

Fall River Waterfront Retreat - 3-Bed, Dock & Land



267 Pine Lane, Tay Valley, ON

Resting in a private and peaceful location on the north shore of the Fall River sits this three-bedroom, one-bathroom, 4-season bungalow.

The home sits halfway between Fagan Lake and Bennett Lake, which means miles of boating, fishing, and all types of water activities. There is a cozy living room with a wood stove, a kitchen and dining area with a patio door leading out to a large wrap around deck. The lot is 3.3 acres in size and has towering pine trees, level areas and a lane down to the shoreline. There is a recently built large bunkie that just needs some interior finishing to make it complete. The property is serviced by a drilled well and full septic system and includes a woodshed, fire pit and outhouse. Down at the shoreline, you will find a large open area, privacy and a dock for your boat. Included in the sale are two common ownership parcels with a boat launch located at 222 Burke Lane that makes it a snap to launch your boat for the season.

X12119253

\$ \$599,000

4 Bedrooms

1 Bathroom

3.3 Acres

Fall River

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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267 Pine Lane, Tay Valley, ON

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Listing Description

Resting in a private and peaceful location on the north shore of the Fall River sits this three-bedroom, one-bathroom, 4-season bungalow.

- The home sits halfway between Fagan Lake and Bennett Lake, which means miles of boating, fishing, and all types of water activities.
- There is a cozy living room with a wood stove, a kitchen and dining area with a patio door leading out to a large wrap around deck.
- The lot is 3.3 acres in size and has towering pine trees, level areas and a lane down to the shoreline. There is a recently built large bunkie that just needs some interior finishing to make it complete.
- The property is serviced by a drilled well and full septic system and includes a woodshed, fire pit and outhouse. Down at the shoreline, you will find a large open area, privacy and a dock for your boat.
- Included in the sale are two common ownership parcels with a boat launch located at 222 Burke Lane that makes it a snap to launch your boat for the season. Most furnishings are included with the sale making it easy to start enjoying waterfront living right away.
- Beautiful property that instantly relaxes you as you drive into the lane-way. Great location - approximately 30 minutes from Perth or an hour from Ottawa.

Directions

Pine Lane / Oak Court

MORE INFORMATION

Recent Updates & Major Items:

- **House:** Built in 2005
- **Kitchen Appliances, Well & Septic:** Original (2005)
- **Hot Water Tank:** Replaced in 2011
- **BBQ:** Added in 2021
- **Ceiling Fans & Basement:** Updated in 2022
- **Floating Dock:** Installed in 2022
- **Starlink, Outdoor Lighting & Sign Post:** Added in 2023
- **Steps to Water & Outhouse Shingles:** Renewed in 2024
- **Bunkee:** Added in 2025
- **Wood Stove:** Certified inspection report (2021)

Annual Costs (2024):

- **Property Taxes:** \$2,672/year
- **Hydro & Heating:** \$1,158/year (includes electric and wood stove heating)
- **Road Maintenance:** \$450/year
- **Insurance (2025):** \$1,450/year

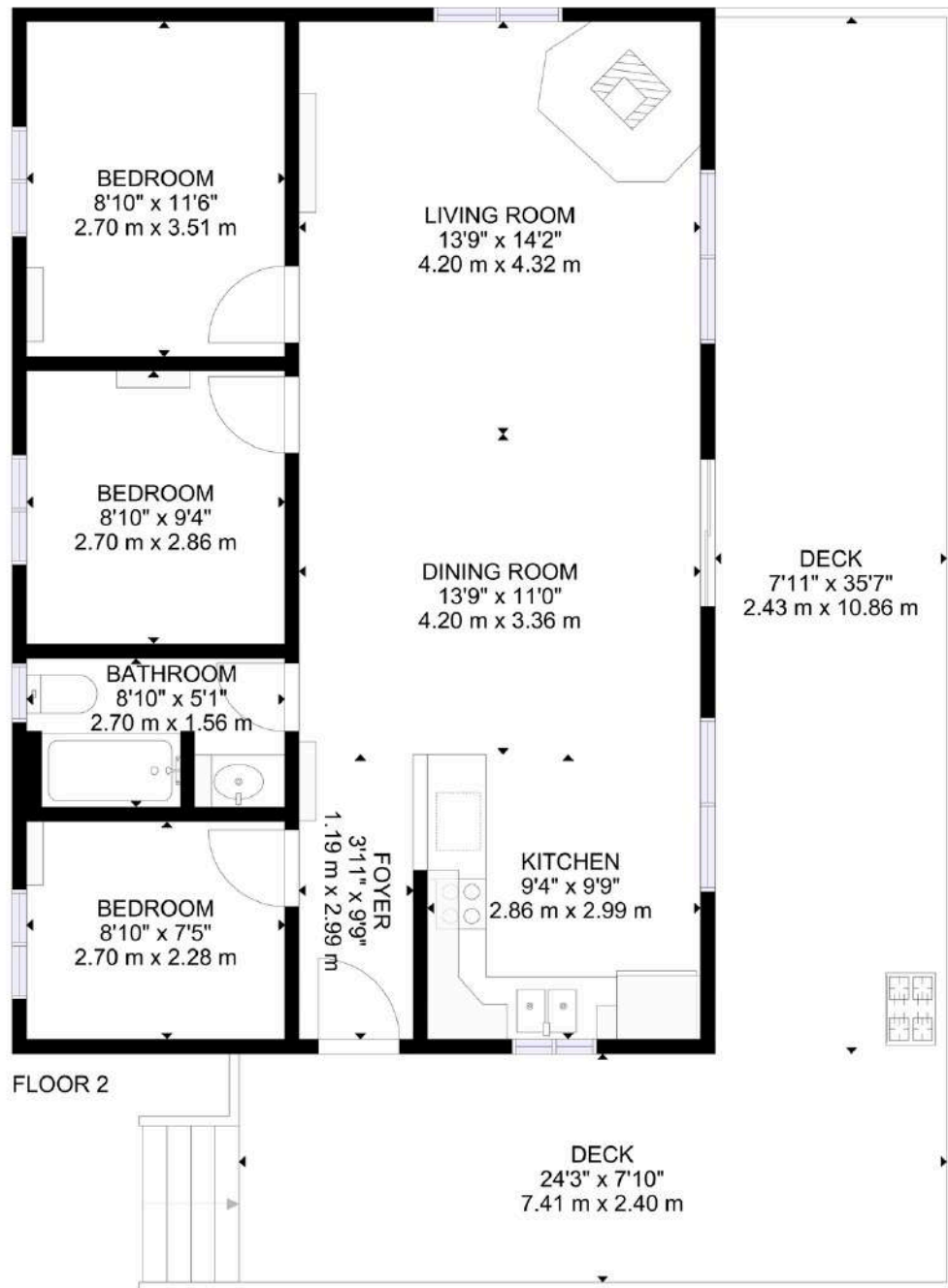
Bonus Feature: Deeded boat ramp access at 222 Burke Lane.



