

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independent Broker & Operated



**\$129,000**

*Welcome to*

**Nimigon Lane  
Haliburton**




*Troy Austen*

Sales Representative

This 6-acre vacant building lot in the Village of Haliburton offers a great opportunity to enjoy space and privacy while staying close to amenities. The treed property provides a natural setting with plenty of room to build. Located in town, you'll have convenient access to grocery stores, restaurants, schools, and healthcare services, along with nearby lakes and outdoor recreation. A great opportunity to build a year-round home or getaway in a well-located setting.

**CONTACT DETAILS:**

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

## Property Client Full

# PT LT 11 CON 9 Nimigon Lane, Dysart, Ontario K0M 1S0

Listing

**PT LT 11 CON 9 Nimigon Lane Dysart**

**Active / Residential Freehold / Vacant Land**

MLS®#: **X13041136**

List Price: **\$129,000**

New Listing



### Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$159.48/2026** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 11 CON 9 DYSART PT 4 19R2967 EXCEPT PT 1 19R8846 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 8 DYSART PT 5 19R9193 AS IN HA15830 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 9 DYSART PT 8 19R9193 AS IN HA15831 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 8 DYSART PT 3 19R9193 AS IN HA15841 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: Rooms Rooms+: **+0**  
Fractional Ownership: BR BR+: **0(+0)**  
Assignment: Baths (F+H): **0(0+0)**  
Link: SF Range:  
Storeys: SF Source:  
Lot Front: **211.25** Fronting On: **E**  
Lot Depth: **213.06** Builder Name:  
Lot Size Code: **Feet**  
Zoning: **RR-11L**  
Dir/Cross St: **County Road 21 to Nimigon Lane to Sign**

PIN #: **391740402**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **462401200073115**  
Possession Date:

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

Kitch Kitch + **0 (0+)**  
Heat Source:  
Central Vac: **No**  
Property Feat:  
Soil Type:

Garage:  
Room Size:  
Rural Services: **Cell Services**  
Security Feat:

Utilities: **No Gas, Hydro Available**  
**No Sewers, No Cable, No Telephone**

Water Supply Type:  
Water Meter:  
Waterfront Feat:  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Special Desig: **Unknown**  
Farm Features:  
Winterized:  
Island YN:

Waterfront Y/N: **No**  
Water Struct:  
Under Contract:  
View:

Waterfront: **None**  
Easements/Restr:  
Dev Charges Paid:  
Lot Shape: **Irregular**

HST App To SP: **Included In**  
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This 6-acre vacant building lot in the Village of Haliburton offers a great opportunity to enjoy space and privacy while staying close to amenities. The treed property provides a natural setting with plenty of room to build. Located in town, you'll have convenient access to grocery stores, restaurants, schools, and healthcare services, along with nearby lakes and outdoor recreation. A great opportunity to build a year-round home or getaway in a well-located setting.**

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

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

Date Prepared: **04/24/2026**

Photos

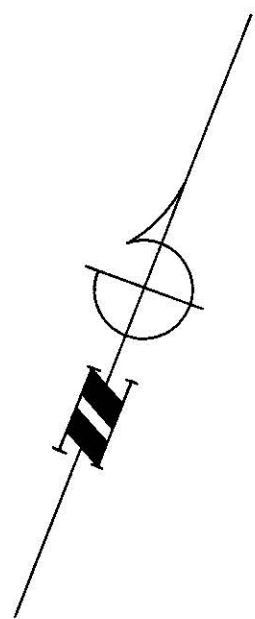
MLS®#: **X13041136**

**[PT LT 11 CON 9 Nimigon Lane, Dysart, Ontario K0M 1S0](#)**



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

PLAN OF SURVEY  
**PART OF LOT II, CONCESSION IX**  
**TOWNSHIP OF DYSART**  
 COUNTY OF HALIBURTON  
 SCALE: 1 INCH = 100 FEET  
 PAUL WILSON O.L.S.  
 1983



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DECEMBER 6 1983 *Paul Wilson*  
 DATE PAUL WILSON

