



OAKVIEW MARINA & LODGE

2029 Little Hawk Lake Road
Algonquin Highlands, ON K0M 1S0



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MLS LISTING

2029 Little Hawk Lake Road, Algonquin Highlands, Ontario K0M 1S0

Listing

[2029 Little Hawk Lake Rd Algonquin Highlands](#)

MLS® #: X12928418

Active / Commercial / Commercial



Haliburton/Algonquin Highlands/Stanhope

Tax Amt/Yr: **\$10,030.75 / 2025** / A Transaction: **Sale**
SPIS: **No** DOM **88**
Legal Desc: **PT LT 19 CON 10 STANHOPE PT 1 19R7288 EXCEPT PT 2 19R8499; PART COUNTY ROAD 13 AS SHOWN ON 19R8499 STANHOPE CLOSED BY H276481 PT 1 19R8499; ALGONQUIN HIGHLANDS**

Category:	Service	Use:	Hospitality/Food Related
Link:		Holdover:	60
Freestanding:	Yes	Franchise:	
Occupant:	Owner	Possession:	TBD
Zoning:	C3		
Dir/Cross St:	Highway 35 & Little Hawk Lake Road		

PIN #: **391330198**
Possession: **TBD**

ARN #: **462100300077600**
Possession Date:

Contact After Exp: **No**

Total Area: **8,676.00 Square Feet**
Retail Area: **8,676 Square Feet**
Winterized: **Fully**
Heat: **Propane Gas**
Sprinklers: **No Sprinklers**

Lot/Bldg/Unit/Dim: **Lot 678.7 x 466.5 Feet**
Water: **Both**
Sewers: **Septic**
A/C: **Yes**
Washrooms: **10**
Garage Type: **Double Detached Garage**
Park Spcs: **60.00**

Out Storage: **Yes**
Basement: **Yes**

Utilities: **Yes**
Waterfront Y/N:

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Whether you seek a scalable project for a small business, work-life balance or you are interested in growing an established and profitable year-round commercial enterprise with multiple revenue streams, Oakview Lodge & Marina is perfectly suited to a variety of needs and lifestyles. Sitting on the shore of Little Hawk Lake, Oakview Lodge, with its guest house and marina, has lots to offer outdoor enthusiasts year round. Included in the sale of the lodge are canoes, kayaks, SUP's and paddle boats, so guests can enjoy a variety of water activities, fishing (summer and winter) and swimming in a deep, clean lake. Hiking trails can be enjoyed year-round, there are a number of advanced bike trails to help cycling enthusiasts explore the area, and opportunities to ski, snowshoe and skate are readily available in winter months. The Lodge sits directly on the OFSC B Trail, so snowmobiling guests have some great trails right on their doorstep. Add to this a vibrant arts community and 2 local craft beer breweries. Guests will never be bored! Over the years, Oakview Lodge has been run with a focus on licensed dining and shared accommodation, with owners occupying a third floor, 3-bedroom, luxury unit. In more recent years, the Lodge has successfully embraced the large Cottage Rental market by renting the entire Lodge to one group at a time with a totally hands-off approach, similar to the way the property's 4-season, 2-bedroom, self-contained guest house has been rented. Currently the lodge is being used as a co-living space. Sitting directly on the shore of a lake with primarily water-access cottages, there is always high demand for seasonal docking and parking services, as well as the opportunity to provide boat servicing, wrapping and winter storage. Enjoy income from docking and parking, do additional marine work yourself or sub it out. Zoned C3 (Recreational/Commercial), there are numerous possibilities for this unique property to generate income.**

Listing Contracted With: **Century 21 Granite Realty Group Inc. 705-457-2128**

Prepared By: **ANDREW HODGSON, Broker**

Date Prepared: **06/22/2026**

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— INCLUSIONS & EXCLUSIONS

MAIN FLOOR: TV AREA

Included: 2 large brown couches (2-seater and full-size), 2 Ikea chairs (white), round table, lamp on the square table in the corner, carpet, large TV on the wall, pictures of the local area (3), DVD player.

Excluded: Small black chair with wooden arms, AV system including speakers, glass rectangular coffee table, standing lamp in the corner near to TV, square table in the corner, shelving unit under the TV, phonograph.

MAIN FLOOR: FIREPLACE/BEVERAGE AREA

Included: High top extension table (chairs included in the veranda list), two cream upholstered chairs, two dark orange upholstered chairs, round table with glass, top freestanding island four green island chairs, bar fridge, wine fridge, fireplace tools, wood rack fire extinguishers (2), red cabinet, Starlink system with google mesh (router and 5 nests), commercial drip coffee machine (in basement storage area), coffee carafe (in basement storage area), small grinder, glass Bodum, kettle, teapot.

Excluded: Mirror above the round table, grey upholstered bench, large grinder, twelve cup drip coffee machine, stainless steel Bodum.

MAIN FLOOR: COOKBOOK AREA & MAIN BATHROOMS

bookcases, speakers (3), carbon monoxide detector, wall mirrors (2), small cabinets (1 in each bathroom), garbage cans (1 in each bathroom).

Excluded: Small walnut side table, black and red area rug

MAIN FLOOR: DINING AREA

Included: 14 dark brown dining chairs (armless), open shelving unit, buffet, wall mirror.

Excluded: Grandfather clock, 3 portable rechargeable table lamps, large oak dining table.

MAIN FLOOR: FRONT ENTRANCE, OFFICE/WORK AREA, MUDROOM

Included: 2 dark brown desks, light brown filing cabinet, two beige upholstered chairs, square corner table, dark brown, rectangular table, small mirror above bench, electric fireplace, large mirror above the fireplace, treadmill, shoe rack (in the boot room), gray fabric office chair, Ikea tall beige cabinet, rug under the chairs, 2 runners, landline phone and stations, shelves (in the boot room).

Excluded: Hawk lakes metal wall hanging, black open weave office chair, light brown three-legged bench with drawers, printer/scanner, barometer.

— INCLUSIONS & EXCLUSIONS

MAIN FLOOR: VERANDA FACING THE PARKING AREA/ROAD

Included: Large pine storage cabinet with hutch, low rectangular wood drawer unit, umbrella holder, white upholstered chair, wood table (irregular shape), chairs for high top tables (10), boot rack and tray, runners, lake arrow wall hanging, rolled up carpets, map of hawk lake in window.

Excluded: Large shelving unit with iron frame, blue upholstered chair with round base, green carpet, magazine racks and books, walking sticks.

MAIN FLOOR: VERANDA FACING THE LAKE, HOT TUB ROOM

Included: Rectangular coffee table (wood top, metal legs), rectangular side table with black stripes, wicker chairs with cushions (6), beige carpet square dining table (seats 4), large gray L shaped couch, wicker shelf (hot tub room), wicker basket (hot tub room), footstool (hot tub room).