GALLERY



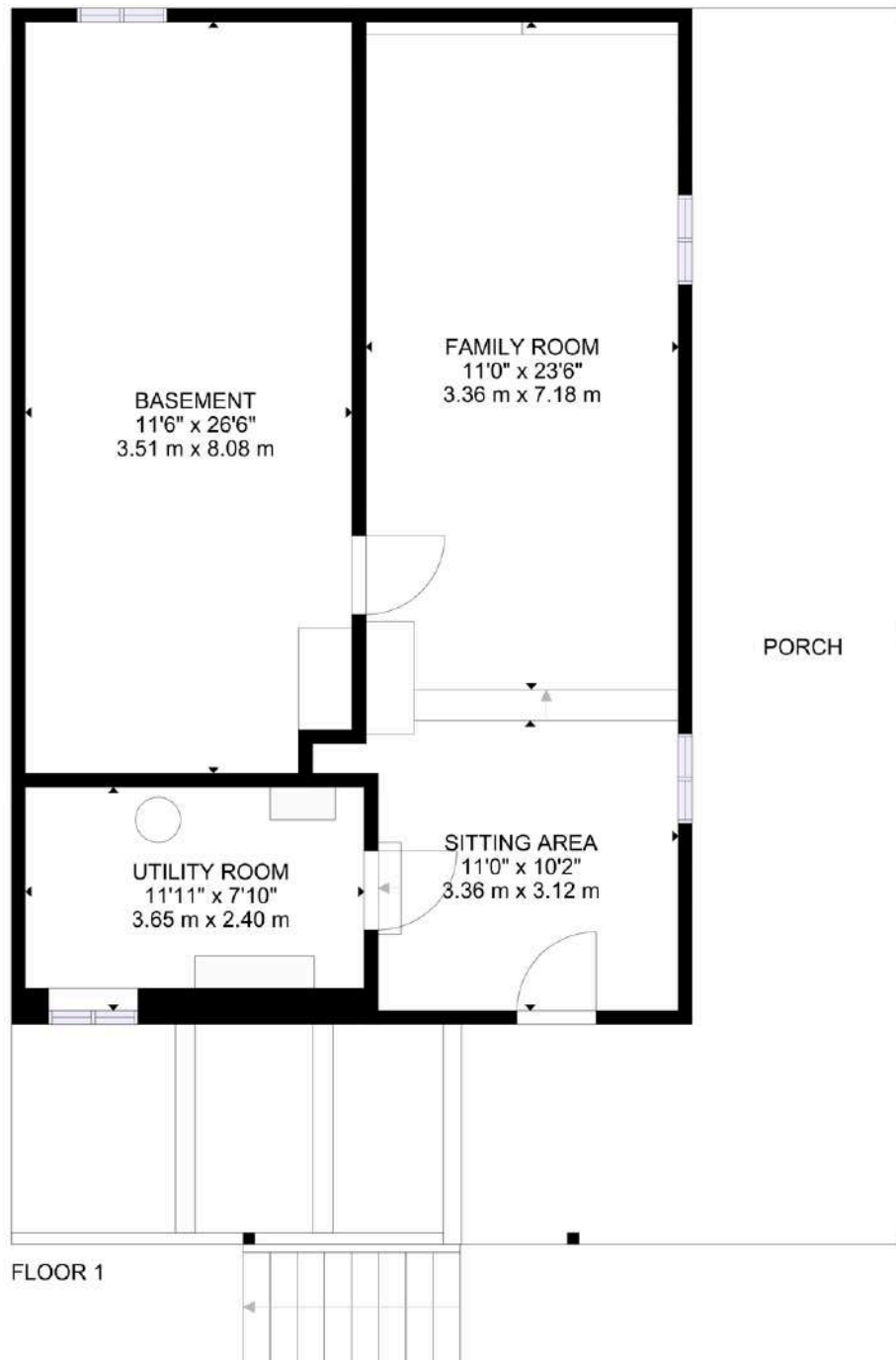
FLOOR PLAN: MAIN LEVEL



GROSS INTERNAL AREA
FLOOR 1: 805 sq.ft, 75 m², FLOOR 2: 810 sq.ft, 75 m²
EXCLUDED AREA: DECK: 475 sq.ft, 44 m², PORCH: 524 sq.ft, 49 m²
TOTAL: 1615 sq.ft, 150 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

