bathroom complete the main level. The fully finished lower level offers excellent additional living space with a large family room featuring a propane fireplace and walkout access to the lower deck. This level also includes an additional bedroom, a 3-piece bathroom, a large workshop/storage area, and dedicated wood storage space. Outside, enjoy a lakeside firepit area perfect for evenings by the water. The dock features stairs into the lake, with a gradual shoreline entry that becomes deep off the dock, ideal for swimming and waterfront enjoyment for all ages. A well-appointed waterfront property in a sought-after Haliburton location, offering the space and layout ideal for family cottage living in every season.

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

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 06/02/2026**

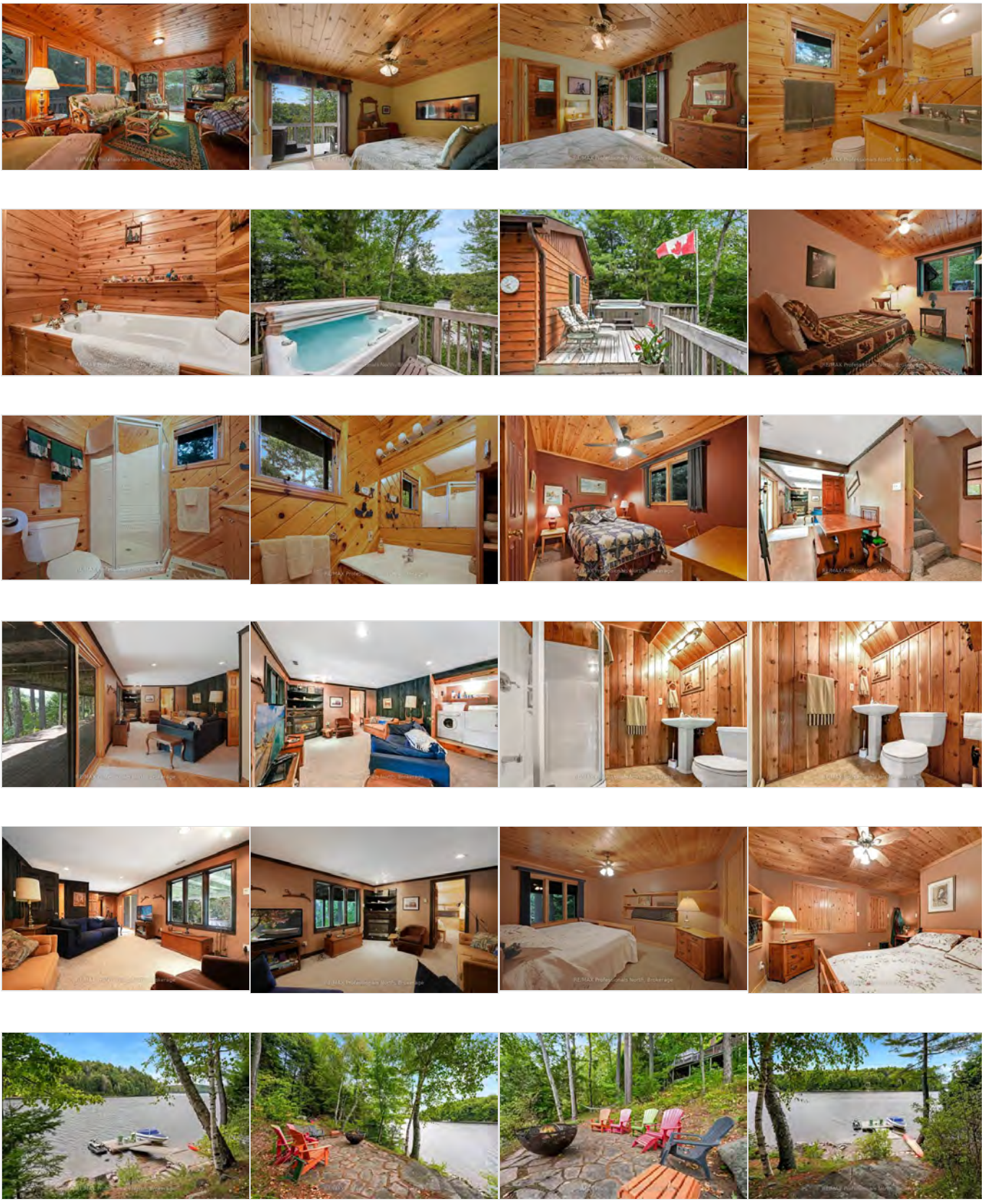
Rooms

MLS®#: X13162700

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	**Main**	**2.42 M X 2.95 M**	**7.93 Ft x 9.67 Ft**		
Kitchen	**Main**	**7.15 M X 3.57 M**	**23.45 Ft x 11.71 Ft**		