Excluded: Glass front bookshelf, navy and red carpet, square side table (under window), wood spine dining chairs (2 with arms and 2 without), hanging basket, chair, heavy rectangular pine side table, black cabinet.

APPLIANCES

Included: Full size refrigerator, upright freezer, fridge/freezer, 2 induction ovens, microwave, toaster oven, stacked washer / dryer, gas BBQ, chest freezer (basement), commercial ice maker (basement), GE gas stove/range (3rd floor), LG fridge/freezer (3rd floor), stacked washer / dryer (3rd floor).

SECOND LEVEL: HALLWAY

Included: Dark wood armoire, dark wood, low profile dresser, blue table mirror in the alcove, mirror opposite the deck door.

Excluded: Metal sculpture and lightwood dresser.

SECOND LEVEL: UNIT 1

Included: gray pullout, couch floor lamp, narrow console table, black ottoman bed with wood headboard, small bedside table, woodside, table, fold down desktop (fixed to wall), brown chair bedside table square table under window in the bedroom, iron bed tall black Ikea bookshelf.

Excluded: cream upholstered chair with wood arms, long narrow rug in sitting room, orange and black carpet in bedroom folding table in closet, dresser.

• INCLUSIONS & EXCLUSIONS

SECOND LEVEL: UNIT 2

Included: iron bed, dresser in closet, round mirror above desk, small bedside table lamp in closet, table lamp on shelving unit.

Excluded: floor lamp, shelving unit, green chair and matching ottoman, wood desk and chair.

SECOND LEVEL: SUITES 3 TO 6

Excluded: All contents.

BASEMENT

Included: Night tables (2), dressers (2), large restaurant dining table, Ikea Poang chair, Recumbent stationery bike, small restaurant dining table.

EXTERIOR FURNITURE

Included: Heavy resin Adirondack chairs (5 on dock + 4 front yard), plastic Adirondack chairs (7 in back yard), picnic tables (2), high-top metal table with 2 chairs - glass top in front of fireplace, side veranda - metal seating set with red cushions, small square wood table (front stoop), grey square wood table with 4 folding chairs (front yard).

Excluded: Iron chairs (front stoop), small round metal table.

WATERCRAFTS

Included: Canoes (4), Kayaks (2), Stand Up Paddleboards, Peddle Boats (2), Pool Noodles, Life Jackets (10+).

WORKSHOP/OTHER

Included: oil extractor, gear oil filler (2), oil change wrenches, shrink wrap gun, wheeled battery charger, dock and ramp system.

Excluded: Swift canoe, loft contents.

Negotiable: existing inventory (oil filters, bilge pumps, etc).

GUEST HOUSE

Inclusions: All contents, BBQ.

Excluded: Tools and gardening equipment in storage room.

ADDITIONAL INFORMATION

UPDATES FROM 2023 TO 2025

- Main floor, stairway and upper hall, painted in a neutral color with new lighting
- Lodge bar replaced with an island creating a coffee and beverage centre
- Fieldstone, fireplace, tuck pointed inside and out and inside stones professionally cleaned
- Two new double hung windows in the dining room
- Two new induction stoves, new large washer and dryer
- Completed concreting and painting of basement floor and created designated storage
- Installed new commercial grade water filtration system
- Reinforced main floor supports in basement
- Heat pump added to the third-floor unit
- Improved private suites including new or refinished flooring and paint.
- Replaced garage roof with steel roofing
- Starlink high speed internet installed with google nest network
- 240V receptacle in the garage suitable for EV charging
- New electrical panel installed in the main lodge
- New refrigerator (with ice maker) on the third floor

UPDATES FROM 2015 TO 2023

Main Lodge - Main Floor

- New septic tank for main Lodge
- Main floor bathrooms renovated
- Standby generator with load shedding installed
- Upgraded television satellite dish and receiver
- Propane hot water tank (2017)
- 2 new propane furnaces (2019)
- 2/3 of all finger docks replaced
- 32 feet of main dock replaced
- Dock ramp
- Main dock concrete crib
- 12 x 20 swim dock
- Backyard professionally landscaped
- Steel fencing
- Cottage flooring
- Kitchen floor, countertops, shelving, most cabinets Laundry flooring and cabinets
- Water pump
- Windows in 2 bedrooms in apartment
- Insulation (Basement Sills/Cottage Utility)
- Basement Windows
- Cottage steel roof and venting

ADDITIONAL INFORMATION

PROPERTY MEASUREMENTS AND DETAILS

Main Lodge - Main Floor

- Entrance-5.41 X 3.076
- Side Porch-9.812 X 3.003
- Lakeside Porch-13.757 X 3.082 with walkout to front
- Foyer/Mudroom-6.215 X 2.70
- Den/Office/Fireplace Room inside Entrance-6.872 X 5.224
- Kitchen-6.018 X 4.171
- Butler's Pantry/Laundry-3.179 X 2.952
- Screen Porch-2.946 X 4.084 with walkout to backyard
- 2 Piece Bathroom-1.688 X 1.413
- 2 Piece Bathroom-1.606 X 1.491
- Dining/Sitting Room-10.125 X 4.957
- Living Room-11.973 X 5.353 with stone woodburning fireplace and Coffee bar
- Hot Tub Room-3.083 X 4.224

Main Lodge - Second Floor

Suite 1

- Sitting Room-4.934 X 2.932
- Walk-in Closet-1.566 X 1.729
- Bedroom-4.945 X 2.865
- 4 Piece Bathroom-1.733 X 2.979

Suite 2

- Bedroom-4.961 X 2.962 with large closet
- 4 Piece Bathroom-2.273 X 1.619

Suite 3

- Sitting Room-3.432 X 2.859
- Bedroom-2.952 X 4.947 with large closet
- 4 Piece Bathroom-2.098 X 2.515

Suite 4

- Sitting Room-5.083 X 2.912 with large closet
- Bedroom-5.074 X 2.884
- 4 Piece Bathroom-1.478 X 2.509

Suite 5

- Bedroom-5.083 X 2.959 with large closet
- 3 Piece Bath-1.476 X 1.215-shower

Suite 6

- Sitting Room-5.102 X 2.896 with large closet
- Bedroom-3.477 X 2.877
- 4 Piece Bath-1.508 X 2.127

Note: This level has a walkout to upper deck which leads to a lower deck. There is also under stair storage.