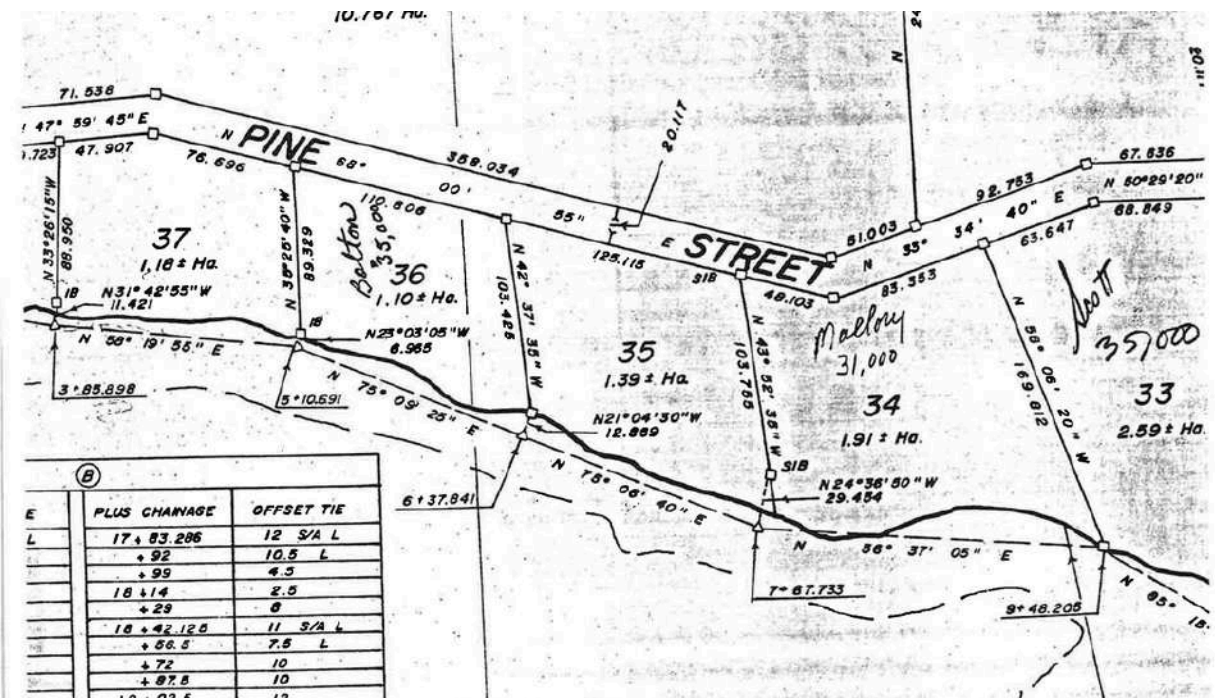
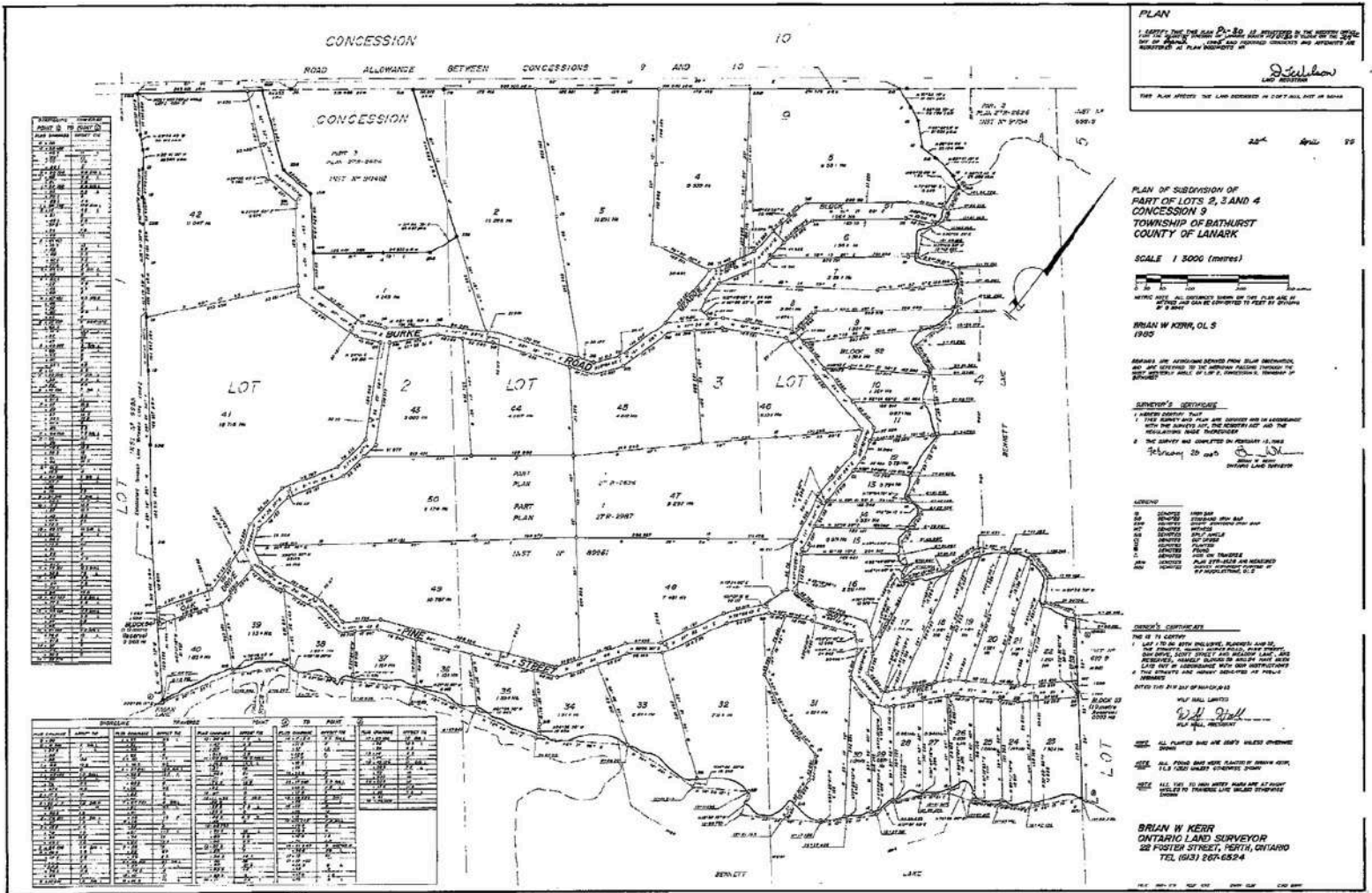
FLOOR PLAN: BASEMENT



