

Close to
Temperance Lake!



159 Temperance Lake Road, Athens, ON

Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings.

There is a rough laneway in place that leads to a gravel pad and septic system. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of this lot make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

X12810704

\$ 169,000

3.1 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

An aerial photograph of a wooded area with a clearing and a road. The image is partially obscured by a white circular graphic on the right side.

Table of Contents

159 Temperance Lake Road Athens, ON

Features	3
Reference Plan	4
Aerial Photos	5
Building Permit	6
Entrance Permit	8
Septic System Info	9
Sewage System Completion	12
Interactive Links	14
MLS Listing	15
Contact Information	16



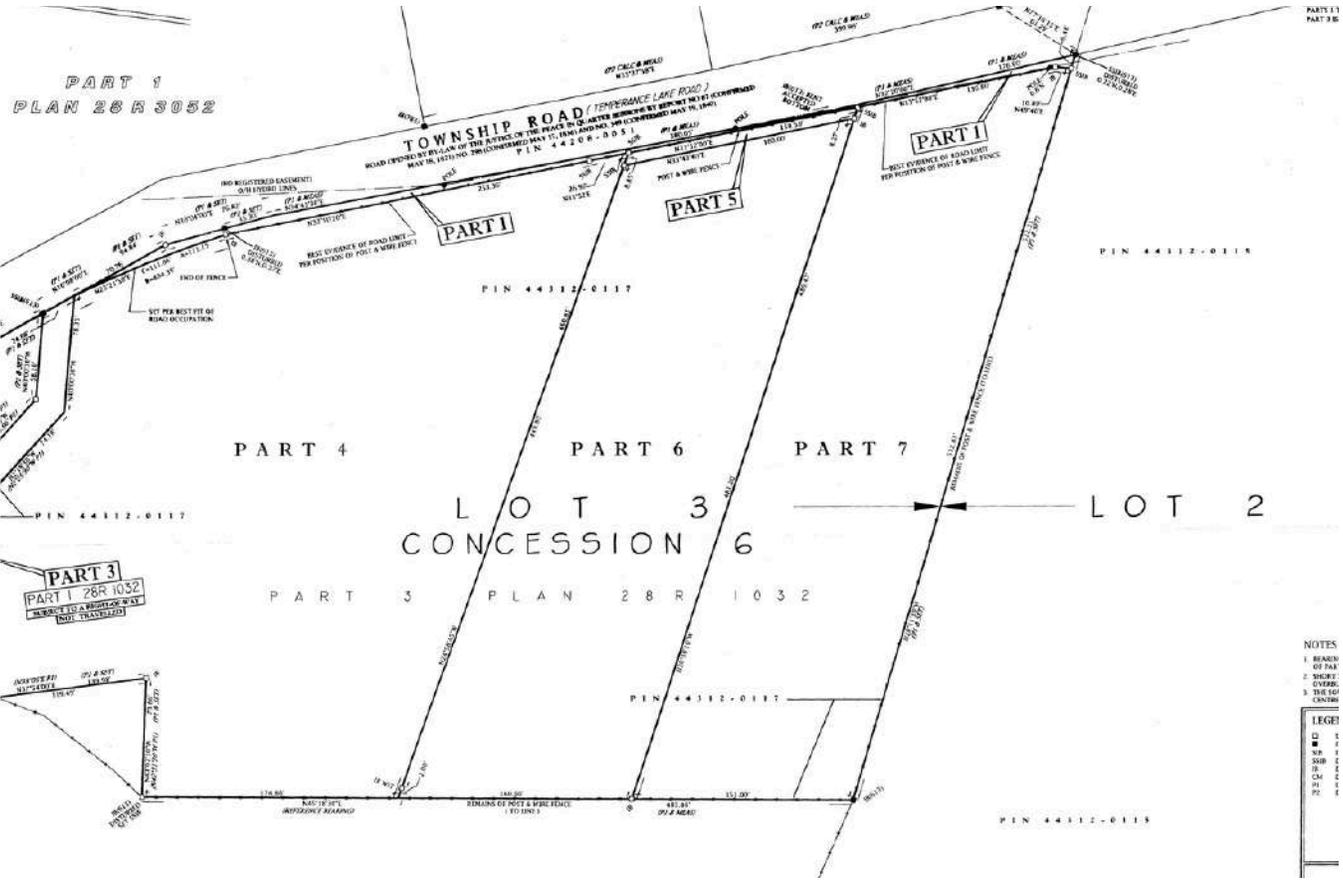
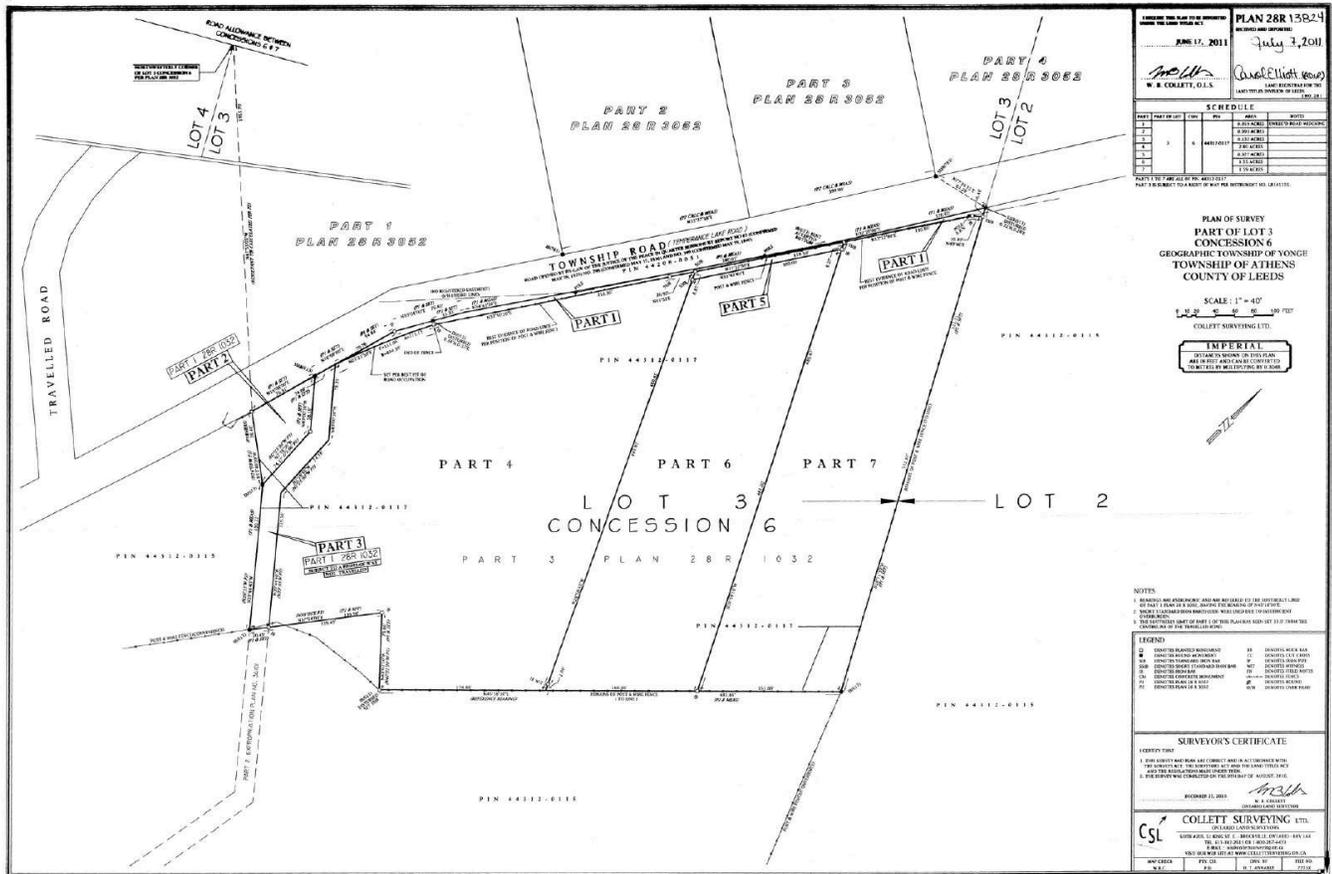
Features

- Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings.
- There is a rough laneway in place that leads to a gravel pad and septic system.
- The gravel pad was put in place intended for a home build but this was not completed.
- The unique characteristics of this land make it easy to landscape and have a peaceful and private setting.
- Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake.
- Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa.
- Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

Directions

- Highway 29 north of the Village of Tincap. Head west on Temperance Lake Road. Watch for signs on the south side of the road.