Main Lodge - Third Floor

- Bedroom-4.243 X 2.305
- Bedroom-4.386 X 3.042
- Kitchen/Living/Dining Room-9.399 X 6.652 with propane fireplace, walkout to lakeview deck
- 5 Piece Bath-3.123 X 3.972-with double sinks, jetted tub, separate shower
- Primary Bedroom-6.885 X 4.577 with 1.189 X 2.843 sitting area
- Walkin Closet with Laundry-1.972 X 3.130

Note: This level has a separate hydro panel and heat pump.

ADDITIONAL INFORMATION

Main Lodge - Basement

- 11.628 X 17.758
- Storage and mechanicals for the house
- Commercial UV System
- 2 Forced Air Propane Furnaces (one for 1st floor, one for 2nd floor)

Square Footage

- Basement: 2331 SF
- Main Floor: 2517 SF
- Second Floor: 2331 SF
- Third Floor: 1497 SF
- Additional (hot tub room, lakeside & side veranda, BBQ room):1042 SF

Guest Cottage

- Overall Square Footage-552 square feet
- Private Deck-4.23 X 3.049
- Bedroom-2.713 X 3.528
- Bedroom-2.563 X 2.859
- 3 Piece Bathroom-1.675 X 1.927
- Back Entrance-2.071 X 2.429
- Kitchen/Living/Dining Room-7.092 X 3.716

Note: Cottage is partially on piers and partial basement (7.092 X 3.716). Basement houses the plumbing for the cottage and is insulated and heated with an EBB heater. 100 amp panel. Winterized, propane fireplace with Budget Propane Tank, window air conditioner.

Detached Garage

- Double Garage with loft-6.982 X 9.437 with 100 amp service, drywalled and insulated (lower level)

ADDITIONAL NOTES

Main Lodge - Main Floor

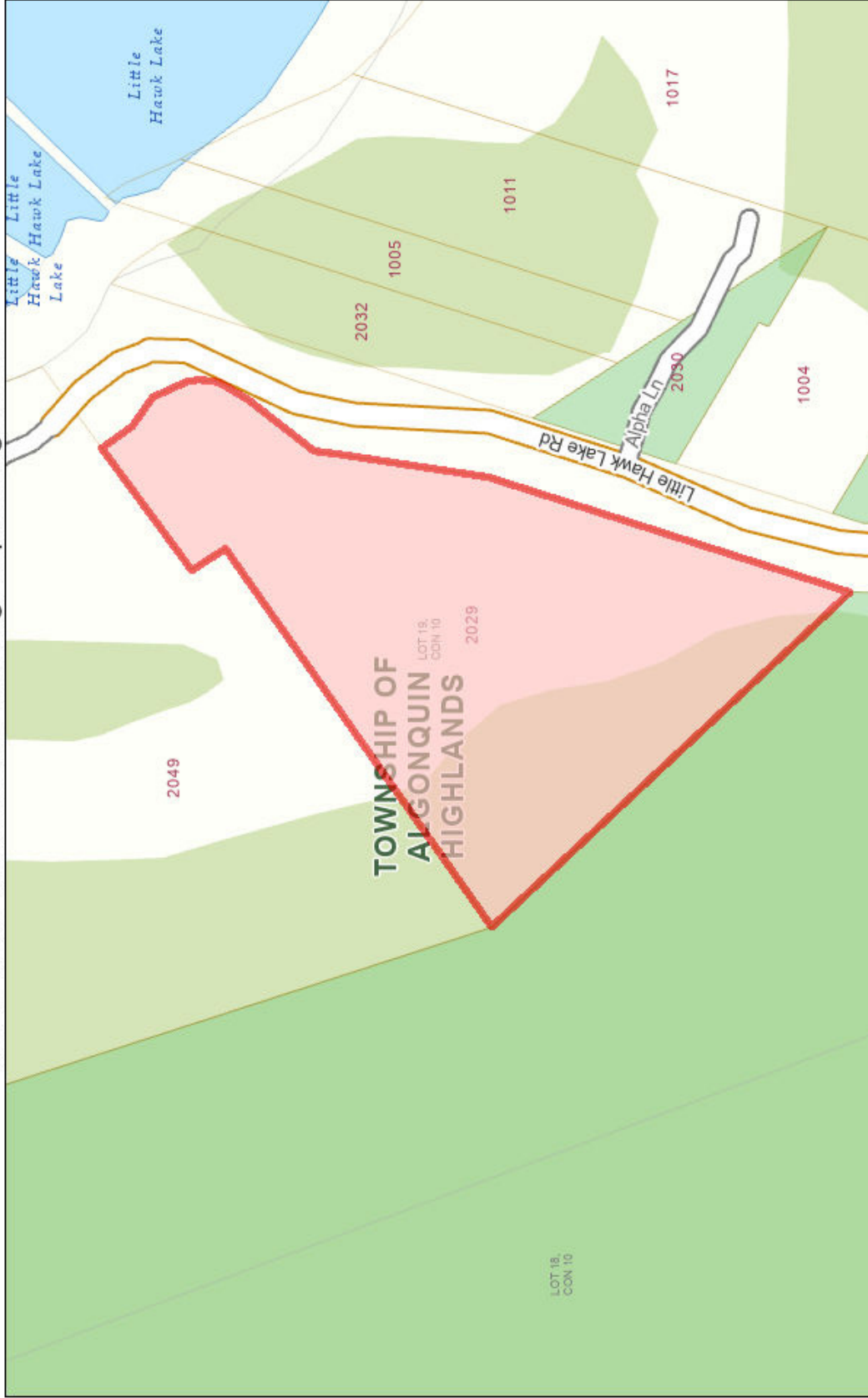
- 22 KW Generac serving main lodge
- Vinyl Siding on main building, garage and guest cottage
- Steel Roof on main building, garage and guest cottage
- Floral and Vegetable Gardens
- Ample Parking
- 60 boat slips with parking spaces
- Provide boat wrapping and storage
- Property is on snowmobile route
- Septic was pumped in 2024

OWNERSHIP COSTS

- Hydro \$348.87 (Jan 1 to June 30, 2025), \$7,200 in 2024
- Propane \$183.72 (Jan 1 to June 30, 2025), \$6,033 in 2024
- Water & Waste \$444.00 in 2024
- Taxes: \$10,030.75 (Final 2025)

PROPERTY MAP

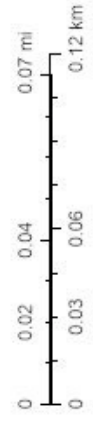
2029 Little Hawk Lake Rd, Algonquin Highlands



