

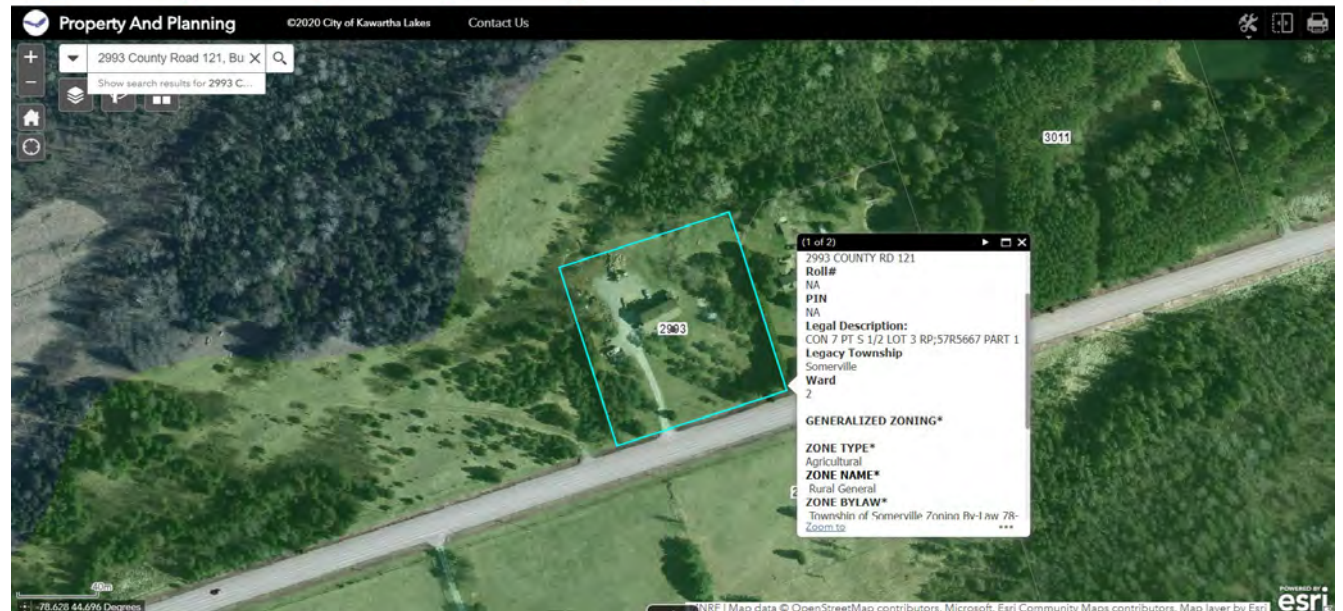
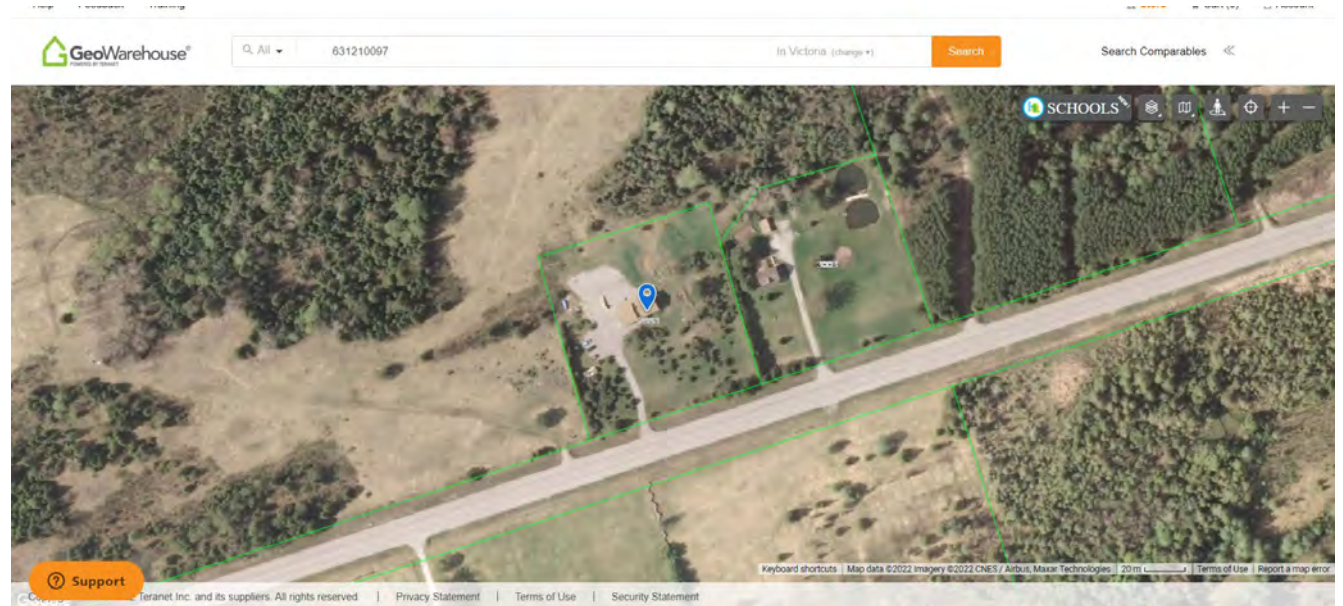
2993 County Road 121  
Burnt River, ON