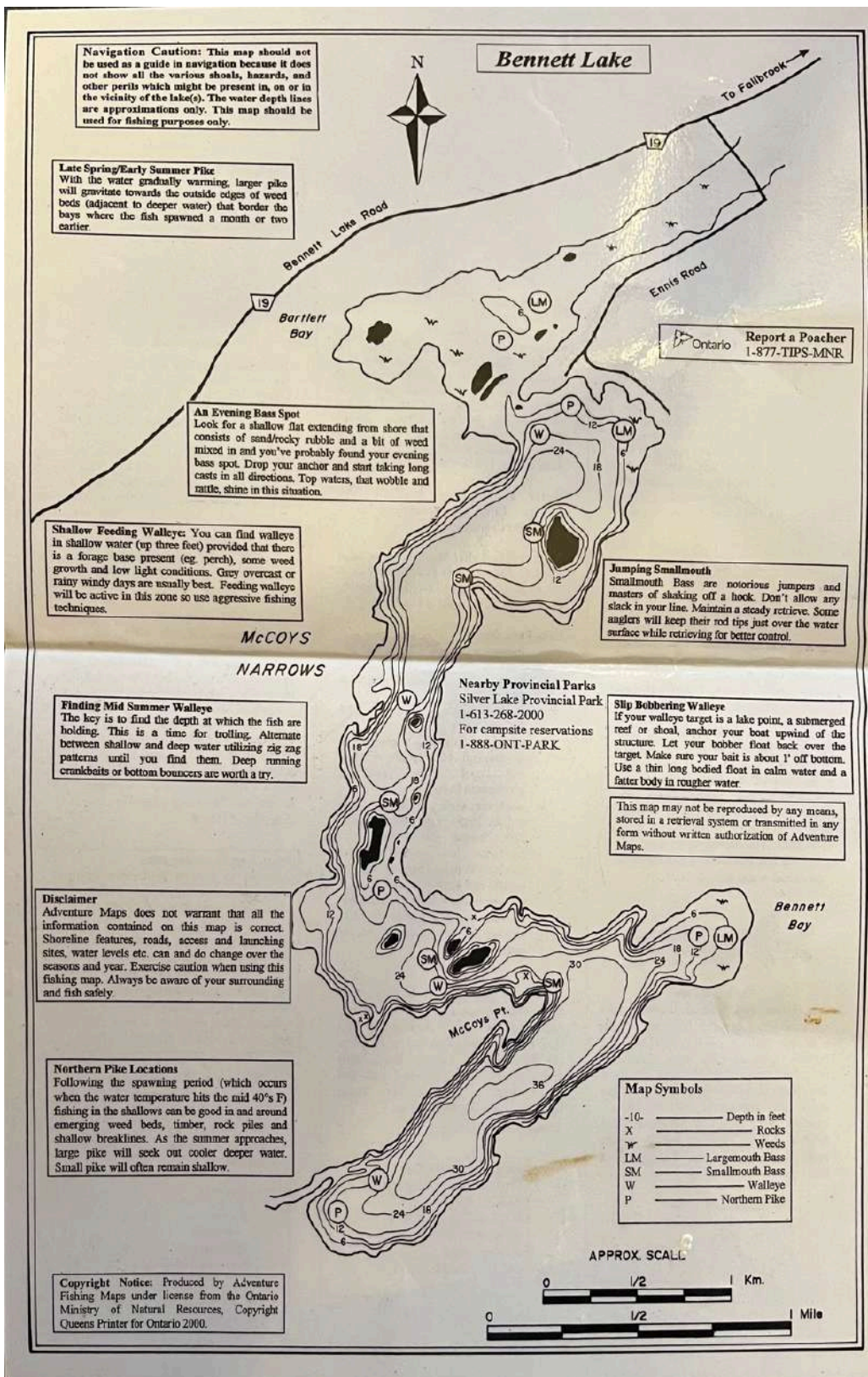
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SURVEY