Living Room	**Main**	**7.57 M X 4.55 M**	**24.83 Ft x 14.92 Ft**		
Sunroom	**Main**	**3.56 M X 8.1 M**	**11.67 Ft x 26.57 Ft**		
Primary Bedroom	**Main**	**3.97 M X 3.77 M**	**13.02 Ft x 12.36 Ft**		
Bedroom	**Main**	**3.29 M X 3.51 M**	**10.79 Ft x 11.51 Ft**		
Bedroom	**Main**	**2.52 M X 3.52 M**	**8.26 Ft x 11.54 Ft**		
Workshop	**Basement**	**4.2 M X 6.92 M**	**13.77 Ft x 22.70 Ft**		
Family Room	**Basement**	**5.93 M X 3.87 M**	**19.45 Ft x 12.69 Ft**		
Laundry	**Basement**	**3.34 M X 1.11 M**	**10.95 Ft x 3.64 Ft**		
Bedroom	**Basement**	**4.3 M X 3.87 M**	**14.10 Ft x 12.69 Ft**		
Bathroom	**Main**			**3**	
Bathroom	**Main**			**3**	
Bathroom	**Lower**			**3**	

Photos

MLS®#: X13162700 **2435 Watts Road, Dysart, Ontario K0M 1S0**



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

Chattels

Excluded

- Contents of Side board buffet
- Griddle
- Clay cook tray
- Weigh scale table
- 4 paintings above large buffet
- Sunroom 3 stain glass
- Bedroom paintings/wall picture
- Log splitter
- Chain saw
- Sea Doo
- Sunroom tv
- 1 kayak on deck
- Primary 3 lamps
- Weed trimmer