REFERENCE PLAN



AERIAL PHOTOS



BUILDING PERMIT 1/2

Township of Athens
Building Permit



PERMIT NUMBER: NS 2014-29 A

The person to whom this permit has been issued shall notify the Chief Building Official at least **48 hours in advance** of the stages of construction specified in Section 7(e) of the OBC Act, as set forth on this permit.

OWNER:

ADDRESS:

WORK DESC.: NEW SINGLE FAMILY DWELLING

SITE ADDRESS: 159 TEMPERANCE LAKE ROAD

ROLL NUMBER: 0819 819 024 00430

LEGAL DESCRIPTION: YONGE CON 6 PT LOT 3 RP;28R13824 PART 6

PERMIT FEE: \$3693.50 CONSTRUCTION VALUE: \$250,000.00

ZONING: RURAL (RU)

BUILDING WIDTH: 22' X 79' 7.5" PLUS APPROX. 30' X 13' (IRREGULAR)

BUILDING AREA: 1335 sq. ft.

SETBACKS: FRONT - 17.5 m FROM CENTRE LINE OF ROAD: EXTERIOR

SIDE - 7.5 m: INTERIOR SIDE - 6 m: REAR - 7.5 m

CONDITIONS:

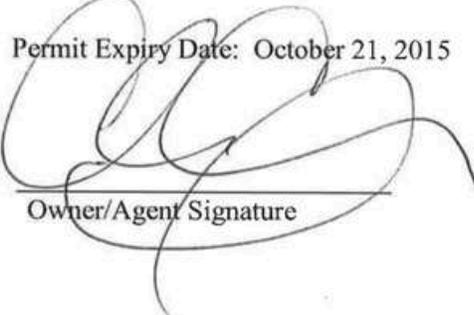
- 1) **A COPY OF THE ENGINEERED ROOF TRUSS DRAWINGS MUST BE SUBMITTED PRIOR TO THE FRAMING INSPECTION. THE FRAMING INSPECTION CANNOT BE PERFORMED WITHOUT THIS SUBMISSION**
- 2) **FOUNDATION DRAINAGE PIPE MUST CONNECT TO A SEALED SUMP PIT VIA T BELOW THE SLAB LEVEL. SYSTEMS DRAINING TO A "DRY WELL" MUST SUBMIT AN ENGINEERED DESIGN FOR THE DRYWELL FOR APPROVAL**
- 3) **ANY/ALL DESIGNS FOR GEOTHERMAL HEATING SYSTEMS MUST BE SUBMITTED PRIOR TO ANY INSTALLATION ON SITE FOR REVIEW AND APPROVAL. DESIGNS MUST BE SUBMITTED BY A CGC CERTIFIED DESIGNER AND THE SYSTEM MUST BE CERTIFIED BY CGC.**
- 4) **PROOF OF POTABLE WATER FOR THE DOMESTIC SYSTEM IS REQUIRED. (WELL RECORD FOR NEW WELLS AND WATER TEST FOR ALL PROJECTS) THIS MUST BE SUBMITTED PRIOR TO OCCUPANCY**
- 5) **THE LISTING INFORMATION IS REQUIRED TO ANY SOLID FUEL BURNING APPLIANCE AND ASSOCIATED CHIMNEYS. A SEPARATE PERMIT MUST BE OBTAINED FOR A SOLID FUEL BURNING APPLIANCE**

This permit is granted on the express conditions of full compliance with all the provisions of the Building Code Act, S. O.c.23, as amended, regulations made thereunder and of any By-law or any Amendment thereto of the Municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use, etc of buildings - unless otherwise specifically so provided for and approved of in writing by the Zoning Administrator or Chief Building Official. This permit is subject to revocation pursuant to Section 8 (10) of the Building Code Act.

Issuance Date: October 21, 2014

Permit Expiry Date: October 21, 2015


Nathan Blood A/CBO BCIN #40825


Owner/Agent Signature

BUILDING PERMIT 2/2

INSPECTION REPORT

Township of Rideau Lakes

Name: COVILLE, C

Date: 10 Nov 2014

Address: 159 TEMPERANCE LK

Type of Permit: SFD

Inspection for:

<input type="radio"/> Pre-Construction	<input type="radio"/> Mechanical
<input checked="" type="radio"/> Excavation (prior to placement of fill)	<input type="radio"/> Prior to Drywall
<input type="radio"/> Footings	<input type="radio"/> Plumbing Rough-in
<input type="radio"/> ICF/Slab on grade - prepour	<input type="radio"/> Woodstove/Fireplace rough-in
<input type="radio"/> Prior to backfill	<input type="radio"/> Woodstove/Fireplace final
<input type="radio"/> Underground plumbing	<input type="radio"/> Occupancy
<input type="radio"/> Framing	<input type="radio"/> Final (Non-occupancy structure):
<input type="radio"/> Air Barrier	<input type="radio"/> Other:

EXCAVATION PASSED

LEGALLET SLAB PROPOSED

Passed Passed with conditions noted above Re-inspection required

Inspector: N Blood BCIN 40005

NOTE: Should you require Ontario Building Code References to any conditions noted above, please do not hesitate to contact the Building Department 1-800-928-2250

ENTRANCE PERMIT

TOWNSHIP OF ATHENS PERMIT FOR ENTRANCE WAY



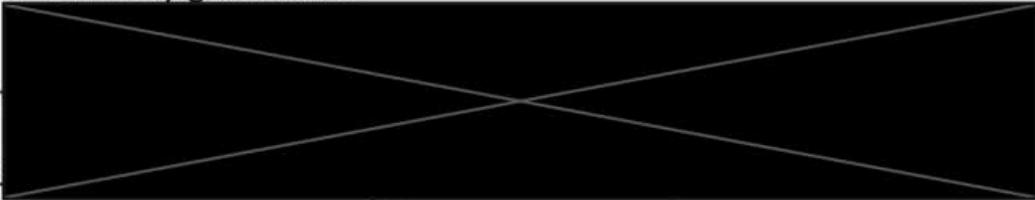
Permit No. 14-03

Date Issued: May 9, 2014

Permission is hereby granted to:

Name: _____

Address: _____



- To (a) Maintain an Entrance Way
- (b) Pave an Entrance Way Check One
- (c) Other.....

Location:

Lot 3 Concession 6 Plan 13824 Part 6

Other Location 159 Temperance Lake Rd

Subject to the following conditions:

To Follow orange paint Marks as a guide
line + No culvert Req'd at ~~enter~~ this Location
a maximum width of 30ft.

It is hereby acknowledged that a fee of \$60.00 for residential and \$100.00 for commercial has been paid prior to the issuance of this permit.

Signed _____

Chris Fenlong
Roads Department

SEPTIC SYSTEM INFO 1/3

Schedule 2: Sewage System Installer Information

A. Project Information

Building number, street name _____ Unit number _____ Lot/con. _____

Municipality _____ Postal code _____ Plan number/ other description _____

B. Sewage system installer

Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?

Yes (Continue to Section C) No (Continue to Section E) Installer unknown at time of application (Continue to Section E)

C. Registered installer information (where answer to B is "Yes")

Name _____ BCIN 27198

Street address _____ Unit number _____ Lot/con. _____

Municipality ATHENS Postal code K0E 1S0 Province ONT E-mail _____

Telephone number _____ Fax _____ Cell number _____

D. Qualified supervisor information (where answer to section B is "Yes")

Name of qualified supervisor(s) _____ Building Code Identification Number (BCIN) 27198

E. Declaration of Applicant:

I _____ declare that:

(print name)

I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

I am the holder of the permit known.

I certify that:

- The information contained
- If the owner is a corporation

Date _____

OFFICIAL RECEIPT

28736

Leeds, Grenville & Lanark District
HEALTH PROTECTION DEPARTMENT
HEALTH UNIT
www.healthunit.org Your Partner in Health

• 458 LAURIER BLVD., BROCKVILLE, ON K6V 7A3
• 25 JOHNSTON ST., SMITHS FALLS, ON K7A 0A4

DATE Aug 14 2014

RECEIVED FROM _____

ADDRESS 159 Temperance Lake Rm

THE SUM OF Five hundred fifty 00 DOLLARS

FOR 159 Temperance Lake Rm

PAID BY		Sewage System Permit	<input checked="" type="checkbox"/>
CASH		File Search	
CHEQUE #	<u>066</u>	Severance	
MONEY ORD.		Site Inspection Permit	
HST #R130348022		Subdivision	
		Maintenance Inspection	

PER L Mallyou

2343_ENV_05_yeg/10
M-0806 MITCHELL FORMS • Tel: 615-542-1175 • FORM 20412

SEPTIC SYSTEM INFO 2/3



F. Tarion Warranty Corporation (Ontario New Home Warranty Program)		
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____		
G. Required Schedules		
i. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.		
ii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.		
H. Completeness and compliance with applicable law		
i. This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv. The proposed building, construction or demolition will not contravene any applicable law.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant		
I _____ certify that:		
(print name)		
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.		
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.		
Date _____	Signature of applicant _____	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Directions to your lot:

SEPTIC SYSTEM INFO 3/3



SEWAGE SYSTEM DESIGN CRITERIA

Permit #: _____

1.

