

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$129,000**

*Welcome to*

**Carroll Road  
Haliburton**





*Troy Austen*

Sales Representative

This beautiful, flat, and private lot offers a picturesque setting with a peaceful creek running along the back of the property. Located just 10 minutes from the Village of Haliburton, you'll have easy access to local amenities including grocery stores, restaurants, shops, and healthcare services, while enjoying a quiet, natural setting. While the current zoning does not permit residential development, the property holds future potential for rezoning. In the meantime, it could serve as a great location for a wood processing business or similar permitted use. Whether you're looking for an investment opportunity or a space to support your business goals, this scenic and well-situated lot is worth a look.

**CONTACT DETAILS:**

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

## Property Client Full

# Carroll Road, Dysart, Ontario K0M 1S0

Listing

[0 Carroll Rd Dysart](#)

Active / Commercial / Land

MLS®#: X12298377

List Price: \$129,000/For Sale

New Listing

### Haliburton/Dysart et al/Dudley



Tax Amt/Yr: \$577.49/2025/Annu Transaction: Sale  
SPIS: No DOM 0  
Legal Desc: PART LOT 10 CONCESSION 12 DUDLEY PART 1, 19r2676; DYSART ET AL

Link: Holdover 60  
Occupant: Vacant Possession: immediate

Zoning: MX/EP

Dir/Cross St: ON-118W to Harburn Road to Carroll Road

PIN #: 391660304  
Possession: immediate

ARN #: 462402100024500  
Possession Date:

Contact After Exp: No

Total Area: 8.90 Acres

Lot/Bldg/Unit/Dim: Lot 424.34 x 790.95Feet

Assessment: 2025

Water: None  
Sewers: None

Commercial/Financial Information

Remarks/Directions

Client Rmks: This beautiful, flat, and private lot offers a picturesque setting with a peaceful creek running along the back of the property. Located just 10 minutes from the Village of Haliburton, you'll have easy access to local amenities including grocery stores, restaurants, shops, and healthcare services, while enjoying a quiet, natural setting. While the current zoning does not permit residential development, the property holds future potential for rezoning. In the meantime, it could serve as a great location for a wood processing business or similar permitted use. Whether you're looking for an investment opportunity or a space to support your business goals, this scenic and well-situated lot is worth a look.

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

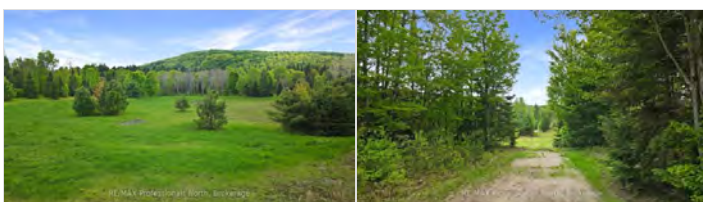
Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 07/21/2025