**PLAN 19R-2967**  
 RECEIVED AND DEPOSITED

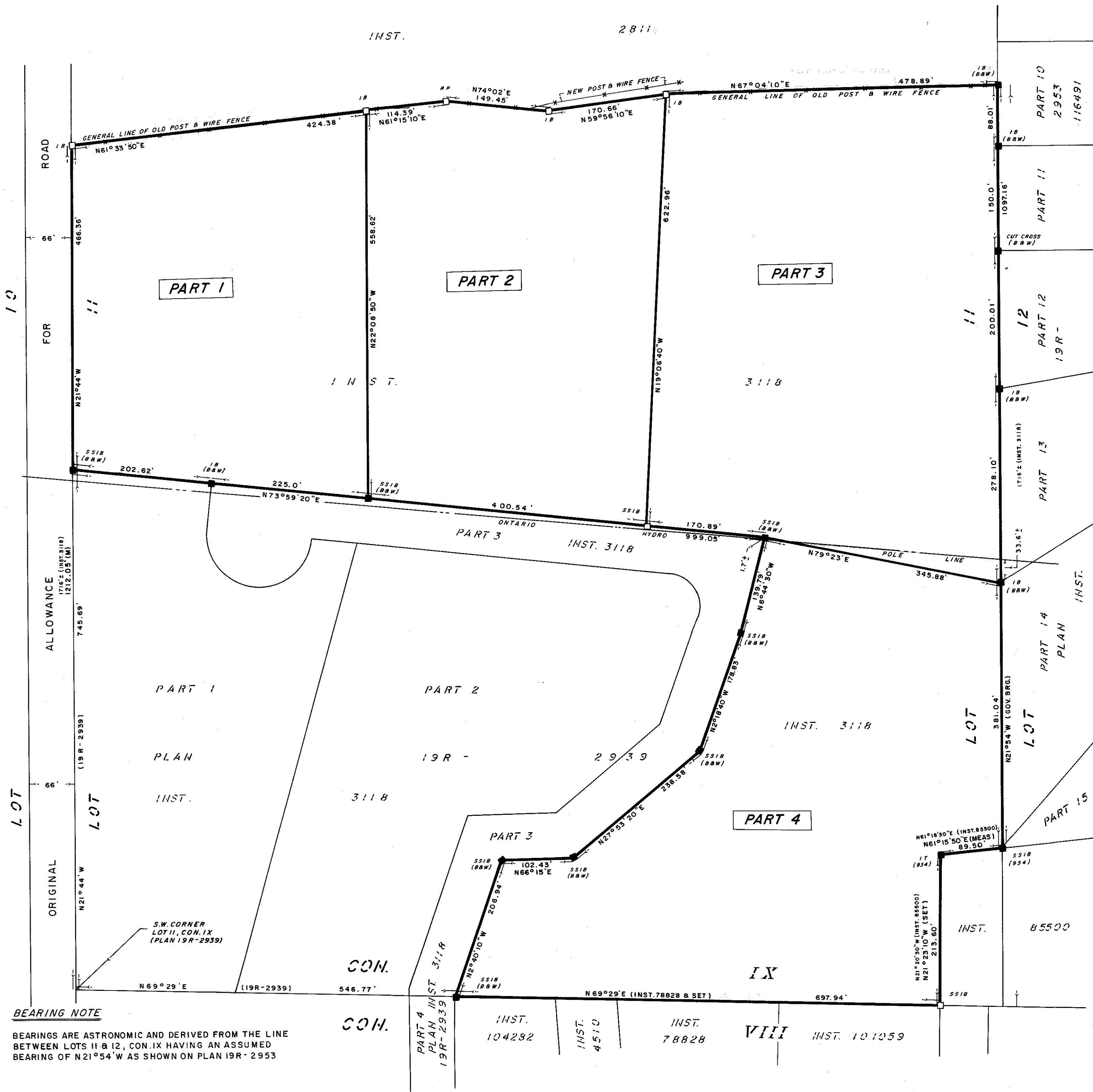
6 Dec. 1983

**CAUTION:** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

*Jean A. Jackson*  
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

**SCHEDULE**

PART	LOT	CON.	PART OF INSTRUMENT	AREA
1				4.983 Acs.
2	II	IX	3118	5.592 Acs.
3				7.538 Acs.
4				7.430 Acs.