LAKE OF MAPS & AERIAL IMAGES



SEPTIC INSPECTION 1/4

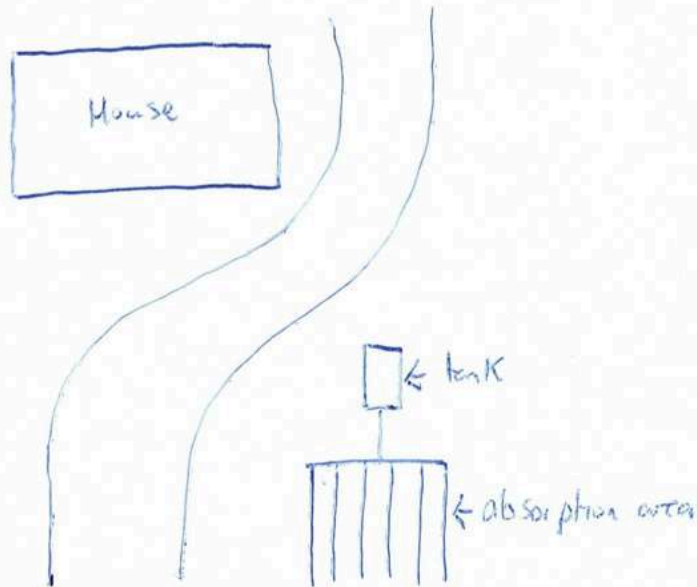
ONSITE SYSTEM INSPECTION FORM																																															
Inspection Overview: <ul style="list-style-type: none"> Preliminary system information Inspection of treatment tanks Absorption system inspection Disposal/conveyance system assessment Identification of any alternative technology approved components - Requires additional inspection 			INTERNAL USE ONLY:																																												
CLIENT INFO	Client Name: XXXXXXXXXX Different from owner? <input type="radio"/> Yes <input checked="" type="radio"/> No	SYSTEM LOCATION	Inspector Name: <u>Damon Ferrer</u> Date: <u>April 23, 2025</u> Address: _____ _____ _____																																												
	Client Address: <u>267 Pine Lane</u> _____ _____ _____																																														
	Contact Method: Home tel. _____ Work tel. _____ E-mail _____																																														
	Preliminary Information: Weather: <u>Sunny (+15°C)</u> Last Precipitation: <u>April 21, 2025</u> Age of System: <u>Unknown</u> Type of Dwelling: _____ <input checked="" type="radio"/> Residential Number of Bedrooms: <u>3</u> <input type="radio"/> Non Residential Describe: <u>N/A</u> How many systems are being inspected? _____ List any commercial activities or high impact hobbies: <u>N/A</u> _____ Describe prior problems and/or repair history including soil fracturing or use of chemical additives. Include dates and explain why the remedial measures have been applied to the system (if available): <u>N/A</u> _____ _____		<table border="0" style="width: 100%;"> <thead> <tr> <th></th> <th style="text-align: center;">Yes</th> <th style="text-align: center;">No</th> </tr> </thead> <tbody> <tr> <td>Is there a site plan or septic map available?</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input checked="" type="radio"/></td> </tr> <tr> <td>Is the dwelling currently being occupied?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td> If so, how many occupants? <u>2</u></td> <td></td> <td></td> </tr> <tr> <td> If no, date last occupied? <u>N/A</u></td> <td></td> <td></td> </tr> <tr> <td>If there is a washing machine, is it connected to a separate greywater disposal system?</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input checked="" type="radio"/></td> </tr> <tr> <td>Is the dwelling free of additional greywater systems?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Is the dwelling free of garbage disposal systems?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Is the dwelling free of sump pump discharges to the system?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Is the dwelling free of any historical sewage back ups into the structure?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Does all sewage enter the septic system and no type of sewage bypass exists?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td colspan="3">Septic Tank Pumping:</td> </tr> <tr> <td>Is the septic tank pumped regularly?</td> <td style="text-align: center;"><input checked="" type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>Frequency: <u>4 yrs</u></td> <td></td> <td></td> </tr> <tr> <td>Date of Last Pumping: <u>2021</u></td> <td></td> <td></td> </tr> </tbody> </table>		Yes	No	Is there a site plan or septic map available?	<input type="radio"/>	<input checked="" type="radio"/>	Is the dwelling currently being occupied?	<input checked="" type="radio"/>	<input type="radio"/>	If so, how many occupants? <u>2</u>			If no, date last occupied? <u>N/A</u>			If there is a washing machine, is it connected to a separate greywater disposal system?	<input type="radio"/>	<input checked="" type="radio"/>	Is the dwelling free of additional greywater systems?	<input checked="" type="radio"/>	<input type="radio"/>	Is the dwelling free of garbage disposal systems?	<input checked="" type="radio"/>	<input type="radio"/>	Is the dwelling free of sump pump discharges to the system?	<input checked="" type="radio"/>	<input type="radio"/>	Is the dwelling free of any historical sewage back ups into the structure?	<input checked="" type="radio"/>	<input type="radio"/>	Does all sewage enter the septic system and no type of sewage bypass exists?	<input checked="" type="radio"/>	<input type="radio"/>	Septic Tank Pumping:			Is the septic tank pumped regularly?	<input checked="" type="radio"/>	<input type="radio"/>	Frequency: <u>4 yrs</u>			Date of Last Pumping: <u>2021</u>	
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Comments: _____ _____ _____ _____																																															

SEPTIC INSPECTION 2/4

Treatment Tank:					<u>Yes</u>	<u>No</u>
<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other <input type="checkbox"/> Greywater <input type="checkbox"/> Multi-Compartment: # _____				Main tank lid opened for inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name the material of the system?				Liquid level below the tank's inlet invert?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Concrete <input type="checkbox"/> Block <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Other <u>plastic</u>				Liquid level below the tank's outlet invert?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate treatment tank volume: <u>1000</u> gal.				Treatment tank pumped for this inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evaluate the conditions of tank below:				Are all portions of the tank(s) clear of structures like a deck or a driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Satisfactory	Unsatisfactory	N/A	Is the area clear of evidence that sewage has surfaced above the treatment tank?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Top and Lids	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does water flow unimpeded from the treatment tank?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inlet Baffle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is an effluent filter a part of the system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outlet Baffle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, does it appear properly maintained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cracks or Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any other types of accessory units present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage Flow from Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Depth to top of tank: <u>11</u> inches		
				Depth to top of tank access: <u>11</u> inches		
				Comments: _____		
Absorption Area:						
Name the type of the absorption system?						
<input checked="" type="checkbox"/> Disposal Bed <input type="checkbox"/> Disposal Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Mounded <input type="checkbox"/> Other						
Was the absorption system located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain below.						
Are inspection ports present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If yes, how many? _____						
Were the inspection ports checked? <input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A *All levels observed must be included in report						
Was a separate probe dug in the absorption area to confirm the observations in the inspection ports?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A						
Is the area of the absorption system free of sewage odors?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Does sewage flow from the treatment tank to the absorption system without flowing back?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Is the area above or near any of the system components free from visible signs of effluent or sewage?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Are the areas at or near the inlet invert of any absorption area component free of visible signs of sewage or effluent?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Are areas above or near system components free of lush vegetation?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
If exposed, is the distribution box in satisfactory condition?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A						
If not exposed, explain why not: _____						
Is the area directly over any part of the absorption system free of any evidence of, large objects (cars, pools, etc.)?						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A						
Comments: <u>A flow test was completed on absorption area with a flow rate of 12 GPM for 25 min. Flow test was satisfactory.</u>						