State # of:	Bedrooms/Units/ Sleeping Cabins	People	Floor Area m ²	Fixture Units
Proposed	2	2	125 m ²	11.5
Existing (If Applicable)				
Total				

2.

Water Supply: Proposed or Existing
 Dug or bored well Drilled Well
 Casing Depth _____ Water Treatment Units
 Other: _____

FIXTURE UNIT COUNT

3. Please complete the following table:

Description of Fixtures	Total #	X (multiply)	Fixture Units	Total
Bathroom group (3 or 4 piece bathroom)	1	X	6	6
Water Closet (tank toilet)		X	4	
Each sink	2	X	1 1/2	3.0
Bathtub or shower		X	1 1/2	
Dishwasher	1	X	1	1
Clothes washing machine	1	X	1 1/2	1.5
Single or double laundry tub		X	1 1/2	
Other		X		
TOTAL				11.5

4. **Subsurface Soil Condition - To Be completed by Owner/Agent/Designer**
 Three test locations are required. Depth in metres to bedrock, watertable and description of soil type are to be shown for each soil profile.

0.3 - LOAM	0.3 - LOAM	0.3 - LOAM
0.6 - CLAY	0.6 - Rock	0.6 - Rock
0.9 - Rock	0.9 - Rock	0.9 - Rock
1.2 -	1.2 -	1.2 -
1.5 -	1.5 -	1.5 -

DESIGN PERCOLATION RATE.....30 min/cm Native Soil Imported

The percolation rate shall be determined by either percolation tests (using the highest percolation time from the three tests) or by classifying the soil according to the Unified Soil Classification System.

5.

Leaching Bed Profile	Leaching Bed Design Calculations	
	$CA = \frac{1100 \times 30}{400} = 82.5$	
	$L = \frac{1100}{75} = 14.6$	$4 \times 3.8 = 15.2$

Working capacity of septic/holding tank 4500 L Litres	Tertiary Treatment if Applicable MICRO FAST .50	Length of distribution pipe 4 units 3.8 = 15.2 Metres
--	--	--

SEWAGE SYSTEM COMPLETION 1/2



SEWAGE SYSTEM COMPLETION CERTIFICATE

LEEDS GRENVILLE & LANARK DISTRICT HEALTH UNIT
Ont. Building Code Act, R.S.O. 1992, C.23, S.11, O. Reg 403/97

Owner: [REDACTED]		Permit #: 9947	
Municipality: Athens	Ward: R. Y+E.	Lot/Sublot: 3	Concession: 6
Civic Address: 159 Timpanone Lake Rd.		Assessment Roll #: 081981902400430	
Inspection Details	Time: 8:00	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Date: Sept 19/14
		Representing Applicant: [REDACTED]	

1. Sewage System Details:

- Septic tank/holding tank of working capacity of _____ Litres constructed of concrete or plastic on site or prefabricated to serve _____ (no. of bedrooms or units).
Make of Prefabricated Tank _____
- Leaching bed with a total of 16 metres of 75 mm (millimetres) diameter distribution pipe of 1 PEX PVC (type and product description) laid in 4 runs and fed by GRAVITY (gravity, siphon, pump).
- ~~Filter bed loading area~~ 27.5 m²
- Other treatment units (Manufacturer/Model) Micropact 0.5 (MOOSE-CREEK TANK)
- Other details: Site Prep. Insp. Aug. 25/14 MJS (45732)
- House & Well not constructed @ time of final inspection.

2. Location:

- System components installed as shown on application supporting the Permit
- System components installed as shown on the "As Constructed Plan"

3. Backfill Notification Received On:

Date: Sept. 19/14 Name of Notifier: [REDACTED]

INSPECTED BY: <u>Mark Yuen</u>	ISSUED BY C.B.O. <u>Mark Yuen</u>	DATE: <u>Sept 19/14</u>
-----------------------------------	--------------------------------------	----------------------------

Information contained on this form is collected pursuant to the Ontario Building Code Act, 1992 as amended. The information may be released to members of the public upon request for a file search. Questions regarding the collection of this information should be directed to the Chief Building Official of the Leeds, Grenville and Lanark District Health Unit.