September 8, 2025



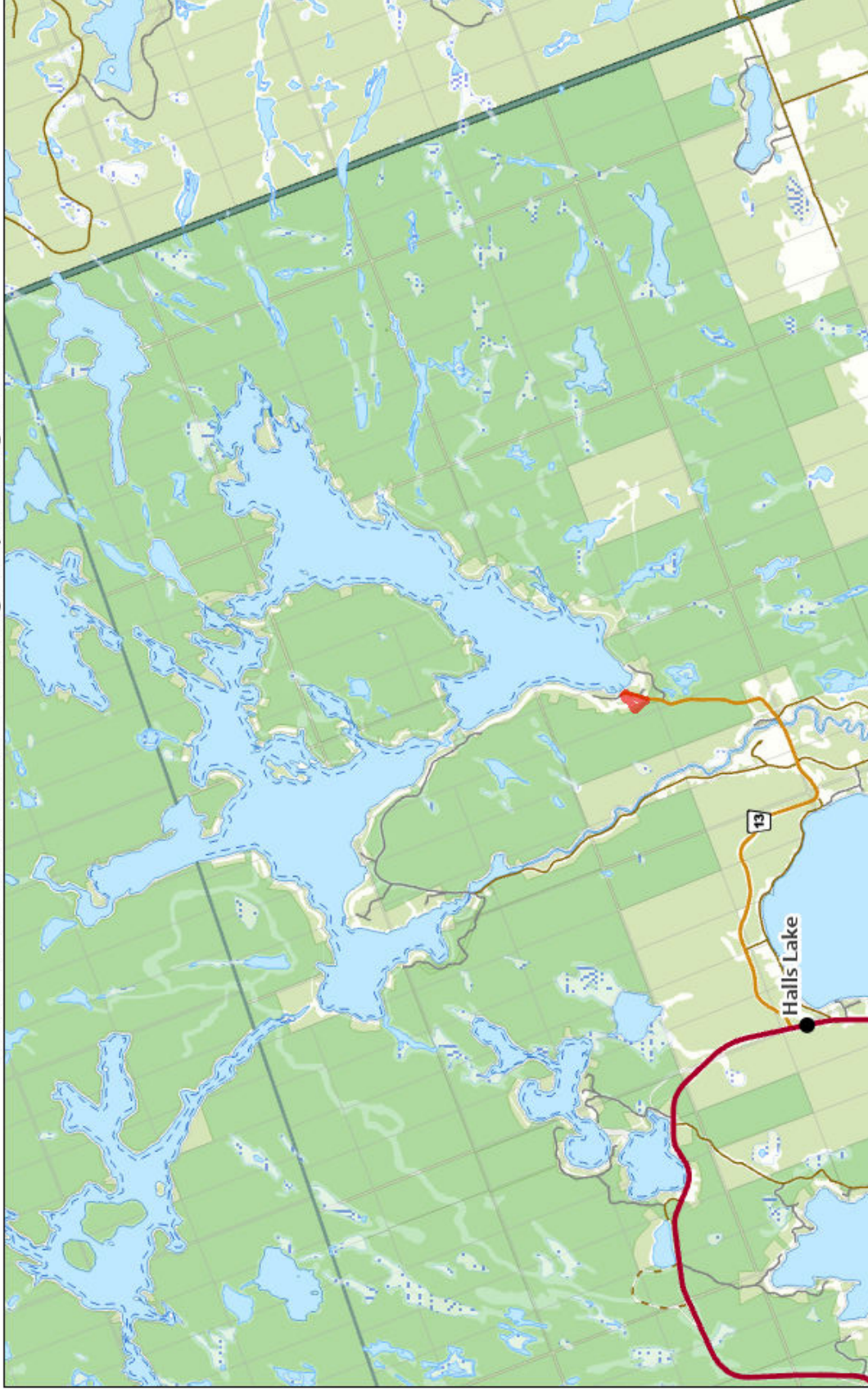
Scale: 1:2,257



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PROPERTY MAP

2029 Little Hawk Lake Rd, Algonquin Highlands



September 8, 2025



Scale: 1:72,224



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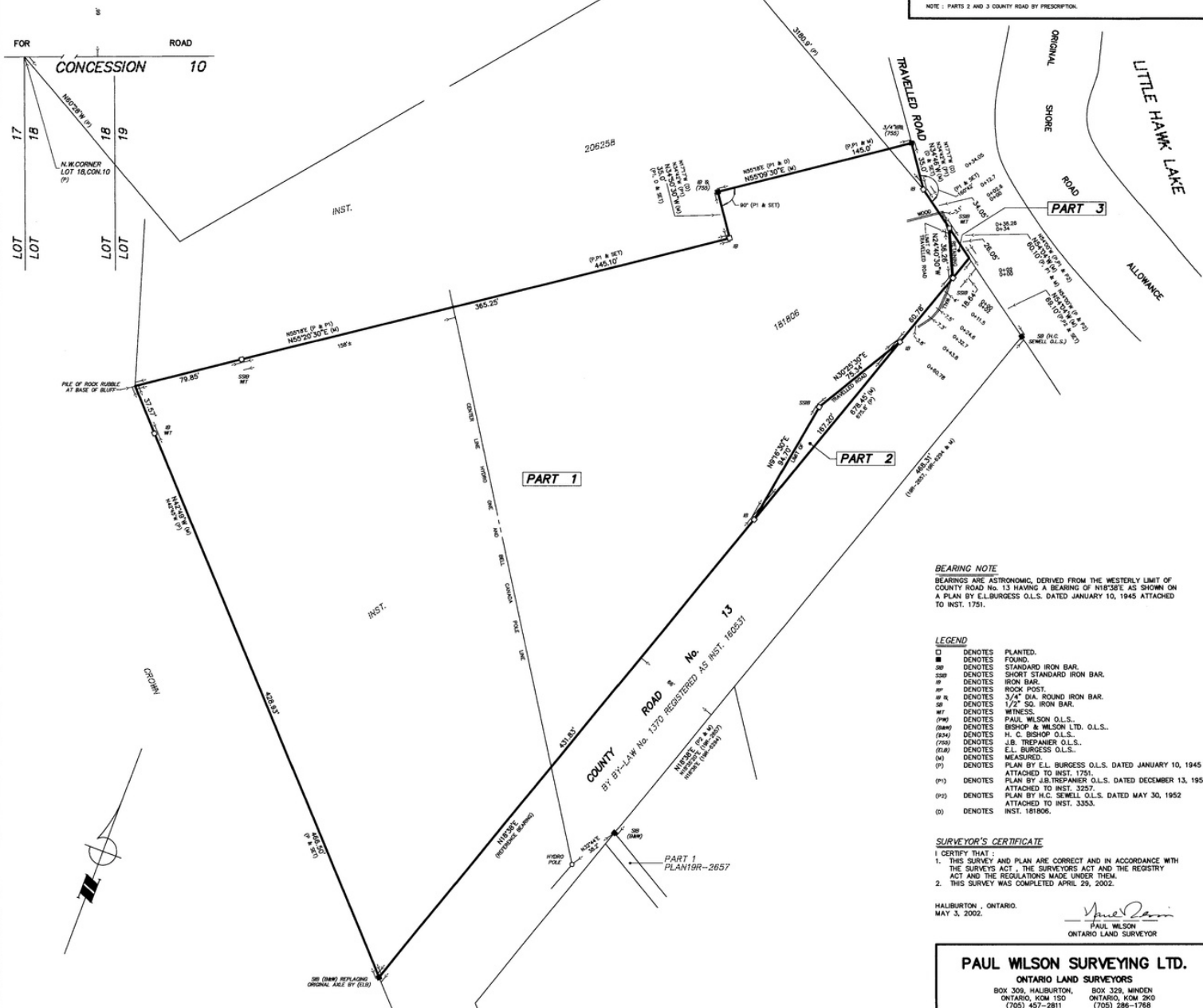