Seller

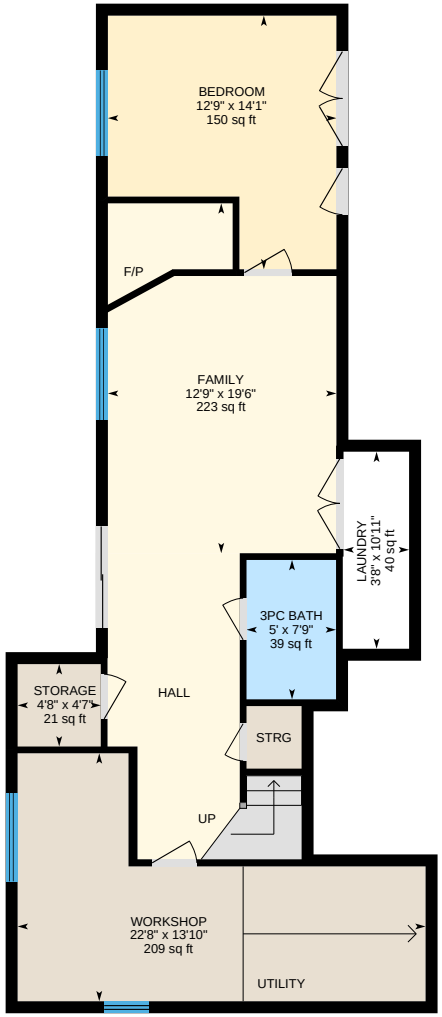
Buyer

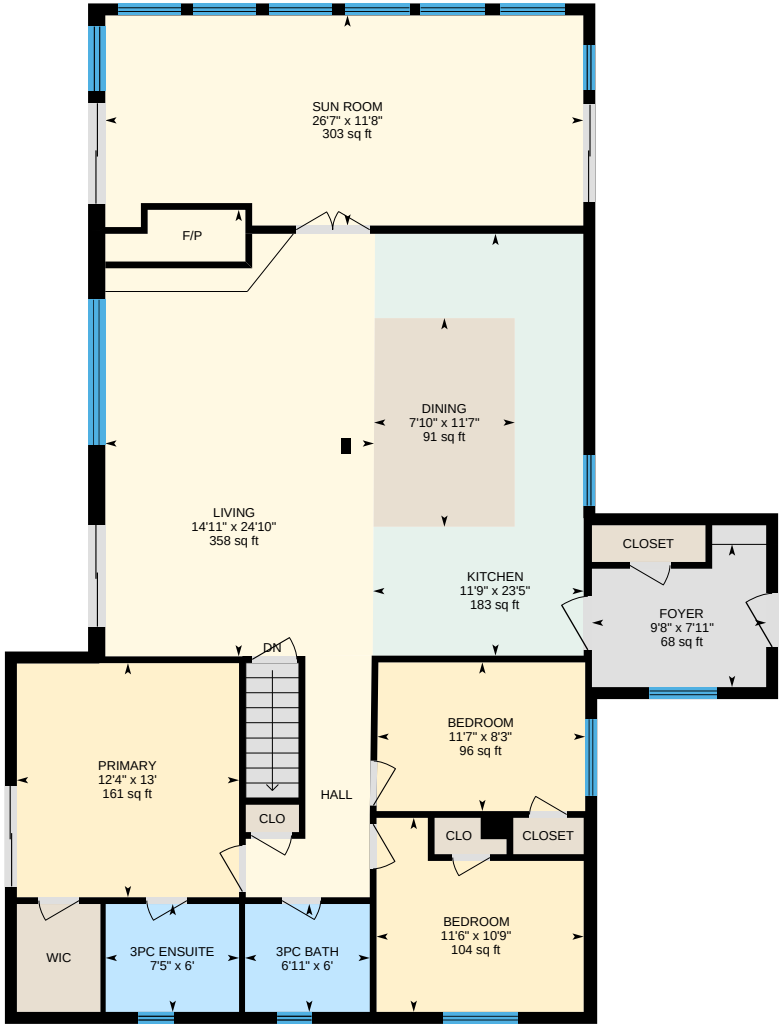
Additional Information

- Hydro Cost Per Year: $1865/yr approx
- Propane Supplier: Avenir Energy
- Propane Cost Per Year: $2754/yr approx
- Wood Supplier: Trees on Property
- Internet Provider: Bell Fibe
  - Highspeed: Yes
- Cell Service: Yes
- Septic Re-Inspection: 2019
- Septic Last Pumped by: Shepherd Enviro.
  - Date Pumped: 14/08/2024
- Water Treatment System: Yes
- Winterized: Yes
- Age of Roof: 14 years
- Insurance Company: TD Insurance
- Road Type: Year Round Municipal
- Driveway Plowing Costs: $500
- Lake Association Fees: $50