# #2993 County Road 121

- Assessed Value: \$262,000
- 290 ft highway frontage
- 2.03 acres
- Rural General (Agricultural)







## Property Overview

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This spacious country home is situated on 2.03 acres of open space with nature surrounding the property.

Large lawns for enjoying around the campfire and gravel parking for all your fun and toys.

Located within 15 minutes of Fenelon Falls or Bobcaygeon makes this location easy access to everything you need.

- Closest hospital is Ross Memorial in Lindsay
- ATV, Snowmobile, Hiking trails, boat launches all close for year round family fun
- High speed internet and cell service





# Inner Workings

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## Septic

- Installed in 2006

## Water Source

- The water is from a Drilled well, the Well Record is available

## Heating

- Forced Air Propane Furnace with Air Conditioning (2016)
- Propane Supplier is Northwood (out of Fenelon Falls)

## Internet

- Unlimited data with xplornet (\$88.70/mth). Sellers have not had TV service (ie: ExpressVu) as they stream all their TV needs

## Hot Water and Air Conditioner

- Both are rentals via Reliance Home Comfort



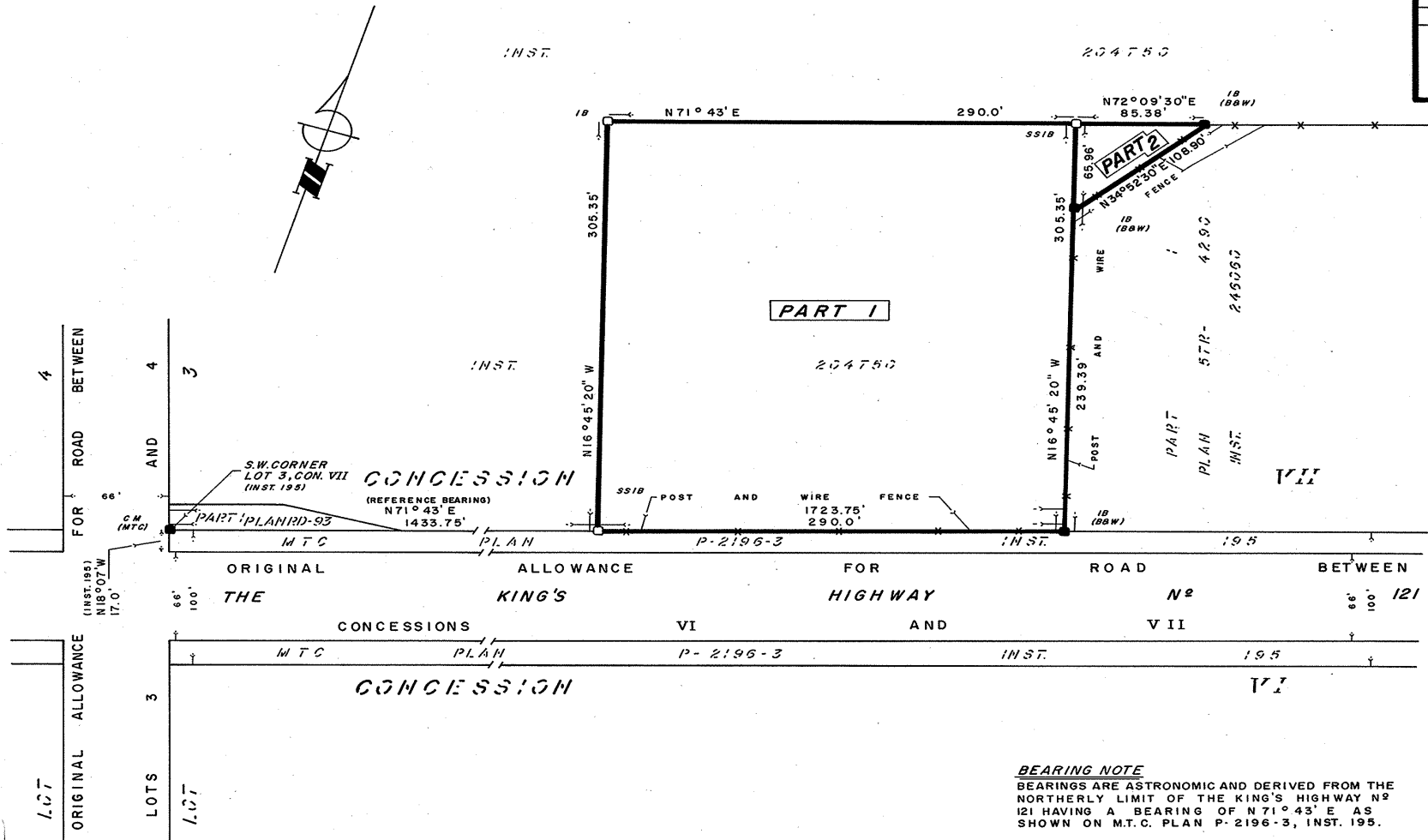


## Inclusions & Exclusions

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Inclusions	Exclusions
<ul style="list-style-type: none"><li>- all appliances upstairs - Fridge, stove, dishwasher</li><li>- washer, dryer set in the lean-to that will come with the house</li></ul>	<ul style="list-style-type: none"><li>• Deep Freezer</li><li>• all appliances downstairs including Dishwasher, Maytag Washing Machine</li><li>• hot tub is negotiable outside of the sale of the house</li><li>• All furniture aside from what is identified in the inclusions</li><li>• All equipment, trailers, SxS, Snowmobiles, Vehicles</li></ul>