SURVEY

PLAN OF SURVEY OF
PART OF LOT 19, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF STANHOPE
MUNICIPALITY OF ALGONQUIN HIGHLANDS
COUNTY OF HALIBURTON
PAUL WILSON O.L.S.
2002



CONCESSION 11
ORIGINAL ALLOWANCE



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT

DATE MAY 9, 2002
PAUL WILSON

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

PLAN19R-7288
RECEIVED AND DEPOSITED

MAY 9, 2002

K. Roberts, A. DEPUTY
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (No.19)

SCHEDULE

PART	LOT	CONCESSION	INSTRUMENT	AREA
1	19	10	181806	3.854 Acs.
2			181806	0.030 Acs.
3			181806	0.005 Acs.

NOTE: PARTS 2 AND 3 COUNTY ROAD BY PRESCRIPTION.

BEARING NOTE
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIMIT OF
COUNTY ROAD No. 13 HAVING A BEARING OF N15°50'30"E AS SHOWN ON
A PLAN BY E.L. BURGESS O.L.S. DATED JANUARY 10, 1945 ATTACHED
TO INST. 1751.

LEGEND

- DENOTES PLANTED.
- DENOTES FOUND.
- SB DENOTES STANDARD IRON BAR.
- SDB DENOTES SHORT STANDARD IRON BAR.
- IP DENOTES IRON BAR.
- IP DENOTES IRON POST.
- W R DENOTES 3/4" DIA. ROUND IRON BAR.
- SB DENOTES 1/2" SQ. IRON BAR.
- WT DENOTES WITNESS.
- (PW) DENOTES PAUL WILSON O.L.S.
- (BWP) DENOTES BISHOP & WILSON LTD. O.L.S.
- (B44) DENOTES H. C. BISHOP O.L.S.
- (755) DENOTES J.B. TREPANIER O.L.S.
- (118) DENOTES E.L. BURGESS O.L.S.
- (14) DENOTES MEASURED.
- (P) DENOTES PLAN BY E.L. BURGESS O.L.S. DATED JANUARY 10, 1945 ATTACHED TO INST. 1751.
- (P3) DENOTES PLAN BY J.B. TREPANIER O.L.S. DATED DECEMBER 13, 1954 ATTACHED TO INST. 3257.
- (P2) DENOTES PLAN BY H.C. SENEILL O.L.S. DATED MAY 30, 1952 ATTACHED TO INST. 3353.
- (D) DENOTES INST. 181806.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED APRIL 29, 2002.

HALIBURTON, ONTARIO.
MAY 3, 2002.

PAUL WILSON
ONTARIO LAND SURVEYOR

PAUL WILSON SURVEYING LTD.

ONTARIO LAND SURVEYORS

BOX 309, HALIBURTON, ONTARIO, K0M 2K0
(705) 457-2811

BOX 329, MINCHON, ONTARIO, K0M 2K0
(705) 286-1768

DSK 7

SEPTIC INFORMATION

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

ST-2-88
FILE NUMBER

REPORT

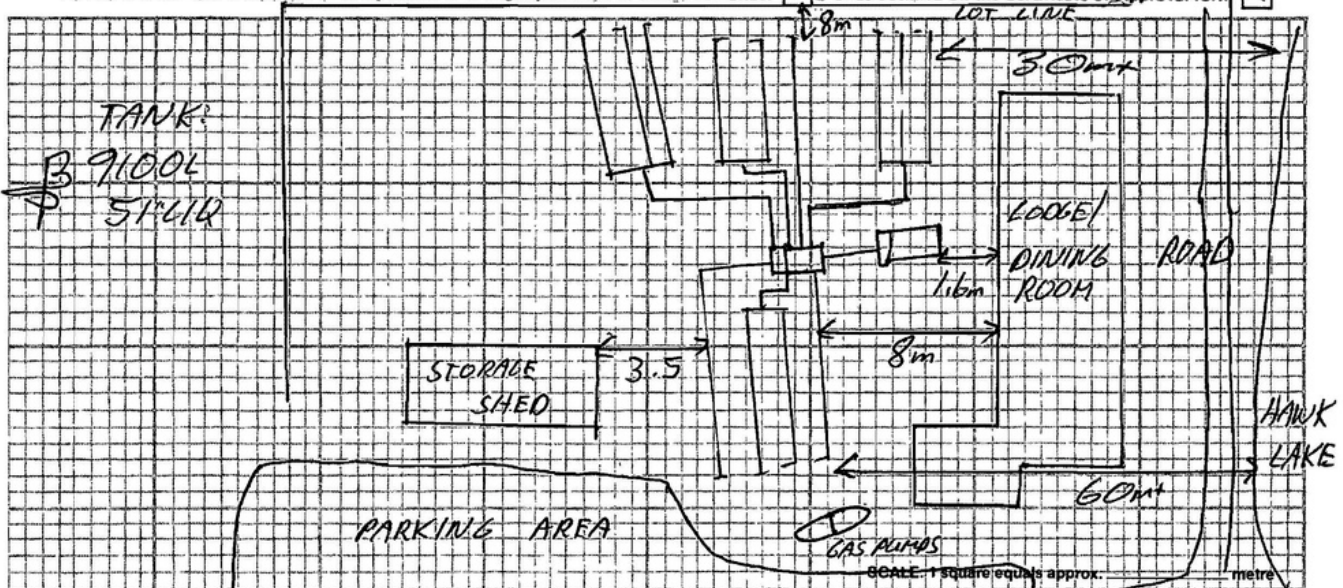
INSTALLED BY: R.C. BAKER (CONST.)