SEPTIC INSPECTION 3/4

Sketch the approximate system location in this space provided:



Dosing or Pump Tank:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Does the system contain a pump tank?	0	0 ✓	0
Is the pump operating?	0	0	0 ✓
Do the alarm(s) on the pump work?	0	0	0 ✓
Is the pump elevated above the tank floor?	0	0	0 ✓
Is the lid in satisfactory condition?	0	0	0 ✓
Is the tank in satisfactory condition?	0	0	0 ✓
Is the tank free of accumulated solids?	0	0	0 ✓

Summary:	<u>Satisfactory</u>	<u>Satisfactory with Concerns</u>	<u>Unsatisfactory</u>	<u>Requires Additional Investigation</u>	<u>N/A</u>
Condition of the treatment tank(s)	0 ✓	0	0	0	0
Condition of the conveyance and pump system(s)	0	0	0	0	0 ✓
Condition of the absorption area(s)	0 ✓	0	0	0	0
Condition of any accessory components	0 ✓	0	0	0	0

Comments: _____

SEPTIC INSPECTION 4/4

Health Department Reporting:

Note if any of the following conditions were observed during the inspection:

- ☐ 1. Ponding or breakout of sewage or effluent onto the surface of the ground
- ☐ 2. Seepage of sewage or effluent into portions of buildings below ground
- ☐ 3. Backup of sewage into the building served which is not caused by a physical blockage of the internal plumbing
- ☐ 4. Any manner of leakage observed from or into septic tanks, connecting pipes, distribution boxes and other components that are not designed to emit sewage or effluent

Pursuant to N.J.A.C. 7:9A-3.4 notification of any observation that is consistent with a condition noted above must be reported to the local administrative authority within 24 hours of the observation. Regardless of observations made, a copy of this report must be provided to the local administrative authority within 10 days of the issuance of this report.

If encountered, describe all observed noncompliant conditions encountered during this inspection:

Customer Authorization:

I authorize "Perth & District Septic" to enter the above listed property for the purpose of performing a sub-surface sewage disposal system inspection. I authorize to expose parts of the system if required, to determine location and condition. I understand that "Perth & District Septic" relies on information supplied by the owner(s) of the listed property or their agent and the local administrative authority in the evaluation of the sub-surface disposal system. I authorize "Perth & District Septic" to provide this form to all parties as required.

Customer signature: _____

Printed name: _____

Inspector's signature: 

Printed name: Damon Foster

Disclaimer:

Based on today's observations and the information provided by the owner(s) or their agent, "Perth & District Septic" submits this sub-surface sewage disposal system inspection form. The inspection is based on the current condition of the onsite sewage disposal system. "Perth & District Septic" makes no representation that the system was designed, installed or meets municipal regulations. "Perth & District Septic" has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time. Because of numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of a sub-surface disposal system, as well as the inability of "Perth & District Septic" to supervise or monitor the use and maintenance of the system, this form shall not be construed as warranty by "Perth & District Septic" that the system will function properly for any prospective buyer. "Perth & District Septic" disclaims any warranty, either expressed or implied, arising from the inspection of the septic system.

SEPTIC PUMPING RECEIPT



Perth & District Septic Service Ltd. and Portable
777 Otty Lake Side Road
ON K7H 0E8
+16132673350
info@perthseptic.com
GST/HST Registration No.: 104154950RT0001
Business Number 104154950

Invoice 29539

BILL TO

267 PINE LANE
MABERLY ONTARIO K0H
2B0

DATE
04/23/2025

PLEASE PAY
\$0.00

DUE DATE
05/08/2025



DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
	1	SEPTIC PUMPING, INSPECTION AND DISPOSAL COST	HST ON	1	610.00	610.00
PAID						SUBTOTAL 610.00
						HST (ON) @ 13% 79.30
						TOTAL 689.30
						PAYMENT 689.30
						TOTAL DUE \$0.00

THANK YOU.