PLAN OF SURVEY OF  
PART OF LOT 3, CONCESSION VII  
TOWNSHIP OF SOMERVILLE  
COUNTY OF VICTORIA  
SCALE: 1 INCH = 60 FEET  
GREG BISHOP O.L.S.  
1989



I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE REGISTRY  
ACT.  
OCTOBER 30 1989 *Paul Wilson*  
DATE PAUL WILSON  
CAUTION: THIS PLAN IS NOT A  
PLAN OF SUBDIVISION WITHIN THE  
MEANING OF THE PLANNING ACT.  
1 November 1989  
*Greg Bishop*  
LAND REGISTRAR FOR  
THE REGISTRY DIVISION  
OF VICTORIA (Nº 57)

### SCHEDULE

PART	LOT	CON.	PART OF INST.	AREA
1	3	VII	204750	2.032 Ac.
2				0.065 Ac.

### LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF

- DENOTES PLANTED
- DENOTES FOUND
- SI18 DENOTES STANDARD IRON BAR
- SSI18 DENOTES SHORT STANDARD IRON BAR
- 18# DENOTES 3/4" DIA. ROUND IRON BAR
- 18 DENOTES 5/8" SQ. IRON BAR
- IT DENOTES IRON TUBE
- (924) DENOTES H.C. BISHOP O.L.S.
- (755) DENOTES J.B. TREPANIER O.L.S.
- (18#W) DENOTES BISHOP & WILSON O.L.S.
- (M.T.C.) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- CM DENOTES CONCRETE MONUMENT

### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THIS SURVEY WAS COMPLETED SEPTEMBER 29, 1989.

HALIBURTON, ONTARIO.  
OCTOBER 12, 1989.

*Greg Bishop*  
GREG BISHOP  
ONTARIO LAND SURVEYOR

### BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE  
NORTHERLY LIMIT OF THE KING'S HIGHWAY Nº  
121 HAVING A BEARING OF N71°43'E AS  
SHOWN ON M.T.C. PLAN P-2196-3, INST. 195.