**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE LINE BETWEEN LOTS II & 12, CON. IX HAVING AN ASSUMED BEARING OF N21°54' W AS SHOWN ON PLAN 19R-2953

**LEGEND**  
 DISTANCES ARE IN FEET AND DECIMALS THEREOF  
 ALL HANGING LINES HAVE BEEN VERIFIED  
 □ DENOTES PLANTED  
 ■ DENOTES FOUND  
 SS18 DENOTES SHORT STANDARD IRON BAR  
 S18 DENOTES STANDARD IRON BAR  
 18 DENOTES 5/8" SQ. IRON BAR  
 RP DENOTES ROCK POST  
 IT DENOTES IRON TUBE  
 (934) DENOTES H.C. BISHOP O.L.S.  
 (B&W) DENOTES BISHOP & WILSON O.L.S.

**SURVEYOR'S CERTIFICATE**  
 I 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. THIS SURVEY WAS COMPLETED NOVEMBER 21, 1983  
 HALIBURTON, ONT.  
 NOVEMBER 25, 1983  
*Paul Wilson*  
 PAUL WILSON  
 ONTARIO LAND SURVEYOR

**BISHOP & WILSON**  
 BOX 309, HALIBURTON, ONTARIO, K0M 1S0  
 PHONE: (705) 457-2811  
 BOX 311, MINDEN, ONTARIO, K0M 2K0  
 PHONE: (705) 286-2811

# Off Nimigon Lane, Haliburton



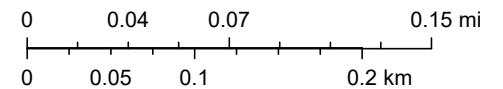
March 24, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2024.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

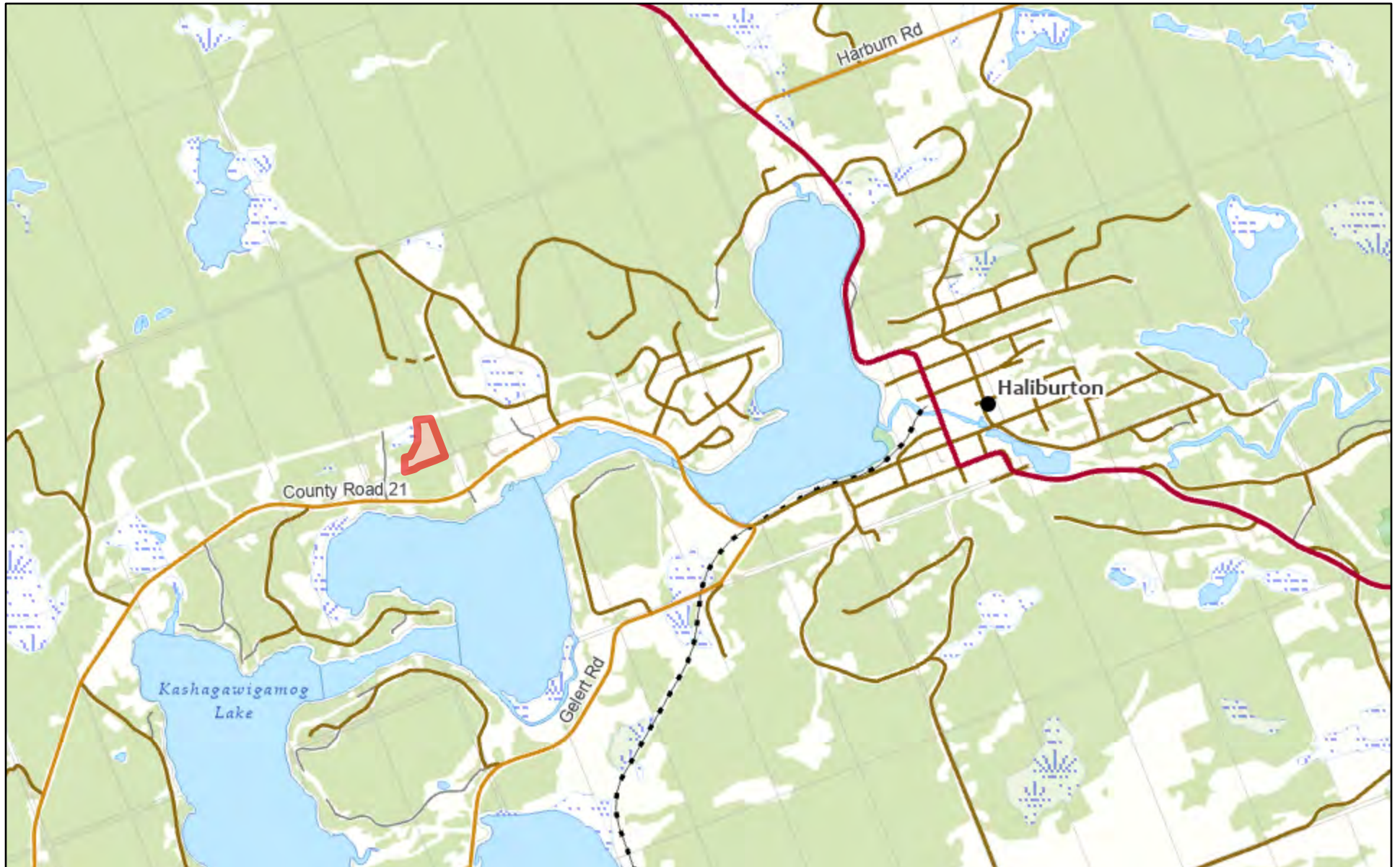
Published by the County of Haliburton, 2024.