DATE: JULY 17, 1989

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 9100 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 10 bedrooms & 24 SEAT DINING RM.
- B. Distribution Pipe: Type - PVC ☒ Clay Tile ☐ Other ☐ ; Absorption Trench System ☒ ; Filter Bed System ☐ ; Total 165 lineal meters in 13 runs of 12 meters and fed by gravity ☒ ; Siphon ☐ or Pump ☐.
- C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval 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 GRADE TO .5m FINAL SOIL COVER OVER SEPTIC SYSTEM/COMPLETED

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

ROGER & SHERRY HEWSON

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # ST-2-88

such system being located on Lot 19 Conc. 10 Plan _____ Sub. lot _____

Township/Municipality STANHOPE County HALIBURTON

Inspected and Recommended by J. Tedwell

DATE 89-07-17

Issued R. J. MacNeill
(Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or efficiency of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

WETT INSPECTION



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by:	Inspection location: ☒ Same as requested or:
Address: 2029 Little Hawk Lake Rd Algonquin Highlands, ON	Address:
Email:	Email:
Phone No.:	Phone No.:
Inspector's name: Robert Ramsdale	WETT No.: 11228
Reason(s) for inspection: insurance	
Level of inspection requested: ☒ Level 1 ☐ Level 2 ☐ Level 3	
Date of request: Oct 11, 2022	Date of inspection: Oct 11, 2022

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.

WETT INSPECTION



WETT RECOMMENDED INSPECTION CHECKLIST

FIREPLACE INSERT OR HEARTH-MOUNTED STOVE

Certification Standard: ☒ ULC S628 ☐ EPA ☐ CSA B415 ☐ Uncertified ☐ Unknown

Listing Agency: ☐ ULC ☐ CSA ☒ WH/ETL ☐ OTL ☐ Other: _____

Appliance Type: ☒ Fireplace Insert ☐ Hearth-mounted Stove ☐ Flue collar size: 6"

Make: Pacific Energy **Model:** Summit **Serial #:** WHA10559

Installation manual available: ☐ Yes ☒ No

Installed by: _____ **Date:** _____ ☒ Unknown Approx. Age: _____

Fireplace type: ☒ Masonry ☐ Masonry with heat form

☐ Factory-built: Make: n/a Model: _____ Serial #: _____

Chimney type: ☒ Masonry ☐ Factory-built

Appliance location: ☐ Basement ☒ Main Floor ☐ Other (specify): _____

Does the unit share a venting system with another appliance? ☐ Yes ☒ No

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE
1. Combustible mantle	21"	48"+	☐ N/A ☒ Yes ☐ No ☐ UTI
2. Top trim / facing	21"	30"	☐ N/A ☒ Yes ☐ No ☐ UTI
3. Side trim / facing	8.5"	48"+	☐ N/A ☒ Yes ☐ No ☐ UTI
4. Combustible side wall	8.5"	36"+	☐ N/A ☒ Yes ☐ No ☐ UTI
5. Ember pad material	noncombustible	stone, tile	☐ N/A ☒ Yes ☐ No ☐ UTI
6. Ember pad / left side	8"	36"	☐ N/A ☒ Yes ☐ No ☐ UTI
7. Ember pad / right side	8"	36"	☐ N/A ☒ Yes ☐ No ☐ UTI
8. Ember pad / front	18"	12" to gap	☐ N/A ☐ Yes ☒ No ☐ UTI
9. Floor protection material			☒ N/A ☐ Yes ☐ No ☐ UTI

WETT INSPECTION

Fireplace Insert or Hearth-mounted Stove - page 2

10. Floor protection / left side			☒ N/A ☐ Yes ☐ No ☐ UTI
11. Floor protection / right side			☒ N/A ☐ Yes ☐ No ☐ UTI
12. Floor protection / front			☒ N/A ☐ Yes ☐ No ☐ UTI
13. Connection to stainless steel liner	3 screws	3 screws	☐ N/A ☒ Yes ☐ No ☐ UTI
14. Liner is continuous ☐ No ☐ Yes			☐ N/A ☐ Yes ☐ No ☒ UTI
15. Liner size Actual:	6"	6"	☐ N/A ☒ Yes ☐ No ☐ UTI
16. Liner cap ☐ No ☒ Yes			☐ N/A ☒ Yes ☐ No ☐ UTI
17.			
18.			
19.			
OTHER CONSIDERATIONS			
20. Fireplace modified ☒ No ☐ Yes			☐ N/A ☒ Yes ☐ No ☐ UTI
21. Outdoor air connection			☒ N/A ☐ Yes ☐ No ☐ UTI
22. Carbon monoxide alarm	test monthly		
23. Smoke alarm	test monthly		

Additional information:

Sweep chimney annually at minimum.

Date: 10/11/2022

File Reference #: 101122RR02

WETT INSPECTION

File reference No.: 101122RR02

Photos taken: ☒ Yes ☐ No

This checklist contains 4 pages in total. This report contains 4 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Non-combustible front ember protection must extend uninterrupted for 18" from appliance.
Removal of wood debris and adding missing mortar between the tile and hearth will accomplish this.

Please attach additional page(s) for this section.

Customer Signature:

Inspector Signature:

Digital Signature:



Digitally signed by Robert Ramsdale
DN: cn=Robert Ramsdale, o=indepth energy,
ou=indepth energy,
email=robert@indepth energy, c=CA
Date: 2022.10.15 03:22:01 -0400

Date:

Date: 10/15/2022

WETT Recommended Inspection Checklist

LAKE INFORMATION

www.backroadmapbooks.com

Little Hawk Lake

Location: 22 km (13.5 mi) north of Minden
Elevation: 354 m (1,180 ft)
Surface Area: 340 ha (840 ac)
Mean Depth: 30.1 m (100.5 ft)
Max Depth: 85.5 m (285 ft)
Way Point: 78° 43' 00" Lon - W 45° 09' 00" Lat - N



Fishing

There are a several camps and cottages on Little Hawk Lake and fishing pressure is constant throughout the year. Similar to most of the deep cool lakes in the Haliburton region, Little Hawk Lake offers great habitat for lake trout. A natural strain of lake trout inhabits the lake and fishing success is fair for average sized lakers. Anglers looking to hook into on of Little Hawk's lakers are best to try through the ice in winter.

Ball-head and banana jigs between 1/2 oz and 1 oz used in conjunction with soft tube bodies tipped with minnows works well, as do swimming jigs like the Lindy Little or Flyer. Good colours are pink, red, white and pearl. Tip the jig with cut baitfish, and fish them by raising and dropping them. This causes them to fall in a spinning circular motion which can attract a lot of attention from the lake trout. Spoons can also work, although they shouldn't be baited as it hampers the way the spoon is designed to work.