### BISHOP & WILSON LTD. ONTARIO LAND SURVEYORS

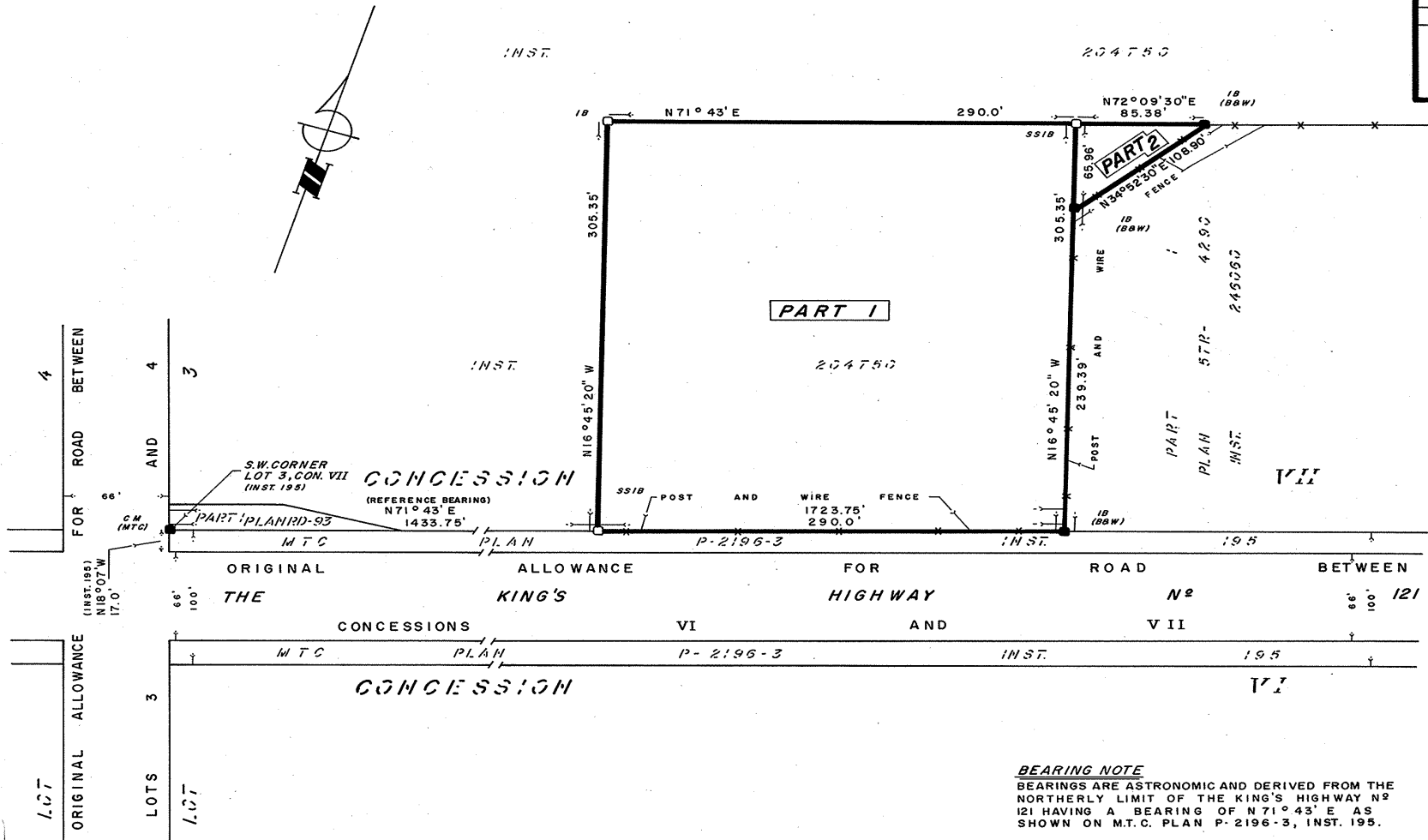
#### HEAD OFFICE

BOX 309, HALIBURTON  
ONTARIO, KOM 1S0  
(705) 457-2811

#### BRANCH OFFICES

3 KING ST. E. BOX 311, MINDEN  
BOBCAYGEON ONTARIO, KOM 2K0  
ONTARIO, KOM 1A0 (705) 286-2811  
(705) 738-2231

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(705) 738-2231

## SECTION 9

### RURAL GENERAL (RG) ZONE

#### 9.1 RG USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Rural General RG zone, except for one or more of the following uses:

- 9.3.2 Agricultural or forestry uses
- 9.3.3 Agricultural produce storage facilities
- 9.3.4 Riding and/or boarding stables
- 9.3.5 Farm Implement Dealer
- 9.3.6 Cemeteries
- 9.3.7 Market garden farms
- 9.3.8 Nurseries or commercial greenhouses,
- 9.3.9 Seasonal fruit, vegetable, flower or farm produce outlet
- 9.3.10 Home Occupation
- 9.3.11 Dog Kennel
- 9.3.12 Single detached dwelling
- 9.3.13 Second Single Detached Dwelling is subject to Section 18.27 of the General Provisions. B/L 2007-289
- 9.3.14 Seasonal Farm Residential Use is subject to Section 18.28 of the General Provisions. B/L 2007-289
- 9.3.15 Cannabis Production and Processing Facility is subject to Section 18.31 of the General Provisions. (B/L 2021-057)

#### 9.2 RG ZONE REQUIREMENTS

In a Rural General RG zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Minimum lot area 10 ha (25 ac)
- b. Minimum lot frontage 230 m (755 ft)
- c. Minimum front yard 30 m (100 ft)
- d. Minimum side yard 9 m (30 ft)
- e. Minimum rear yard 25 m (82 ft)
- f. Minimum dwelling unit floor area 60 sq.m (646 sq.ft)
- g. Dwelling units shall have a front yard of 30 metres (100 ft) but in all other respects shall be subject to the provisions of subsection 2.2 and subsection 18.16.
- h. Maximum lot coverage 5 %
- i. Maximum number of dwelling units per lot 1
- j. Notwithstanding subsection 9.1 and articles 9.2 a. through g., an existing lot, or a lot which was or is created by consent, which has a lot area of 1 hectare (2.5 ac) or less, shall only be used in accordance with subsections 2.1 and 2.2 of this By-law.
- k. Where an existing lot having less lot area or frontage than required is located in any agricultural zone, subsection 18.5 shall not apply to permit the establishment of an agricultural use on a lot having an area of less than 1 hectare (2.5 ac).



- l. Notwithstanding article 18.18 b. where a lot is created by consent in an agricultural zone, the retained lot shall be deemed to be an existing non-complying lot and the provisions of article 9.2 j. and subsection 18.6 shall apply to such lot.
- m. Notwithstanding article 9.2 j. and subsection 18.5, an existing lot which has a lot area of 1 hectare (2.5 ac) or less and fronts upon an unassumed road or a road which is not maintained on a year round basis by the Township, the County or the Province, shall only be used in accordance with subsections 5.1 and 5.2 of this By-law.
- n. A building or structure for animal husbandry, housing livestock or manure storage shall be subject to the provisions of article 18.16 b.





**Tag#: A133759**

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Address of Well Location (Street Number/Name) 2993 COUNTY RD 121 BORNAL RIVER				Township SOMERVILLE		Lot DT LOT 3		Concession 7													
County/District/Municipality CKL				City/Town/Village SOMERVILLE				Province Ontario		Postal Code 											
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number				Other											
NAD		8	3	1	7	6	8	7	9	0	6	4	9	5	1	9	3	4	DTL 57 R 5667		

**Overburden and Bedrock Materials/Abandonment Sealing Record** *(see instructions on the back of this form)*[illegible]

Annular Space			
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m <sup>3</sup> /ft <sup>3</sup> )
From	To		
0	20	CEMENT.	1

Method of Construction		Well Use		
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, <i>specify</i> _____		<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing					Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned,
			From	To	
6 1/4	STEEL	188	0	20	
6"	OPEN HOLE		20	120	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Insufficient Supply

☐ Abandoned, Poor Water Quality

☐ Abandoned, other, *specify*

\_\_\_\_\_

☐ Other, *specify*

\_\_\_\_\_

Water Details		Hole Diameter		
Water found at Depth 90-120 (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	Depth (m/ft)		Diameter (cm/in)
		From	To	
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	0	30	8 3/4
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	20	120	6'