Photos

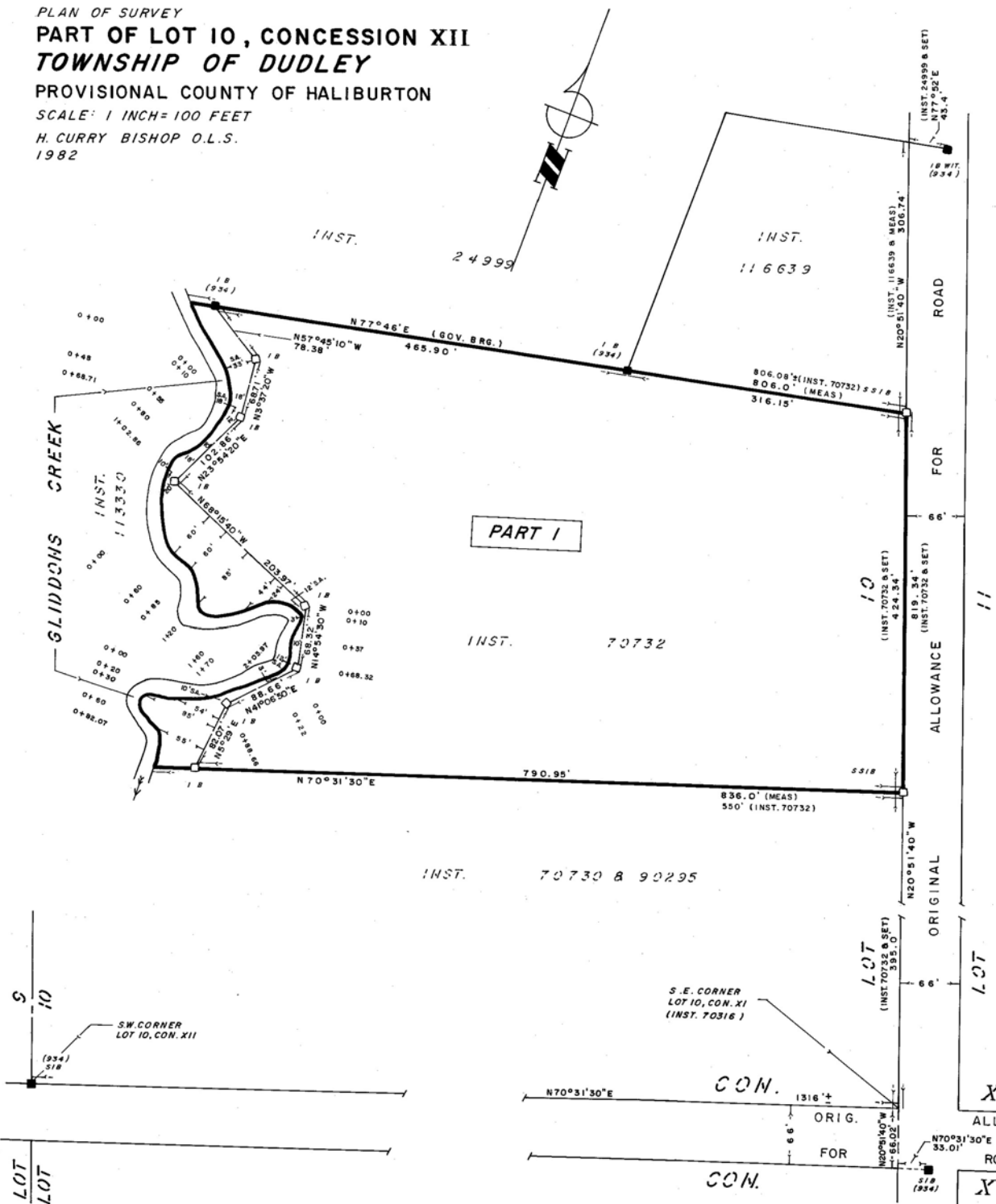
MLS®#: X12298377

[Carroll Road](#), Dysart, Ontario K0M 1S0





## 1982



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

# Carroll Road, Haliburton



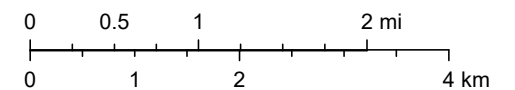
January 9, 2024

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Scale: 1:72,224



# Carroll Road, Haliburton



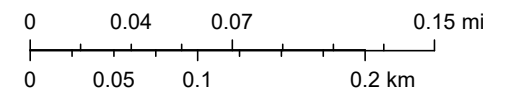
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Scale: 1:4,514







## Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipad / Hospital Helipad
- Seaplane Base
- Ferry Route
- Trail
- Brute Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway / Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major / Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Booked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wetland Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids / Falls
- Rapids
- Rocks
- Lock Gate
- Dam / Hydro Wall
- Provincial / State Boundary
- International Boundary
- Upper Tier / District
- Municipal Boundary
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.2 km

Projection: Web Mercator



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MX

MX

MX

MX

RU1

RU1

RR-5

Carroll Rd

## Section 8 INDUSTRIAL ZONES

Industrial Zones include the following:

General Industrial Zone	M
Extractive Industrial Zone	MX
Disposal Industrial Zone	MD

### 8.1 PERMITTED USES

In an Industrial 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.

INDUSTRIAL PERMITTED USES	M	MX	MD
<b>Residential uses</b>			
Accessory dwelling	X		
<b>Non-residential uses</b>			
Body shop	X		
Business office	X		
Commercial garage	X		
Contractor's yard	X		
Dairy	X		
Drive-through restaurant	X		
Farm excluding any building or structure (2011-83)		X	
Farm supply dealer	X		
Firewood processing operation	X	X	
Forest products mill	X		
Forestry use, excluding any building or structure (2011-83)		X	
Fuel storage tank	X		
Home office	X		
Liquor licensed premises	X		
Lumber storage yard	X		
Machine shop	X		
Manufacturing plant	X		
Marina	X		
Merchandise service shop	X		



<b>INDUSTRIAL PERMITTED USES</b>	<b>M</b>	<b>MX</b>	<b>MD</b>
Mine		X	
<i>Parking lot</i>	X		
<i>Pit</i>		X	
Printing shop	X		
Processing plant	X		
<i>Public use</i>	X	X	
<i>Quarry</i>		X	
<i>Restaurant</i>	X		
Retail lumber and <i>building</i> supply establishment	X		
<i>Salvage yard</i>			X
<i>Self-service storage building</i>	X		
<i>Sewage treatment facility</i>			X
<i>Take-out restaurant</i>	X		
Transportation terminal	X		
<i>Vehicle agency</i>	X		
Warehouse	X		
<i>Waste disposal site</i>			X
<i>Accessory retail store</i>	X		
<i>Open storage</i>	X	X	X

## 8.2 ZONE PROVISIONS

In an Industrial 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 table to be applicable in that zone, subject to any applicable notes in the table.