2435 Watts road, Haliburton, ON

Main Building: Total Exterior Area Above Grade 1792.21 sq ft





Basement (Below Grade)
Exterior Area 927.27 sq ft

Main Floor
Exterior Area 1792.21 sq ft

0 5 10 ft

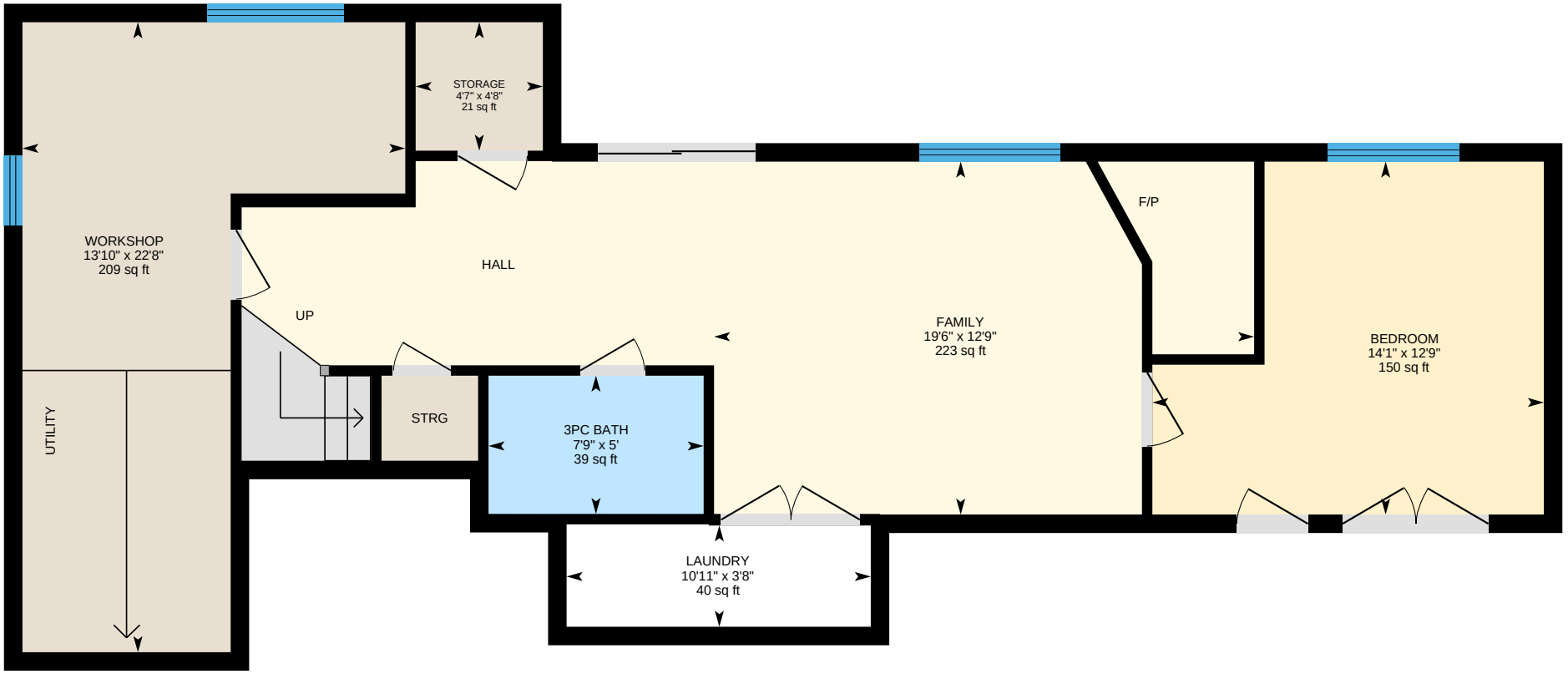
PREPARED: 2026/05/21

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

iGUIDE

2435 Watts road, Haliburton, ON

Basement (Below Grade) Exterior Area 927.27 sq ft
Interior Area 814.25 sq ft
Excluded Area 40.17 sq ft



0 4 8 ft

PREPARED: 2026/05/21

N

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.

iGUIDE

2435 Watts road, Haliburton, ON

Main Floor Exterior Area 1792.21 sq ft
Interior Area 1661.12 sq ft

0 4 8 ft

PREPARED: 2026/05/21

N

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.

iGUIDE

2435 Watts road, 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

BASEMENT

- 3pc Bath: 5' x 7'9" | 39 sq ft
- Bedroom: 12'9" x 14'1" | 150 sq ft
- Family: 12'9" x 19'6" | 223 sq ft
- Laundry: 3'8" x 10'11" | 40 sq ft
- Storage: 4'8" x 4'7" | 21 sq ft
- Workshop: 22'8" x 13'10" | 209 sq ft