In the spring fishing for trout can still be consistent and is most productive by trolling. With a maximum depth of 87 m (285 ft), it can be hard to locate lake trout in the heat of the summer. A fish finder certainly helps at this time.

In the summer, smallmouth bass provide the bulk of the fishing action. The far eastern corner of the lake is a consistent producer of smallmouth. The rocky shoreline structure coupled with some underwater rock piles makes this a good bass habitat area. Smallmouth tend to hang out in shallower waters (less than 8 m/25 ft) in spring when the water is cooler, but by mid June, the larger smallmouth head into deeper water to feed on smelt, cisco and other baitfish. And as the weather gets warmer, they continue to go deeper, but generally not more than 18 m (60 ft).

The bigger, wiser fish are often hard to catch, and don't hang out in shallower water. Instead, they are often found in deeper water. Jigging for smallmouth in deep water is a popular means of fishing them, but trolling with a downrigger is starting to gain popularity. The bigger smallmouth tend to be loners and your best way to find them is to cover a lot of water.

Other Options

If you prefer a more secluded environment, the smaller **Cat Lake** can be reached via portage from the northeast shore of Little Hawk Lake. Cat Lake is home to about six user maintained Crown Land campsites and offers fishing opportunities for stocked brook trout.

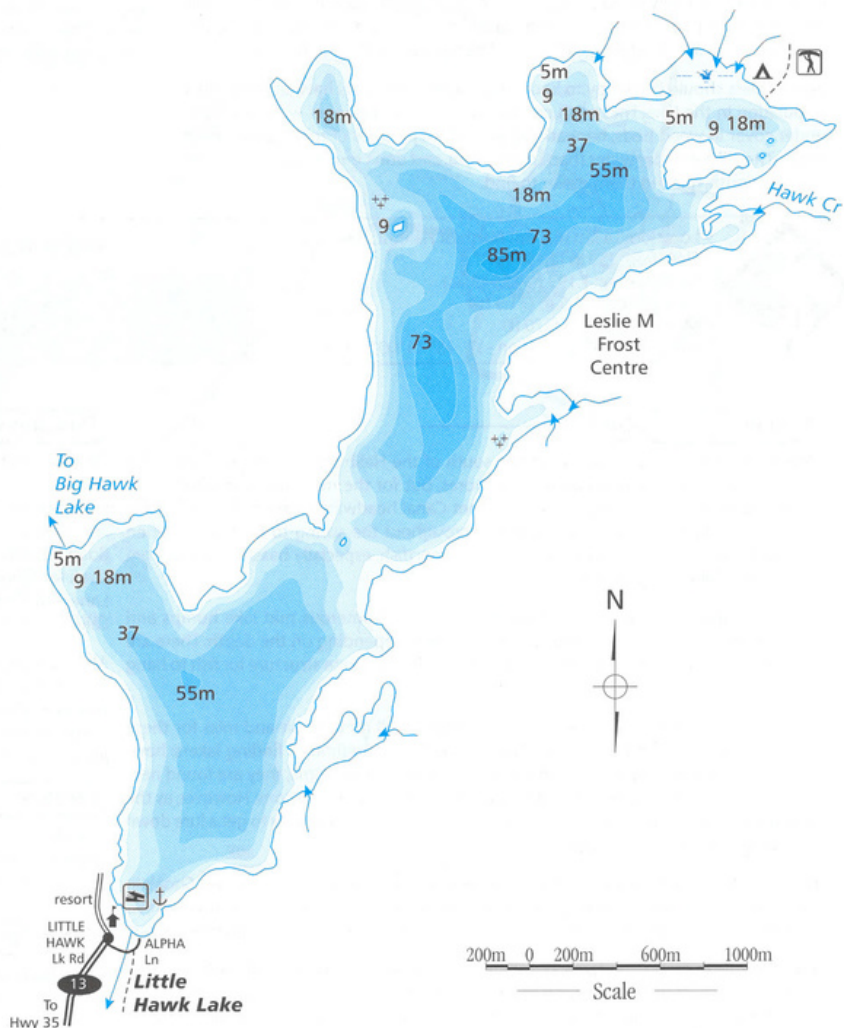
Directions

Little Hawk Lake lies within the Leslie M Frost Centre and can be reached via Little Hawk Lake Road (County Road 13). This road can be picked up off the eastern side of Highway 35 at Halls Lake and leads to the southwestern shore of the lake. A boat launch is available at the community of Little Hawk Lake.