<b>INDUSTRIAL ZONE PROVISIONS</b> (See notes at end of table)	<b>M</b>	<b>MX</b>	<b>MD</b>
<i>Lot area</i> , minimum	2,040 m <sup>2</sup>	no minimum	no minimum
<i>Lot frontage</i> , minimum	no minimum	no minimum	no minimum
<i>Dwellings per lot</i> , maximum	1	not applicable	not applicable
<i>Minimum water setback</i>	30 m (a)	30 m (a)	30 m (a)

<b>INDUSTRIAL ZONE PROVISIONS</b> (See notes at end of table)	<b>M</b>	<b>MX</b>	<b>MD</b>
<i>Minimum lot line setback, front</i>	15 m (b)	30 m	30 m
<i>Minimum lot line setback, exterior side</i>	15 m (b)	30 m	30 m
<i>Minimum lot line setback, interior side</i>	7.5 m (c)	15 m (d), (e)	15 m (d)
<i>Minimum lot line setback, rear</i>	7.5 m (c)	15 m (d), (e)	15 m (d)
<i>Pit or quarry excavation setback from lot line, minimum</i>	not applicable	15 m (f)	not applicable
<i>Washing, screening, sorting, and crushing operation at a pit or quarry, setback from lot line, minimum</i>	not applicable	30 m (g)	not applicable
<i>Lot coverage, maximum</i>	20%	no maximum	no maximum
<i>Dwelling unit area, minimum</i>	55 m <sup>2</sup>	not applicable	not applicable
<i>Accessory retail store gross floor area, maximum percentage of gross floor area of main building</i>	20%	not applicable	not applicable
<i>Naturalized open space, minimum percentage of lot area</i>	10%	no minimum	no minimum
<i>Open storage, maximum percentage of lot area</i>	30% (h)	no maximum	no maximum
<i>Parking space setback from street line, minimum</i>	1 m	1 m	1 m
<i>Parking space setback from lot line, minimum</i>	3 m (i)	3 m (i)	3 m (i)
<i>Planting strip width, minimum</i>	3 m (j)	15 m (k), (l)	3 m (j), (m)
<b>Notes:</b> (a) 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. (b) If the subject <i>lot line</i> abuts a <i>zone</i> that is not an Industrial Zone, the minimum is 24 m, plus 0.5 m for each 0.5 m by which <i>structure height</i> exceeds 12.5 m. (c) If the subject <i>lot line</i> abuts a <i>zone</i> that is not an Industrial Zone, the minimum is 15 m, plus 0.5 m for each 0.5 m by which the greatest <i>structure height</i> on the <i>lot</i> exceeds 12.5 m. (d) If the subject <i>lot line</i> abuts a <i>zone</i> that is not an Industrial Zone, the minimum is 30 m. (e) If the subject <i>lot line</i> abuts an MX Zone, there is no minimum.			



<b>INDUSTRIAL ZONE PROVISIONS</b> (See notes at end of table)	<b>M</b>	<b>MX</b>	<b>MD</b>
<p>(f) If the subject <i>lot line</i> is a <i>street line</i> or abuts a Residential Zone or a <i>lot</i> with a <i>residential use</i>, the minimum is 30 m.</p> <p>(g) If the subject <i>lot line</i> abuts a Residential Zone or a <i>lot</i> with a <i>residential use</i>, the minimum is 210 m.</p> <p>(h) Or, twice the <i>ground floor area</i> of the <i>main building</i>, whichever is less.</p> <p>(i) If the <i>lot line</i> abuts a zone that is not a Residential Zone or a <i>lot</i> with no <i>residential use</i>, no minimum.</p> <p>(j) A <i>planting strip</i> is required only along those parts of a <i>lot line</i> that abut a Residential Zone or a <i>lot</i> with a <i>residential use</i>, subject to note (m) if applicable.</p> <p>(k) A <i>planting strip</i> is required only along those parts of a <i>lot line</i> that do not abut an Industrial Zone or abut a <i>street line</i>.</p> <p>(l) Or the width of the applicable <i>minimum lot line setback</i>, whichever is less.</p> <p>(m) A <i>planting strip</i> is required along those parts of a <i>street line</i> where there is a <i>lot</i> with a <i>residential use</i> directly across the <i>street allowance</i>.</p>			

### 8.3 INDUSTRIAL EXCEPTION ZONES

#### 8.3.1 M Exception Zones

##### 8.3.1.1 M-1 Exception Zone (By-law 89-51)

Despite any provision to the contrary of Section 8, or any other provision of this By-law, within the M-1 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

Despite Section 8.1 of this By-law, the only *permitted uses* are as follows:

- a contractor's yard
- a forest products mill
- a *fuel storage tank*
- a lumber storage yard
- a machine shop
- a manufacturing plant
- a municipal or provincial garage and storage yard
- a processing plant
- a storage *building*
- a transportation terminal
- a warehouse
- *open storage*.

(b) *Zone provisions:*

All *zone provisions* applicable to the M Zone, except as follows:

- Wholesale sale *accessory* to any *permitted use* is *permitted*
- Retail sale *accessory* to any *permitted use* is not *permitted*.