MAIN FLOOR

- 3pc Bath: 6'11" x 6' | 42 sq ft
- 3pc Ensuite: 7'5" x 6' | 44 sq ft
- Bedroom: 11'6" x 10'9" | 104 sq ft
- Bedroom: 11'7" x 8'3" | 96 sq ft
- Dining: 7'10" x 11'7" | 91 sq ft
- Foyer: 9'8" x 7'11" | 68 sq ft
- Kitchen: 11'9" x 23'5" | 183 sq ft
- Living: 14'11" x 24'10" | 358 sq ft
- Primary: 12'4" x 13' | 161 sq ft
- Sun Room: 26'7" x 11'8" | 303 sq ft

Floor Area Information

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

Main Building

BASEMENT (Below Grade)

- Interior Area: 814.25 sq ft
- Excluded Area: 40.17 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 927.27 sq ft

MAIN FLOOR

- Interior Area: 1661.12 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1792.21 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1661.12 sq ft
- Exterior Area: 1792.21 sq ft

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.

iGUIDE

2435 Watts road, 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, Haliburton, Ontario K0M 1S0

BUILDING DIVISION
(705) 457-1740
Fax: (705) 457-1964
E-mail: septic@dysartetal.ca

Septic System Re-Inspection Report

PROPERTY INFORMATION			
Owners Name:			
Municipal Address:	2435 WATTS RD. LITTLE KENNISIS LAKE		
Type of Building('s) present: (select all that apply)	☐ Primary Residence ☒ Seasonal Dwelling ☐ Private Cabin ☐ Apartment or Duplex		
Number of Bedrooms:	Main Building 3	Private Cabin ____	
SEPTIC TANK INFORMATION			
Type of System:	☒ Class 4 ☐ Treatment Unit ☐ Holding Tank		
Tank Accessible?	☒ Yes ☐ No	**If No, why?**	
Number of Chambers:	2 (TWO)		
Tank Pumped?	☒ Yes ☐ No	**If No, why?**	
Tank Size:	3,600 Litres		
Tank Material:	☒ Concrete ☐ Plastic ☐ Steel ☐ Other		
Condition:	☒ Good ☐ Requires remedial measures ☐ Recommend Replacement		
Inlet Condition	☒ Good ☐ Requires remedial measures		
Outlet Condition:	☒ Good ☐ Requires remedial measures		
Effluent Filter:	☐ Yes ☒ No	**Condition:** ☐ Good ☐ Requires remedial measures	
Pump Chamber:	☒ Yes ☐ No	**Condition:** ☒ Good ☐ Requires remedial measures	
TILE FIELD INFORMATION			
Approx. location determined?	☒ Yes ☐ No	**If no, why?**	
Visual evidence of seepage or failure?	☐ Yes ☒ No	**If yes, where?**	
Clearance to structures driveway, parking area	☒ Good ☐ Requires remedial measures		
Clearance to nearest Lake, River or Pond	OVER 100 ft	**Clearance to nearest creek or stream (seasonal or permanent)**	/ ft
Other Observations:			
REPORT COMPLETED BY:			
Company Name:	MIKE MARSHALL		
Company Address:	1266 Sumcot Rd. PO BOX 176 Wilberforce, Ont. K0L3C0		
Technician's Name:	MIKE MARSHALL	**BCIN:** 46404	

06 / 20 / 2019

Signature of Technician **Date (MM/DD/YYYY)**

I certify that I have not participated in, or been employed by a company that designed or constructed this septic system and I have no professional or financial interest in the design, construction or improvement of this septic system.

Your Electricity Statement

Your account number is: **2000 5123 5569**
This statement is issued on: **April 16, 2026**

For the period of: **March 10, 2026 - April 10, 2026**

What do I owe?

$156.00
See reverse for a summary of your charges

How much did I use?