2% Per Month On Overdue A/C. Thank you. Please Send E-Transfers to info@perthseptic.com

WETT REPORT

At Home Check
613-267-8979

Date of Inspection July 2 2021. Customer  Address 267 Pine Lane Maberly Ont. Inspection # 21070001W Inspector Allan Taillefer WETT # 5887				 T Home Check Inc. At Home Check Inc. 613-267-8979			
WOOD STOVE AND FLUE PIPE INSPECTION							
Appliance Manufacturer		Pacific energy		Model		Spectrum	
Appliance Type		Space Heater		Date of Installation		Jun-05	
Certified		Yes		Serial number WH -		194286	
CSA S627-M93		Yes					
ULC 1482-98		Yes					
Appliance Clearances				Appliance Clearance Reduction			
	Required	Actual	Compliance	Wall Shield Type	Reduction %	Compliance	
Left Side Corner	4"	11"+	Yes	Shield Extension	N/a	n/a	
Right side Corner	4"	10"+	Yes	Sides & Back	N/a	n/a	
Front	48"	48"+	Yes	Ceiling Shield		N/A	
side wall to pipe	22.5"	23"	Yes				
Top	60"	>60"	Yes				
Mantel			N/A	Comments			
Comments							
Floor Pad Extension	Required	Actual	Compliance	Flue Pipe Type	double wall	Compliance	
Sides and Rear	8"	25"	Yes	Diameter	6"	Yes	
Front Loading	18"	20"	Yes	Gauge	24	Yes	
Floor Pad	40"x48"	48"x72"	Yes	Length	60"	Yes	
Material	Ceramic tile		Yes	Fasteners	N/a	Yes	
Comments	As per installation spec.			Inspection Wrap		N/A	
				Pipe Damper	N/a	N/A	
				Condition	Good	Yes	
Chimney				Orientation --	Male Down	Yes	
Type	Factory built	S629	S629	Rise Toward Chimney		Yes	
Chimney Clearance	2"	2"	Yes	Properly Supported		Yes	
Height above roof line	3'	3'	Yes	%Change of direction	0 degree	Yes	
Clearance above Roof	2'x10'	2'x10'	Yes				
Attic Shield	Metal	Metal	Yes	Flue Pipe Clearance	Actual	Compliance	
ceiling support	Metal	Metal	Yes	Flue Pipe	6"	Yes	
Roof flashing	Metal	Metal	Yes	Shielding Material	N/A	Yes	
Roof bracing	N/A	N/A	Yes	Shield Size	N/A	Yes	
Rain cap	Installed	Installed	Yes	Clearance reduced to:	N/A	N/A	
overall condition	Good	Good	Yes	Chimney Breech	Metal	Yes	
Comments				Type	Metal	Yes	
				Condition	Good	Yes	
				Comments			
Comments Chimney to be cleaned on a regular basis and burn dry clean wood. Clean at time of inspection. This wood stove located in the living room appears to meet the Manufactures installation requirements.							

WATER TEST

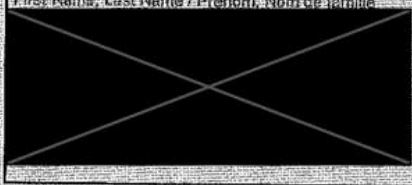
Public
Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Ottawa

2380 St. Laurent Blvd
OTTAWA, ON K1G 6C4

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse	Location of Water Source / Emplacement de la source d'eau
First Name, Last Name / Prénom, Nom de famille 	Lot, Concession / ou lot, concession Emergency Locator # / 011# 267
	Street address / Adresse municipale 267 PINE LANE MABERLY ON K0H2B0 County / Comté: LANARK Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012179995	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?	Not answered / Pas répondu
Phone # / # tél.: 905 904 0824	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement*: 2024-06-13 09:10:00	Chief, Medical Microbiology or Designate	
Date/Time Received / Date/heure Reçu le*: 2024-06-14 14:38:00		
Specimen Note / Note sur l'échantillon: This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0
Interpretation / Interprétation: There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2024-06-14	Date Read / Analyse effectuée le: 2024-06-15

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.
If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6558 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6558, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2024-06-15

Date Reported / Date du rapport*: 2024-06-15 15:24:57

Page 1 of 1

Final

LIMS Report #: 52839884

T_SingleSampleOPHL_WATPRIVATE.rpt



WELL RECORD



Ministry of
the Environment

Well Tag Number
A 027486
(if number below)
A 027486

Well Record
Regulation 903 Ontario Water Resources Act
page **1** of **1**

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality) **Dathurst** Sub lot **33** 9
RR#/Street Number Name **Sub lot 37 A 30** City/Town/Village **Magellan** Site/Compartment/Block/Tract etc.
GPS Reading NAD **83** Zone **18** Easting **382602** Northing **4970171** Unit Make/Model **WAAS** Mode of Operation: ☐ Undifferentiated ☒ Averaged
☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
red	sand/stones			0.	1.22
black/red	granite			1.22	15.85
black/pink	granite			15.85	28.04
grey/black	granite			28.04	28.96
black/	granite			28.96	35.05
black/grey/pink	granite			35.05	42.67
pink	granite			42.67	44.2
black/grey/pink	granite			44.2	45.72

79pm (31.22 litres) 150' Deep (45.72m)

Hole Diameter			Construction Record				Test of Well Yield				
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Recovery Time min	Water Level Static Level
0.	6.70	25.4	15.24	Steel Fibreglass	1.48	0.61	6.70	Pump	1	1	35.61
				Plastic Concrete				Pump intake set at - (metres) 42.67			
				Galvanized				Pumping rate - (litres/min) 30	2	2	33.97
				Steel Fibreglass				Duration of pumping 1 hrs + min			
				Plastic Concrete				Final water level end of pumping 2.32 metres	3	3	33.74
				Galvanized				Recommended pump type. Shallow Deep	4	4	32.66
				Steel Fibreglass				Recommended pump depth. 38 metres	5	5	32.10
				Plastic Concrete				Recommended pump rate. 30 (litres/min)	10	10	29.62
				Galvanized				If flowing give rate - (litres/min) 30	15	15	27.51
								If pumping discontinued, give reason.	20	20	25.96
									25	25	24.58
									30	30	23.40
									40	40	21.47
									50	50	20.06
									60	60	18.79

Plugging and Sealing Record		
Depth set at - Metres From	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
6.70	Quick grout	0.11