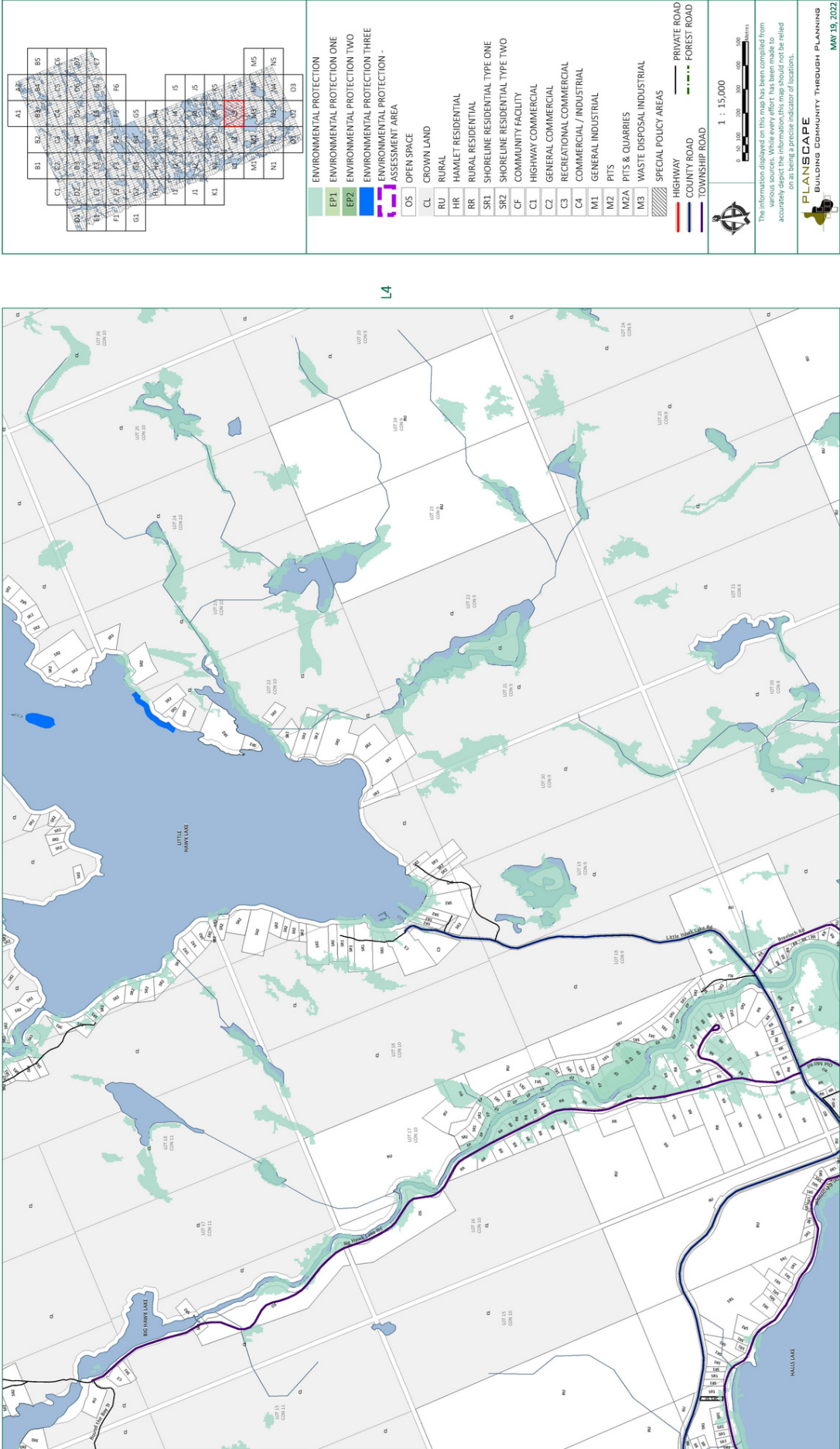
Facilities

Although, Little Hawk Lake is part of the Leslie M Frost Centre, there are no Crown Land campsites available at the lake. However, there is portage access into a number of nearby lakes that offer rustic camping. At the access point, visitors will find a general store, resort and marina. Plenty of parking is available in and around the access point.

Area Indicator



PROPERTY ZONING



PROPERTY ZONING

Township of Algonquin Highlands
Comprehensive Zoning By-law 2022-49
May 19, 2022

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Table 1B - Permitted Non-Residential Uses

	Zones																		
	Environmental Protection (EP1)(EP2)(EP3)	Open Space (OS)	Waterbody/Open Space (WOS)	Rural (RU)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential Type One (SR1)	Shoreline Residential Type Two (SR2)	Community Facility (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Commercial/Industrial (C4)(I1)	General Industrial (M1)	Extractive Industrial - Pits (M2)	Extractive Industrial - Pits & Quarries (M2A)	Waste Disposal Industrial (M3)	Crown Land (CL)	
NON-RESIDENTIAL USES																			
Aggregate Stockpiling															X	X			
Artesian Studio									X	X	X	X	X	X					
Building Supply Outlet										X				X					
Bulk Storage Tank														X					
Business, Professional or Administrative Office										X	X			*					
Camping Establishment (1)												X (1)							
Cannabis Production Facility														X					
Cartage or Transport Depot														X					
Cemetery				X					X										
Commercial Self-storage Facility														X					
Community centre				X					X		X								
Conservation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Contractor's Yard														X					
Day Care Centre				X					X	X	X								
Dry-Cleaning Establishment														X					
Equestrian Facility				X								X							
Equipment Sales & Rental, Heavy														X					
Equipment Sales & Rental, Light										X	X			X					
Farm				X															
Farm Produce Outlet				X						X									
Garden Nursery Sales & Supply Establishment										X									
Golf Course												X							
Golf Driving Range										X		X							
Greenhouse, Commercial				X						X									
Hunt Camp				X														X	
Industrial Use														X					
Laundromat, Coin Operated										X	X			X					
Kennel, Commercial				X															
Marina											X	X							
Marine Sales & Service										X	X	X		X					
Medical or Dental Clinic											X								
Motor Vehicle Dealership										X	X								
Motor Vehicle Service Station										X	X			X					
Pit															X	X			
Portable Asphalt Plant				X						X				X	X	X			
Portable Processing Plant															X	X			
Printing or Publishing Establishment										X				X					
Public Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Quarry																X			
Recreational Facility																			
Recreational Vehicle Sales & Service										X		X		X					
Restaurant										X	X	X							
Retail Commercial Establishment										X	X								
Retirement Home										X	X								
Salvage Yard														X					
Saw and/or Planing Mill														X					
School, Commercial								X	X	X									
School, Private								X	X	X									
School, Public								X	X	X									
Service Shop, Light										X	X								
Service Shop, Personal										X	X								
Tourist Establishment										X		X							
Veterinary Clinic				X						X	X								
Warehouse														X					
Waste Disposal Area																		X	
Wayside Pit or Quarry														X	X	X	X		
Wholesale Establishment										X	X			X					
Workshop														X					
Works Yard														X					

(1) = Permitted uses as existing on the date of passage of this By-law, or as established by site specific zoning amendment

Table 1B to By-law 2022-49
May 19, 2022

Table 1A - Permitted Residential & Accessory Uses

	Zones																	
	Environmental Protection (EP), (EP1), (EP2), (EP3)	Open Space (OS)	Waterbody Open Space (WOS)	Rural (RU)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential Type One (SR1)	Shoreline Residential Type Two (SR2)	Community Facility (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Commercial/Industrial (C4)(1)	General Industrial (M1)	Extractive Industrial - Pits (M2)	Extractive Industrial - Pits & Quarries(M2A)	Waste Disposal Industrial (M3)	Crown Land (CL)
RESIDENTIAL USES																		
Dwelling, Single Detached				X	X	X	X	X		X(2)		X(2)						
Dwelling, Duplex					X													
Dwelling, Seasonal								X										
Dwelling Unit in a Non-residential Building (2)										X	X	X	X					
Prohibited	X		X						X					X	X	X	X	X
ACCESSORY USES																		
Accessory Dwelling on a Residential Lot				X	X	X												
Accessory Dwelling Unit				X	X	X												
Backyard Bee Keeping				X	X	X												
Backyard Hens					X	X												
Bed and Breakfast				X	X	X	X											
Business, Professional or Administrative Office (2)												X	X	X	X	X	X	
Group Home				X	X	X												
Hobby Farm				X	X	X												
Home Industry				X	X	X	X											
Home Occupation				X	X	X	X	X						X				
Outside display of goods & materials (2)										X	X			X				
Outside storage										X	X	X	X	X	X	X	X	
Retail Commercial (2)																		

**Table 1A to By-law 2022-49
May 19, 2022**

(1) = Permitted uses are as existing at the date of passage of this by-law, or as established by site specific zoning amendment
(2) = accessory to a permitted non-residential use only



FOR ALL YOUR REAL
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