You powered your home with

415 kWh
of electricity this period

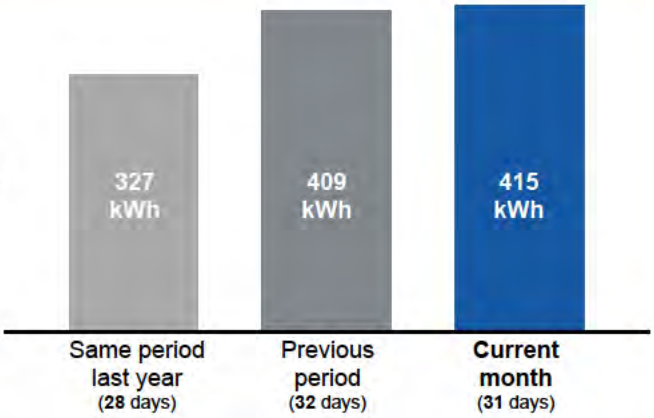
When will my payment be withdrawn?

$156.00 will be withdrawn on
May 6, 2026

What does my electricity usage look like?

Your average daily usage has **increased by 15%** compared to the same period last year.

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



What do I need to know?

NOTICE: We're updating our Conditions of Service, which describes how we do business with our customers. Please visit HydroOne.com/COS to review the changes. If you wish to provide comments you may do so until July 17, 2026.

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

What am I paying for?

Balance carried forward from previous statement		**$0.00**
Amount from your previous period	$156.00	
Amount we received on Apr 7/26	−$156.00	
Your Budget Billing Plan amount		**$156.00**
Total amount to be withdrawn on May 6/26		**$156.00**

You are currently enrolled on Pre-Authorized Payment.

Powering 2435 WATTS RD

Point of Delivery: 10385706 — Residential - Medium Density

Electricity $52.54

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 $84.21

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 $2.62

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)	$18.12
Ontario Electricity Rebate	−$32.75
Total of your electricity charges	**$124.74**
Your Budget Billing Plan amount from Mar 10/26 to Apr 10/26	**$156.00**

Starting on your next bill we have adjusted your Budget Billing Plan amount to $176.00 to help keep your payments in line with your actual charges.

Your Budget Billing Plan Summary

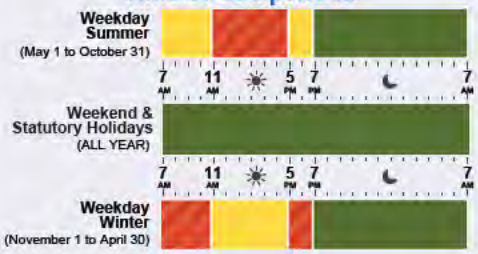
Actual charges billed to date (including this bill)	$956.55
Budget Billing Plan amounts billed (including this bill)	−$936.00
Balance remaining in your plan after you have paid this bill	$20.55

Continued on page 3

What is my Time-of-Use breakdown?

Mar 10/26 to Apr 10/26	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	73.9907	20.3	$15.02
TOU Mid-Peak	70.2280	15.7	$11.03
TOU Off-Peak	270.2770	9.8	$26.49

Time-of-Use periods



Shedding light on your electricity statement

To the electricity generators for the electricity you use

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

Energy Saving Tip

Phantom Power

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

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:

TAX NOTICE

Final	2025
Billing Date	May 5, 2025

Mortgage Company — **Bill No.** 518082

Roll No. 061-000-08500-0000 — **Mortgage No.**

Name and Address 0397 — **Municipal Address/Legal Description**

2435 WATTS RD
PLAN 513 LOT 35 PT WATTS
LITTLE KENNISIS DR AND RP
19R9236 PARTS 5 AND 6

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	$ 536,000.00	Res/Farm Tx:Full - EPubSup	0.00352175	$ 1,887.66	0.00268732	$ 1,440.40	0.00153000	$ 820.08
Sub Totals >>>			Municipal Levy	$ 1,887.66	County Levy	$ 1,440.40	Education Levy	$ 820.08