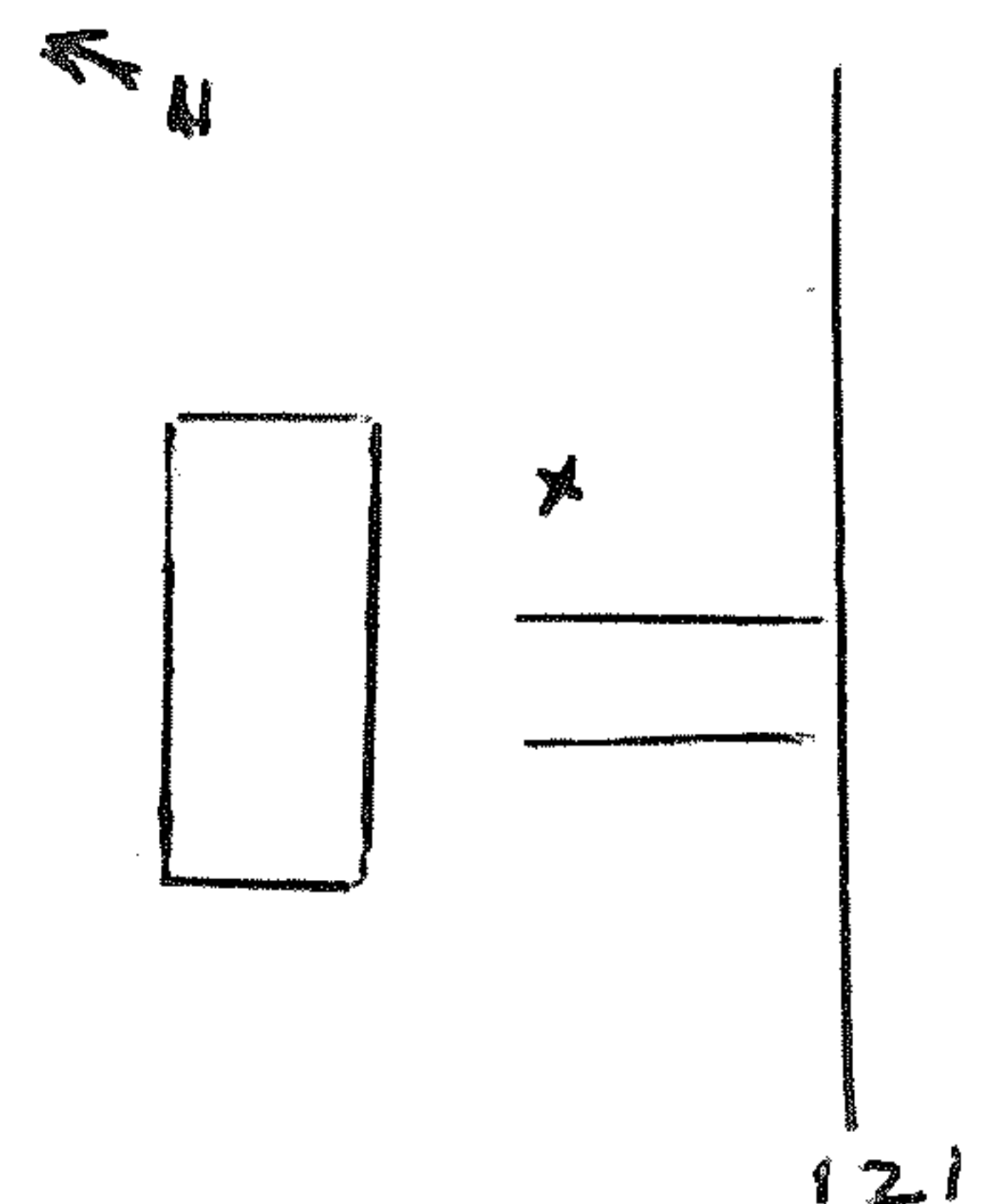
Well Contractor and Well Technician Information									
Business Name of Well Contractor						Well Contractor's Licence No.			
CARL BALDWIN WELL DRILLING LTD						1   3   1   2			
Business Address (Street Number/Name)						Municipality			
521 COUNTY RD 41 CKL						CKL			
Province		Postal Code		Business E-mail Address					
ONT		K0M 2B2							
Bus. Telephone No. (inc. area code)				Name of Well Technician (Last Name, First Name)					
705 454 1005				BALDWIN CARL					
Well Technician's Licence No.		Signature of Technician and/or Contractor				Date Submitted			
T 3 0 0		Carl Baldwin				2018 07 10			

## Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	18'		
		1	21	1	26
Pump intake set at (m/ft) 100		2	23	2	24
Pumping rate (l/min / GPM) 6		3	25	3	22
Duration of pumping 1 hrs + min		4	26	4	21
Final water level end of pumping (m/ft) 26		5	26	5	21
If flowing give rate (l/min / GPM)		10		10	19
Recommended pump depth (m/ft) 100		15		15	18
Recommended pump rate (l/min / GPM) 6		20		20	
Well production (l/min / GPM) 10		25		25	
Disinfected?		30		30	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		40		40	
		50		50	
		60	60		

### Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
	Date Work Completed	Audit No.
<input checked="" type="checkbox"/> Yes	20130628	Z 173907
<input type="checkbox"/> No	20130628	AUG 23 2013