Scale: 1:4,514



# Off Nimigon Lane, Haliburton

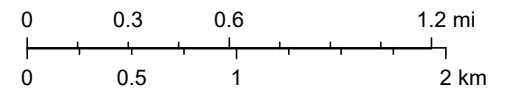


March 24, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2024.  
This publication may not be reproduced in any form, in part or in whole, without written permission.  
Published by the County of Haliburton, 2024.

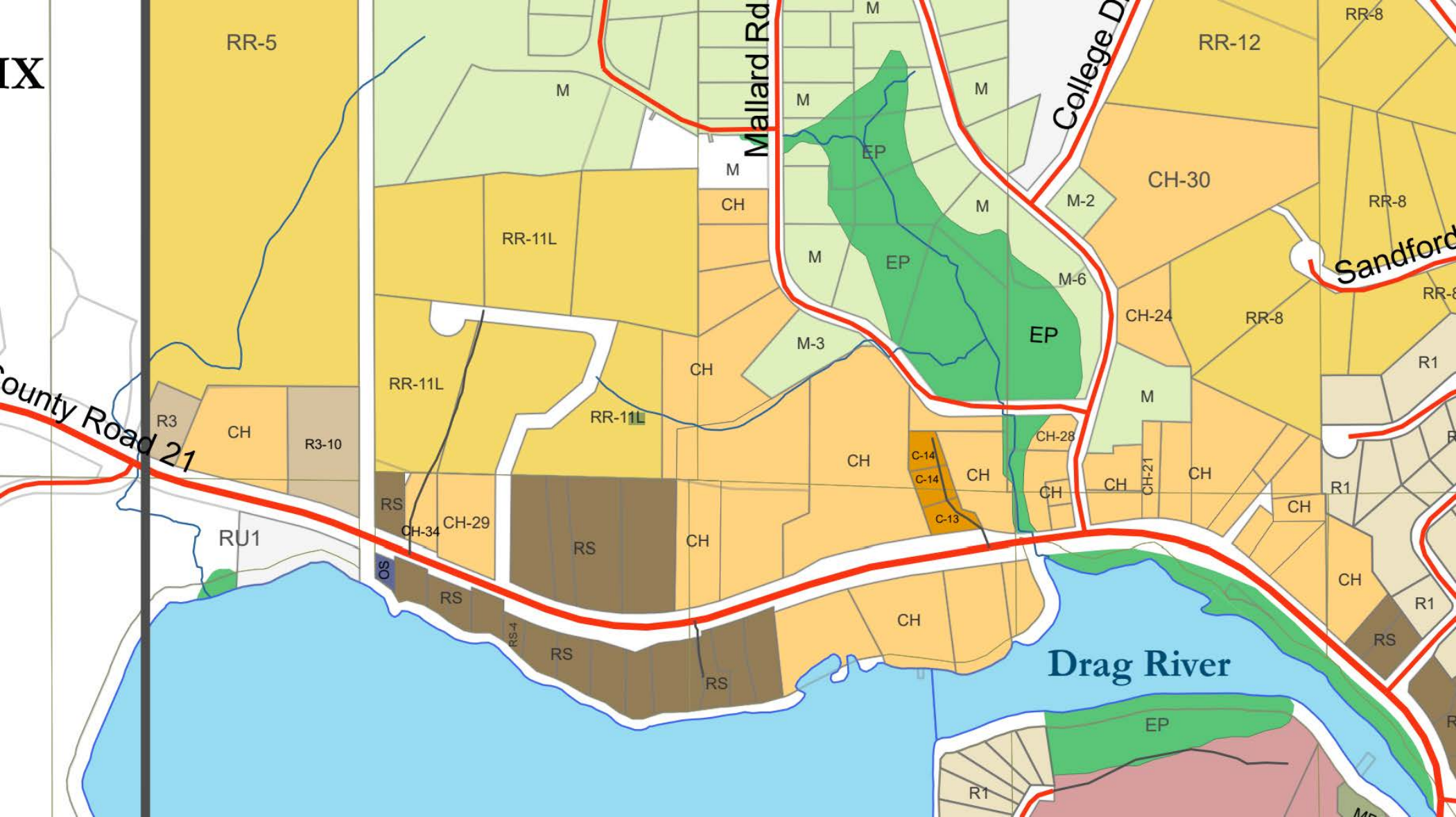


Scale: 1:36,112





IX



5.4.11.11 RR-11L Exception Zone (By-law 2010-122) Despite any provision to the contrary of Section 5, or any other provision of By-law 2005-120, as amended, within the RR-11L Exception Zone the following provisions shall apply: (a) Permitted uses: Despite Section 5.1 of By-law 2005-120, as amended, the only permitted uses are as follows: - 111 - Dysart et al Zoning By-law 2005-120 March 18, 2025 - a single family dwelling - a home office (b) Zone provisions: All zone provisions applicable to the RR zone shall apply. (c) All other provisions of this By-law applicable to a RR zone shall apply

### 5.1 PERMITTED USES

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3
<b>Residential uses</b> (See notes at end of residential uses section)							
Single-family dwelling	X			X	X	X	
Converted dwelling				X	X	X	X
Duplex dwelling				X	X	X	X
Semi-detached dwelling				X	X	X	X
Seasonal dwelling		X	X				
Additional dwelling unit				X	X(b)	X(b)	X(b)
Private cabin	X	X	X	X	X		
Yurt				X			
<b>Non-residential uses</b>							
Backyard Hen					X(a)	X(a)	X(a)
Bed and breakfast establishment	X			X	X	X	
Hobby farm				X			
Home office	X	X	X	X	X	X	X
Any other home business	X			X	X	X	
Outdoor sauna	X	X	X	X	X	X	X
Place of worship						X	
Public park	X	X		X	X	X	X
Urban Agriculture					X	X	X
Notes: (a) Not permitted on lots with Multi-Residential Development (b) If not served by a sanitary sewer system, and the front lot line is a shoreline, the lot shall have a minimum lot area of 4000 m <sup>2</sup> and a minimum lot frontage of 30 metres.							

### 5.2 ZONE PROVISIONS

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following tables to be applicable in that zone, subject to any applicable notes in the tables.