Special Charges

By Law #	Description	Amt	Exp Year
Total Special Charges		$ 0.00	

Installments

Due Date	Amount
7/9/2025	$ 1,079.75
9/10/2025	$ 1,079.00

Summary

Sub-Total - Tax Levy	$ 4,148.14
Special Charges/Credits	$ 0.00
2025 Tax Cap Adjustment	$ 0.00
Final 2025 Levies	**$ 4,148.14**
Less Interim Tax Notice	$ 1,989.39
Past Due Taxes/Credit	$ 0.00
Total Amount Due	$ 2,158.75

Schedule 2

Explanation of Tax Changes 2024 to 2025

Final 2024 Levies	Final 2025 Levies	Total Year Over Year Change
$ 3,978.77	$ 4,148.14	$ 169.37

Final 2024 Levies	$ 3,978.77
* 2024 Annualized Taxes	$ 3,978.77
2025 Local Municipal Levy Change	$ 83.68
2025 County Levy Change	$ 85.69
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	
** Final 2025 Levies	$ 4,148.14

**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.
2025 CVA Taxes			
* 2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Provincial Education Levy Change			
2025 Municipal Levy Change			
** 2025 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

PLEASE DETACH AND SUBMIT WITH PAYMENT THANK YOU

Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

4/7/25

Received from:

Roll # 061-000-08500-0000
Name
Address

Due Date	Total Due
September 10, 2025	$ 1,079.00

PLAN OF SURVEY OF

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 23, CONCESSION 5 PART OF WATTS LITTLE KENNISIS DRIVE, REGISTERED PLAN No. 513

GEOGRAPHIC TOWNSHIP OF HAVELOCK

TOWNSHIP OF DYSART et al

COUNTY OF HALIBURTON

SCALE : 1 INCH = 20 FEET

20 10 0 20 40 60 FEET

GREG BISHOP O.L.S.