Method of Construction		
<input type="checkbox"/> Cable Tool	<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving

Water Use		
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning

Final Status of Well		
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well

Well Contractor/Technician Information		
Name of Well Contractor	Well Contractor's Licence No.	
WILF Hall + Sons Well Drilling RR1	2558	
Business Address (street name, number, city etc.)		
260 Hall Shore Rd, McDonald's Corners, Ont K0G1M0		
Name of Well Technician (last name, first name)	Well Technician's Licence No.	
Mark Hall	T2228	
Signature of Technician/Contractor	Date Submitted	
x WILF Hall	2005 18 26	

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Pine lane
#267
• 50' (15.24m) from house

Audit No.		Date Well Completed	
2 29537		2005 18 26	
Was the well owner's information package delivered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Date Delivered	
		2005 18 26	

Ministry Use Only	
Date Source	Contractor
SEP 07 2005	2558
Remarks	Well Record Number

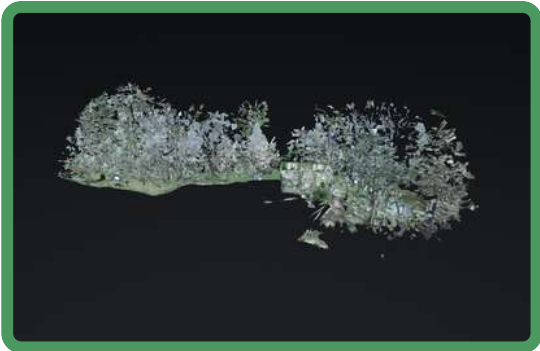
0505E (06/03)

Contractor's Copy ☐ Ministry's Copy ☒ Well Owner's Copy ☐

Cette formule est disponible en français

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=XfJ2zbDpKtD>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/OtZ5V0D8JF0>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/aoQWa4xNryaMu3HNA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/267PineLane1/>

MLS LISTING



267 Pine Lane		List: \$599,000 For: Sale	
Tay Valley Ontario K0H 2B0			
Tay Valley 906 - Bathurst/Burgess & Sherbrooke (Bathurst) Twp Lanark			
SPIS: N	Taxes: \$2,672/2024	DOM: 0	
Detached	Front On: 5	Rms: 8	
Link: N	Acre: 2-4.99	Bedrooms: 3	
Bungalow		Washrooms: 1	
		1x4xMain	
Lot: 450 x 300 FeetIrreg:			
Dir/Cross St: Pine Lane / Oak Court			

MLS#: X12119253 **PIN#:** 052020038

Possession Remarks: TBD

Kitchens: 1	Zone/Prop: RLS	
Fam Rm: N	Drive/TV: Pvt Double	N
Basement: Part Bsmt / W/O	Gar/Car Spcs: None / 0	Y
Fireplace/Stv: Y	Drive Park Spcs: 4	N
Heat: Baseboard / Electric	Pool/Pk Spcs: 4 None	A
A/C: None	Water: Well	Drilled Well
Central Vac: N	Water Supply: Septic	Unknown
Apx Age: 16-30	Seepage Cert: Direct	
Apx Sqft: 700-1100	Spa/Devg:	
Assessment:	Kitchen/Agg:	
POTL:	Waterfront:	
POTL Mo Fee:	Fireplace/Stove, Lake Access, River/Stream, Retirement:	
Elevator/Lift:	Waterfront, Waterfront, Wooded/Treed	
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		Garden Shed, Other, Shed, Storage
Water Body Name: Fall River		

Water Body Type: River	Shoreline: Natural
Water Frontage (M): 450	Shoreline Allowance: Owned
Topography: Hilly, Rocky, Wooded/Treed	Shoreline Exp: Se
Water Features:	Alternative Power: None
Dock, River Access, River Front, Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Private Road	Rural Services:
Docking Type: Private	Cell Services, Electricity Connected, Telephone Available
Water View: Direct	Waterfront Accessory Bldgs: Bunkie
WaterfrontYN: Y	
Waterfront: Direct	

Room	Level	Length (ft)	Width (ft)	Description
Kitchen	Main	13.45	x9.51	Tile Floor
Dining	Main	13.45	x7.22	Laminate W/O To Deck
Living	Main	14.11	x13.45	Laminate Wood Stove
Bathroom	Main	8.86	x5.25	4 Pc Bath Tile Floor
Prim Bdrm	Main	11.48	x8.86	Laminate
2nd Br	Main	9.51	x8.86	Laminate
3rd Br	Main	8.86	x7.55	Laminate
Rec	Bsmt	34.78	x10.5	Vinyl Floor Walk-Out
Utility	Bsmt	11.48	x7.22	Concrete Floor
10Other	Bsmt	26.25	x11.48	Concrete Floor

Client Remks: Resting in a private and peaceful location on the north shore of the Fall River sits this three-bedroom, one-bathroom, 4-season bungalow. The home sits halfway between Fagan Lake and Bennett Lake, which means miles of boating, fishing, and all types of water activities. There is a cozy living room with a wood stove, a kitchen and dining area with a patio door leading out to a large wrap around deck. The lot is 3.3 acres in size and has towering pine trees, level areas and a lane down to the shoreline. There is a recently built large bunkie that just needs some interior finishing to make it complete. The property is serviced by a drilled well and full septic system and includes a woodshed, fire pit and outhouse. Down at the shoreline, you will find a large open area, privacy and a dock for your boat. Included in the sale are two common ownership parcels with a boat launch located at 222 Burke Lane that makes it a snap to launch your boat for the season. Most furnishings are included with the sale making it easy to start enjoying waterfront living right away. Beautiful property that instantly relaxes you as you drive into the lane-way. Great location - approximately 30 minutes from Perth or an hour from Ottawa.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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