FOR OFFICIAL USE ONLY

Permit Faxed Attn: Municipal Building Official Sept 19, 2014 (Date)

R: LC 03/13 - 323

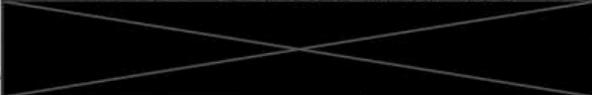
Copy to Applicant

SEWAGE SYSTEM COMPLETION 2/2

MAINTENANCE INSPECTION AGREEMENT For MicroFAST® Sewage Treatment Unit

Between: Pinnacle Environmental Technologies Inc.
790 Industrial Rd.,
Cambridge, Ont. N3H 4W1
Tel: 519-653-6336 Toll Free : 877-553-6336 Fax : 519-653-5338

9947

And OWNER:  (hereinafter called the "User")

Installation Address

Street: 159 TEMPERANCE LAKE RD
City: WATERLOO ONT
Postal Code : K0E 1S0

Mailing Address (if different)

Street: 
City: 
Postal Code: 

User Telephone

Home: 

The User has purchased a FAST® Sewage Treatment Unit and hereby contracts with Pinnacle Environmental Technologies Inc. for the maintenance inspections subject to the following terms and conditions as further prescribed in this Agreement.

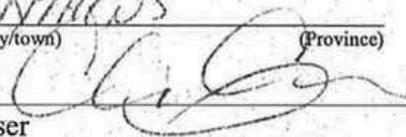
FAST® Consists of:

MicroFAST® Model No.: MCF 0.5 Serial No.: 206449
Installation Date: Sept 19 2014 Activation Date: FUTURE DATE
Authorized Installer: GC HOLDER BCIN No.: 27198

CONTRACT ACCEPTANCE & ACKNOWLEDGEMENT

I declare that I, the Owner / User, have read all clauses on the front and back of this contract, and that I fully understand the terms and requirements of this contract.

Signed at: WATERLOO (city/town) ONT (Province) Date: Sept 19/2014

Signature: 
User

Pinnacle Environmental Technologies Inc.

Signature: _____
Authorized Signature Position

This contract is valid for residential site applications only.

Copies to: USER (yellow) PINNACLE (white) REGULATOR (pink)

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/6tHD7Q2pjn9piGg38>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/AC4gQ6vUFMw>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/159Temperance/>

MLS LISTING



159 Temperance Lake Rd **List: \$169,000 For: Sale**
Athens Ontario K0E 1B0
 Athens 812 - Athens Leeds and Grenville
SPIS: N **Taxes: \$518.58/2025** **DOM: 0**

Vacant Land **Front On: S** **Rms:**
Link: **Acre: 2-4.99** **Bedrooms: 0**
 Other **Washrooms: 0**
Lot: 307 x 165 Feet Irreg:
Dir/Cross St: Highway 29 and Temperance Lake Road.
Directions:
 Highway 29 north of the village of Tincap. West on Temperance Lake Road. Watch for signs.

MLS#: X12810704 **PIN#:** 443120218
Possession Remarks: TBD
Legal: PT LT 3 CON 6 YONGE PT 6 28R13824 TOWNSHIP OF ATHENS

Kitchens:	Exterior: Other	Zoning: RU
Fam Rm:	Gar/Gar Spcs:	Cable TV: N
Basement:	Park/Drive:	Hydro: A
Fireplace/Stv:	Drive:	Gas: N
Heat:	Drive Park Spcs:	Phone: A
A/C:	Tot Prk Spcs:	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool:	Sewer:
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr: None
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: None
Foundation: Not Applicable	Prop Feat: Exterior Feat: Privacy	Retirement:
Assessment:		HST Applicable to: Not Subject to HST
POTL:		Sale Price:
POTL Mo Fee:		Oth Struct:
Elevator/Lift:		Survey Type: Available
Laundry Lev:		
Phys Hdcap-Eqp:		

Access to Property: Paved Road **Alternative Power:** None
Waterfront: None **Easements/Restrict:** Unknown
Rural Services: Cell Services, Electricity On Road, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
---	------	-------	-------------	------------	-------------

Client Remks: Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings. There is a rough laneway in place that leads to a gravel pad and septic system. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of this lot make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!