<b>RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS</b> (See notes at end of table)	<b>RR</b>	<b>RS</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>
Total accessory buildings per lot, maximum	2 (aa)	2	2	2	2
Minimum water setback	30 m (d)	30 m (d)	30 m (d)	30 m (d)	30 m (d)
Minimum lot line setback, front	10.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e)	7.5 m (e), (f)
Minimum lot line setback, exterior side	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m (f)
Minimum lot line setback, interior side, main building	4.5 m	4.5 m	1.5 m (g), (h)	3 m on one side, 1.5 m on the other (g)	1.5 m (f)
Minimum lot line setback, interior side, accessory structure	1 m	1 m	1 m	1 m	1 m
Minimum lot line setback, rear, main building	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum lot line setback, rear, accessory structure	1 m (i)	1 m (i)	1 m (i)	1 m (i)	1 m (i)
Building separation, minimum	1 m	1 m	1 m	1 m	1 m
Lot coverage, maximum	20%	25%	35% (j)	15%	25% (j)
Dwelling unit area, minimum	no minimum	55 m <sup>2</sup> (k)	55 m <sup>2</sup> (k)	55 m <sup>2</sup> (k)	55 m <sup>2</sup>
Structure height, maximum	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Naturalized open space, minimum percentage of lot area	60%	30%	25%	35%	30%
Parking space setback from street line, minimum	10.5 m	7.5 m	7.5 m	7.5 m	7.5 m

<b>RURAL, SUBURBAN, AND URBAN RESIDENTIAL ZONE PROVISIONS</b> (See notes at end of table)	<b>RR</b>	<b>RS</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>
<p>Notes:</p> <p>(aa) plus 1 <i>one-storey building</i> less than 10 sq. metres in area.</p> <p>(a) If not served by a <i>sanitary sewer system</i>, the minimum is 4,000 m<sup>2</sup>.</p> <p>(b) If not served by a <i>sanitary sewer system</i>, the minimum is 60 m.</p> <p>(c) If there is a <i>semi-detached dwelling</i> on the <i>lot</i>, the minimum is 60 m.</p> <p>(d) If the <i>lot</i> was registered as of March 11, 2004 and has not been <i>altered</i> since, and a <i>main building</i> was located on the <i>lot</i> on that date, the minimum is 20 m.</p> <p>(e) If the <i>front lot line</i> is a <i>shoreline</i>, no minimum, except where the original shoreline road allowance is occupied by an <i>improved street</i>, but the <i>minimum water setbacks</i> still apply.</p> <p>(f) However, a <i>single-family dwelling</i> which does not comply with this provision may be <i>altered</i> to a <i>converted dwelling</i> provided the <i>alteration</i> does not increase the extent of <i>non-compliance</i>.</p> <p>(g) If a <i>place of worship</i>, the minimum is 7.5 m.</p> <p>(h) If not served by a <i>sanitary sewer system</i>, the minimum is 3 m on one side and 1.5 m on the other side, subject to note (g).</p> <p>(i) If the <i>rear lot line</i> is also a <i>street line</i>, the minimum is 7.5 m.</p> <p>(j) If not served by a <i>sanitary sewer system</i>, the maximum is 15%.</p> <p>(k) If a <i>converted dwelling</i>, the minimum is 37 m<sup>2</sup>, plus 13.5 m<sup>2</sup> for each bedroom.</p>					

### 5.3 OTHER PROVISIONS

- (a) Despite any other provision of this By-law, a *seasonal dwelling* in the WR3, WR4, WR5, or WR6 Zones may be occupied as a principal residence, where on or after July 11, 1977 Council has issued a Certificate of Occupancy in accordance with the *Planning Act*, provided the *dwelling* conforms with the definition of a *single-family dwelling*.
- (b) Despite any other provision of this By-law, if a *lot* in the WR3L, WR4L, WR5L, or WR6L Zones gains direct access to a *fully maintained street* as a result of a by-law of the *Municipality* assuming that *street*, all *permitted uses* in the WR3, WR4, WR5, and WR6 Zones are *permitted* on that *lot*.
- (c) Despite any other provision of this By-law, a *home business* is *permitted accessory* to a *seasonal dwelling* that is occupied as a principal residence in accordance with Section 5.3(a) of this By-law.
- (d) Despite any other provision of this By-law, in a Residential Zone no *recreational vehicle* shall be parked within 20 metres of the *high water mark*.