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

Oct 21/10 — DATE

Greg Bishop — GREG BISHOP

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

PLAN19R– 9236

RECEIVED AND DEPOSITED

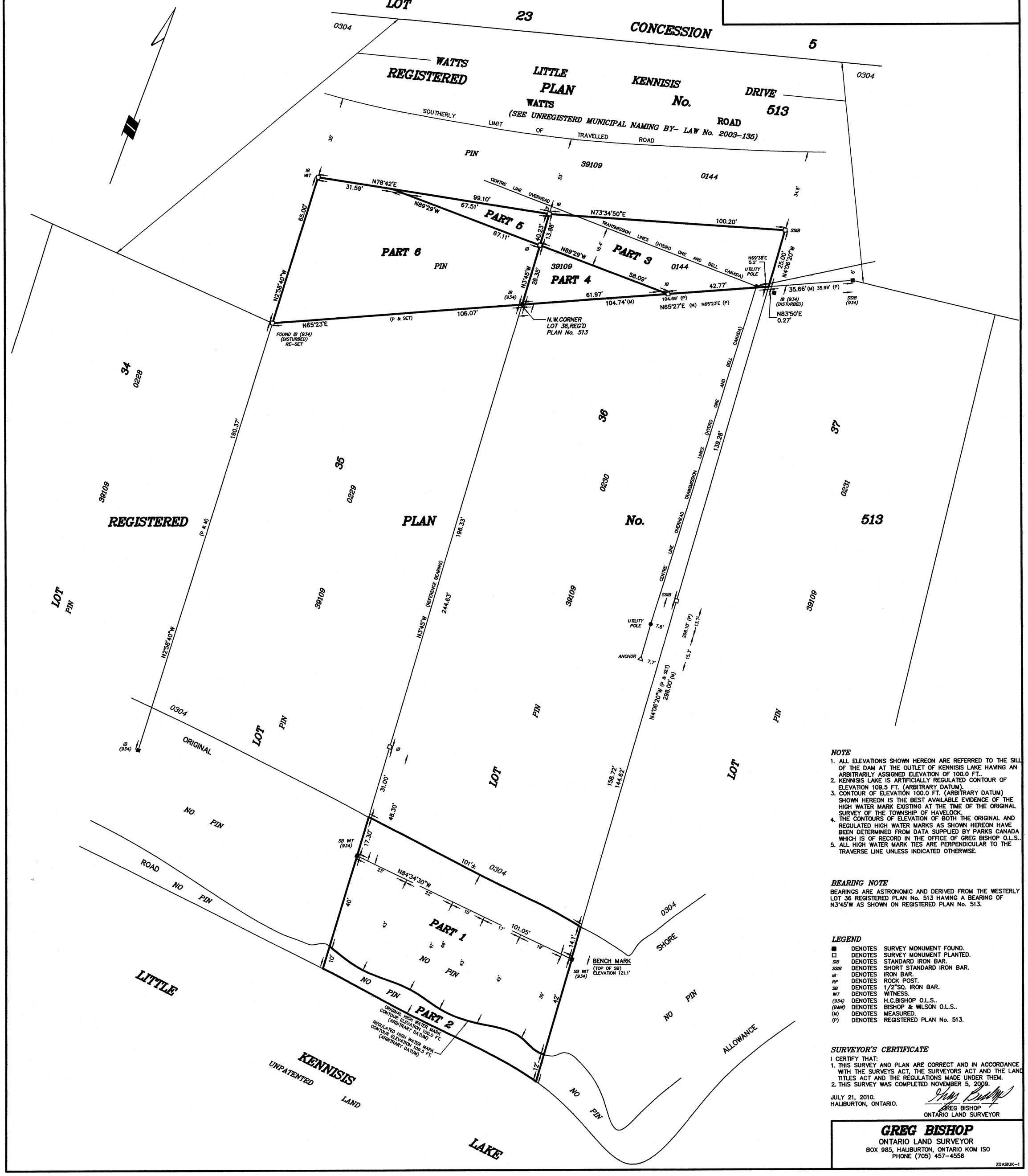
JAN. 5, 2011

K. Roberts, A. DEP.

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

SCHEDULE

PART	LOCATION	REGISTRATION	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 23, CONCESSION 5	NO PIN	0.13 Ac.±
2			0.02 Ac.±
3	PART OF WATTS LITTLE KENNISIS DRIVE REGISTERED PLAN No. 513	PART OF PIN 39109 0144	0.056 Ac.
4			0.017 Ac.
5			0.011 Ac.
6			0.108 Ac.



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 FT..
2. KENNISIS LAKE IS ARTIFICIALLY REGULATED CONTOUR OF ELEVATION 109.5 FT. (ARBITRARY DATUM).
3. CONTOUR OF ELEVATION 100.0 FT. (ARBITRARY DATUM) 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.
4. THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S..
5. ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE WESTERLY LOT 36 REGISTERED PLAN No. 513 HAVING A BEARING OF N3°45'W AS SHOWN ON REGISTERED PLAN No. 513.

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.
WT	DENOTES	WITNESS.
(934)	DENOTES	H.C.BISHOP O.L.S..
(B&W)	DENOTES	BISHOP & WILSON O.L.S..
(M)	DENOTES	MEASURED.
(P)	DENOTES	REGISTERED PLAN No. 513.

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 NOVEMBER 5, 2009.

JULY 21, 2010.
HALIBURTON, ONTARIO.

Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

GREG BISHOP
ONTARIO LAND SURVEYOR
BOX 985, HALIBURTON, ONTARIO K0M 1S0
PHONE (705) 457-4558

ZDASIUK-1

2435 Watts Road, Little Kennisis Lake

August 7, 2025

N

Scale: 1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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2435 Watts Road, Little Kennisis Lake

August 7, 2025

N

Scale: 1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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Watts Rd
Watts Rd
Watts Rd
Watts Rd
Watts Rd
Watts Rd
Tracy Dr
Tracy Dr
Forget Me Not Ln
Forget Me Not Ln
98.15ft
269.14ft
238.30ft
102.57ft
1017
1015
1007
1005
2443
2435
2429
1029
1015
1017
1011
1005

Watts Rd
2443
2435
2429
WR3L
WR3L-1
WR3L-3
WR3L-4
WR3L-5
WR4
WR4-4
WR4-8
WR4L
WR4L-2
WR4L-4
WR4L-6

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	